



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
March 25, 2025  
6:00 PM  
City Hall**

**BOARD MEMBERS**

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

**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.

**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 11, 2025 Planning and Zoning Board Meeting Minutes 2025-0311 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

**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.

- 2. Vacation of Plat.** The applicant FNA, LLC request approval of a vacation of right-of-way (ROW) for Isabel Road SE. Staff Contact is Tamarah Martinez and staff recommends approval with findings and conditions.  
*Location & Zone Map.pdf*  
*Complete Application.pdf*  
*Vacation Plat: Tract 37-A-2-A Block J Unit 10*  
*Reproduction of Notices.pdf*  
*Lots 37-A-1 and 37-A-2 Summary Plat Recorded.pdf*  
*Unit 10 Specific Area Plan\_Proposed Roadways\_AccessManagement.pdf*
- 3. Conditional Use Permit.** The applicant, Devon Amos, requests approval of a Conditional Use Permit for a proposed self-storage facility at the property legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd SE. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.  
*Zoning & Location Map.pdf*  
*Application.pdf*  
*Justification Letter.pdf*  
*Site Plan.pdf*  
*Reviewer Comments\_SSCAFCA.pdf*  
*Reviewer Comments\_PARKS.pdf*  
*Reproduction of Notices.pdf*  
*Findings\_of\_Fact\_BMB.docx*
- 4. Master Plan.** The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of the Vista Grande Master Plan at the location legally described as Unit 12, Block 85, Lots 1-10 and Lots 33-36, Block 88, Lots 9-13, and Block 89, Lots 4-6, 8-13, and 27B. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.  
*Zoning, Location.pdf*  
*Authorization.pdf*  
*Vista Grande Master Plan.pdf*  
*Vista Grande Master Plan\_Combined Redline Comments.pdf*  
*Reproduction of Notices.pdf*  
*Draft\_Resolution\_bmb.doc*
- 5. Zone Map Amendment.** The applicant, DR Horton, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment of approximately 18.49 acres from R-1: Single Family Residential to R-4: Single Family Residential, for the property legally described as, Unit 12, Block 85, Lots 1-4, 6, 8-10, and 33-36. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.  
*Zoning, Location.pdf*  
*Authorization.pdf*  
*Justification.pdf*  
*Reproduction of Notices.pdf*  
*Draft\_Ordinance\_BMB.doc*
- 6. Specific Area Plan Amendment.** The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of an amendment to the Lomas Negras Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.  
*Location Zoning Map.pdf*

*Application.pdf*  
*Justification Letter.pdf*  
*Reproduction of Notices.pdf*  
*Draft\_Resolution\_BMB.docx*

- 7. Master Plan Amendment.** The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Stonegate Master Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

*Location Zoning Map.pdf*  
*Application.pdf*  
*Justification Letter.pdf*  
*Stonegate Master Plan Draft\_Redline Markups.pdf*  
*Stonegate Master Plan Draft\_Clean.pdf*  
*Reviewer Comments wComments Memo.pdf*  
*Reproduction of Notices.pdf*  
*Draft\_Resolution\_BMB.doc*

- 8. Zone Map Amendment.** The applicant, Coal Bank, Ltd., through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment for the properties legally described as Stonegate, Tracts 3 and 5; to change the zoning from R-3: Mixed-Residential to SU: Special Use for NC: Neighborhood Commercial, R-3: Mixed-Residential, and R-6: Multi-Family Residential Uses. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

*Location Zoning Map.pdf*  
*Application.pdf*  
*Justification Letter.pdf*  
*Reproduction of Notices.pdf*  
*Draft\_Ordinance\_BMB.doc*

- 9. Specific Area Plan Amendment.** The applicant, Tampico Development, LLC, requests approval of Specific Area Plan Amendments to the Tampico North Specific Area Plan, the La Barranca Specific Area Plan and the City of Rio Rancho Comprehensive Plan. The proposed amendment to the Tampico North Specific Area Plan calls for the removal of the subject properties legally described as Unit 17, Block 87, Tract A and EDC, Tract B from the plan. The proposed amendments to the La Barranca Specific Area Plan and the Comprehensive Plan are to update the Land Use Maps. Staff contact is Ben Isaacs and staff recommends denial with findings.

*Maps.pdf*  
*Application.pdf*  
*Letters of Authorization and Explanation.pdf*  
*Reproduction of Notifications.pdf*  
*Existing Tampico North Specific Area Plan*  
*Existing La Barranca Specific Area Plan Proposed Land Use Map.pdf*  
*Draft\_Resolution\_BMB AR.doc*

- 10. Zone Map Amendment.** The applicant, Tampico Development, LLC, requests approval of a Zone Map Amendment of approximately 26.1689 acres from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, for the properties legally described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B. Staff contact is Ben Isaacs and staff recommends denial with findings.

*Maps.pdf*  
*Application.pdf*  
*Letters of Authorization and Explanation.pdf*  
*Notifications.pdf*  
*Reviewer Comments.pdf*

*2-Vision Element-Development Node Map.pdf*  
*Existing La Barranca Specific Area Plan Proposed Land Use Map.pdf*  
*Draft\_Ordinance*

- 11. Master Plan.** The applicant, AMREP Southwest, Inc., through their agent, Tierra West, LLC., requests approval of the Orchard Park Master Plan. Staff contact is Tim Dvorak and staff recommends the Planning and Zoning Board recommend denial to the Governing Body.
- Zoning, Location Map*  
*Application & Authorization*  
*Orchard Park Master Plan*  
*Current Zoning Ordinance (98-025 O-24)*  
*Reproduction of Notices, Legal*  
*Reviewer Comments*  
*DRAFT\_Resolution\_Orchard\_Park\_MP\_BMB.doc*  
*Request for Postponement*

## **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**