



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
April 14, 2026
6:00 PM
City Council Chambers**

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
VACANT, District 3	Sal Tortorici, At-Large
Robert Gabaldon, District 4, Vice-Chair	

MEETING INFORMATION

This meeting will be conducted in-person and virtually, as well as, streamed live on the City of Rio Rancho website at <https://rrnm.gov/2303/Watch-and-Download-City-Meetings>.

Join by Computer: <https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Pursuant to the Rules of Procedure, any person wishing to address the Board related to an item listed under Public Hearings or Discussion and Deliberation, shall register in person with the designated City staff person. No more than two (2) hours in total will be allotted for comments pertaining to a specific agenda item at any meeting. A majority vote of the Board members present may approve to extend the total amount of time allotted for public input related to a specific agenda item at a meeting.

Public input can be submitted in writing to the designated City staff person prior to the date of the meeting in which the item is scheduled to be heard; however, only public input received before 4 p.m. on the day of the meeting will be entered into the record prior to the meeting.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

There will be no discussion of these items unless a Board Member so requests, in which event the item will be moved to a discussion item on the regular agenda.

1. [March 24, 2026 Planning and Zoning Board Meeting Minutes 2026-0324 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - March 2026](#)
[*March 2026 Summ Plat.pdf*](#)
3. [Planning and Zoning Monthly Building Activity Report - March 2026](#)
[*2026 PZ MONTHLY COMPARISONS.pdf*](#)

PUBLIC HEARINGS

Pursuant to the Rules of Procedure, all aggrieved persons, and materially relevant witnesses sponsored by such interested persons, wishing to address the Board shall register in person or via specified communications technology/equipment with the City staff person.

4. **Preliminary Plat.** The applicant, Tampico Development, LLC, requests approval of a Preliminary Plat for the Tampico Subdivision. The plat would create 118 R-4: Single-Family residential lots and 10 tracts on 26.1689 acres for the property legally described as Unit 17, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.
[*Zoning & Location Map.pdf*](#)
[*Application.pdf*](#)
[*Letters of Authorization.pdf*](#)
[*Tampico Preliminary Plat*](#)
[*Reproduction of Notifications.pdf*](#)
[*Site Photographs.pdf*](#)
[*Reviewer Comments.pdf*](#)
[*Corcoran Public Comment*](#)
[*Sample Public Comment.pdf*](#)
[*Gehling Public Comment.pdf*](#)
[*Vorce Public Comment.pdf*](#)
5. **Preliminary Plat Extension.** The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Extension for the Broadmoor Hill Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
[*Zoning & Location Map*](#)
[*Application*](#)
[*Authorization*](#)
[*Justification Letter*](#)
[*Broadmoor Hill Preliminary Plat*](#)
[*Reproduction of Notices & Legal Ad*](#)
[*Reviewer Comments*](#)
6. **Conditional Use Permit.** The applicant, Jessica Jennings, requests approval of a Conditional Use Permit to allow for a Boarding Kennel at the subject property legally described as Arrowhead Ridge, Tract 12A. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[*Zoning, Location.pdf*](#)
[*Application.pdf*](#)
[*Letter of Authorization.pdf*](#)
[*Site Plan.pdf*](#)
[*Boarding Details.pdf*](#)
[*Parks and Recreation Comments.pdf*](#)
[*Reproduction of Notices.pdf*](#)
[*Findings_of_Fact.docx*](#)
7. **Variance.** The applicant, Amreston Homes, LLC, requests approval of a Variance for the subject

property legally described as Unit 11, Block VV, Lot 134 and physically located at 529 9th Ave NE. The applicant requests a variance to the 60' lot width requirement for R-1: Single Family Residential, to allow for development on the existing 50.02' wide lot. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Location, Zoning Map.pdf

Application.pdf

Justification Letter.pdf

Survey.pdf

Reproduction of Notices.pdf

Findings_of_Fact.docx

Public Comment_Wittie.pdf

- 8. Appeal.** The applicant, Matthew Champlin, is requesting an appeal of the decision by the City Manager to uphold the Development Services Department's final decision determining that the Winegrower License is not a permissive use for the property located at 3546 Red Canyon Dr NE.

LocationMap.pdf

AppealApplication to PZB

Matthew Champlin - Appeal Zoning Decision. to City Mgr

Zone Certification Letter w/Attachments

NMSA Statutes Chapter 60_60-3A_60-6A-11.pdf

3546 Red Canyon Rd NE_Memo_CityMgrAppeal.pdf

Findings of Fact_3546 Red Canyon_AppealtoCityManager-Denial Signed.pdf

ReproductionofNotifications.pdf

Findings of Fact

Neighbor Support Letters.pdf

DISCUSSION AND DELIBERATION

COMMENTS BY MEMBERS

PUBLIC FORUM

Any person wishing to address a board, commission, committee, or advisory body related to a non-agenda item shall register in person with the applicable City staff person. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the board, commission, committee, or advisory body members present may approve to extend the total amount of time allotted for public forum at a meeting.

ADJOURNMENT