



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
January 28, 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. [January 14, 2025 Planning and Zoning Board Meeting Minutes 2025-0114 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. Final Plat.** The applicant, DR Horton, through their agent, Community Design Solutions, LLC, requests approval of a Final Plat for the Vista Grande Phase 2 subdivision to create 45 R-5: Single-Family Residential lots and 4 tracts on the property legally described as Unit 12, Block 88, Lots 9-13. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
Zoning, Location.pdf
Agent Authorization.pdf
Vista Grande Phase 2 Final Plat.pdf
- 3. Variance.** The applicant, Xavier Garcia of DR Horton, requests approval of a Variance request to the minimum required R-4: Single-Family Residential District setback of 10' on the side of a corner lot, on the subject property of 4146 Silver Springs Road NE, legally described as Lomas Encantadas 1G Phase 3A, Block 2, Lot 12. Staff contact is Tamarah Martinez and staff recommends the Planning & Zoning Board recommend denial of the Variance request, with findings and conditions.
Location Zoning Map.pdf
4146 Silver Spring - Application
4146 Silver Spring- Justification Letter
4146 Silver Spring - Site Plan
Reproduction of Notices.pdf
Findings_of_Fact_Silver_Springs_BMB.docx
- 4. Variance.** The applicant, American Tire Service & Auto Sales, through their agent, EPNM, Inc., requests approval of a variance to allow for an Electronic Message Sign (EMS) on the existing freestanding pylon sign on the subject property of 4520 Arrowhead Ridge Dr SE, legally described as Arrowhead Ridge, Tract 8. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.
Zoning, Location Map
Application
Authorization
American Tire and Service - RR Variance justification letter.pdf
Justification (Updated)
Site Plan
Proposed EMS Sign
Building Permit Application #24-10493
Reproduction of Notices, Legal
Findings_of_Fact_4520_Arrowhead_Ridge_Dr_SE.docx
- 5. Zone Map Amendment.** The applicant, Devon Amos, requests approval of a Zone Map Amendment for the properties legally described as Unit 13, Block 77, Lots 39 and 40; physically located at 1724 and 1732 Inca Rd NE. The request is to change the zoning from R-4: Single-Family Residential to C-1: Retail Commercial. 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
CoRR_DSD_Land_Use_Exhibit_LNSAP_Final_Jan25.pdf
Draft_Ordinance_BMB.doc

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