



Regular Governing Body Meeting
City of Rio Rancho
AGENDA
August 14, 2025
6:00 PM
Council Chambers

Governing Body Members

Greggory D. Hull, Mayor	Paul Wymer, Councilor District 4
Deb Dapson, Councilor District 1	Karissa Culbreath, Councilor District 5
Jeremy Lenentine, Councilor District 2	Nicole List, Councilor District 6
Bob Tyler, Councilor District 3	

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/83338157719?pwd=ST55whY8GCTELqBoGjYG1ipM1F5Uer.1>

Meeting ID: 833 3815 7719

Passcode: 554297

Join by Phone:

Dial +1 720 707 2699 US (Denver)

Pursuant to the Governing Body Rules of Procedures, any person wishing to address the Governing Body related to an item listed under Second Reading of Ordinances, First Reading of Ordinances, or Discussion and Deliberation, shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. 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 Governing Body 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 City Clerk, as clerk of the Governing Body, 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

Proclamations and Awards of Merit

Public Forum

Pursuant to the Governing Body Rules of Procedure, any person wishing to address the Governing Body related to a non-agenda item shall register in person with the City Clerk no later than fifteen (15) minutes prior to the scheduled start time of a meeting. No more than two (2) hours in total will be allotted for public forum comments at any meeting. A majority vote of the Governing Body members present may approve to extend the total amount of time allotted for public forum at a meeting.

Comments by Councilors

Consent Calendar

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

- 1 Minutes of July 24, 2025 Regular Meeting
Minutes of July 24, 2025 Regular Meeting
Minutes of July 24, 2025-Signed
- 2 R83, Resolution Authorizing a Budget Adjustment to the Keep Rio Rancho Beautiful Grant Fund (207)
Resolution R83
R83-Signed
- 3 R84, Resolution Approving the Fourth Quarter Report to the New Mexico Department of Finance and Administration for the Fiscal Year Ending June 30, 2025
Resolution R84
FY25-4th Qtr Detail Report
FY25-4th Qtr Recap Report
R84-Signed
- 4 R85, Resolution Authorizing a Budget Adjustment to the Fire Protection Fund (250)
Resolution R85
R85-Signed
- 5 D43, Appointment of Michaela Thompson to the Arts Commission
M. Thompson Resume
- 6 R86, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Financial Services Department
Resolution R86
Executed Award
R86-Signed
- 7 R87, Resolution Authorizing a Budget Adjustment to the Federal Grants Fund (259) - Fire and Rescue Department
Resolution R87
R87-Signed
- 8 R88, Resolution Authorizing a Budget Adjustment to Increase the Series 2020 General Obligation Bond Debt Service Fund (403)
Resolution R88
R88-Signed
- 9 D44, Appointment of District 3 City Councilor Robert Tyler to the New Mexico Municipal League's Board of Directors

Boards/Commissions/Committee Reports

Public Hearings

- 10 D45, Approval for The Neighborhood in Rio Rancho, (the "Applicant") for a Club (Non-Profit) Liquor License with On Premises Consumption and Patio Service Located at 900 Loma Colorado Blvd. NE, Rio Rancho, NM 87124
The Neighborhood in RR Application
- 11 D46, Approval for TenPins LLC, (the "Applicant") Located at 1416 Deborah Road SE, Rio Rancho,

- 12** R47, Resolution Adopting the Chamisa Hills Master Plan
Postponement Letter
Summary of requested additional information
Chamisa Hills Master Plan
Current Zoning, Location
Legal Notice
May 17-18 2025 Comments
July 2025 Comment
8.1-8.3 Comments
8.4-8.6 Comments
8.8 comments
8.11 Comment
8.13 Comment
8.14 Comment
- 13** O14, Ordinance of the City of Rio Rancho, New Mexico Amending the Zoning Classification and Official Zoning Map for the property Legally Described as, Rambla at Calle Suenos, Tract 2, Chamisa Hills Country Club, Parcel 2, 3, and 5, Chamisa Hills Country Club West, Tract A, and Chamisa Hills Country Club North, Parcel 2; from SU: Special Use for Planned Residential Development to OS: Open Space District, PR: Parks and Recreation District, MU- A: Mixed Use Activity Center District, NC: Neighborhood Commercial District, R-1: Single Family Residential District, R- 2: Single Family Residential District, and R-3: Mixed Residential District
Postponement Letter
Summary of requested additional information
Current Zoning, Location
Legal Notice
May 2025 Comments
July 2025 Comment
8.1-8.3 Comments
8.4-8.6 Comments
8.8 comments
8.11 Comment
8.13 Comment
8.14 Comment
- 14** R80, Resolution Amending the Quail Ranch Master Plan Addendum
Resolution R80
Application
Authorization
Justification Letter
Location & Zoning Map
Exhibit A: Addendum
Exhibit B: Map of Overlay Area
Quail Ranch Addendum FINAL REDLINE
Legal Notice
R80-Signed
08_2025 Quail Ranch Addendum_final
- 15** O19, Ordinance of the City of Rio Rancho, New Mexico Expanding an Overlay Zone for the Property Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D, Identifying Conditions of Development, Providing for Severability and an Effective Date
Ordinance O19
Application

Letter of Authorization
Justification Letter
Location & Zoning Map
Location of Proposed Overlay Zone
Legal Notice
O19-Signed
08_2025 Quail Ranch Addendum_final

- 16** D40, Site Plan Approval for the Expansion and Installation of a Solar Generation, Storage and Distribution System on the Properties Legally Described as Lands of Quail Ranch, Tracts 1-A, 2-C and 2-D
Application
Location & Zoning Map
Site Plan
Building Elevation
Reviewer Comments
Legal Notices
- 17** O21, Ordinance of the City of Rio Rancho, New Mexico, Amending the Zoning Classification Property Legally Described as Unit 21, Block 22, Lots 7-26, 28-31, and 45-48; Block 23, Lots 3-5, 7-10, 14-23, 28-32, 38, and 42-64 ; and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning to R-3: Mixed Residential District
Ordinance O21
Application and Authorization
Cielo Bonito Conceptual Design
Cielo Bonito Map
R-3 Zoning
Layout overlaid on location map
Lot List
Staff Comments
Legal Notice
O21- FAILED
- 18** R89, Resolution Amending the Tampico North Specific Area Plan and the La Barranca Specific Area Plan
Resolution_R89
Application, Justification and Master Plan
Letters of Authorization
Zoning Map
PZB Minutes
Legal Notices
Public Comment Gehling
Bennett Public Comment
R89-Signed
- 19** R90, Resolution Adopting the Tampico Master Plan
Resolution R90
Application
Letters of Authorization
Zoning Map
Exhibit A: Tampico Master Plan, June 2025
Reviewer Comments
Legal Notice
Public Comment Gehling
Bennett Public Comment
R90-Signed

Exhibit A- Tampico Master Plan, August 2025

- 20** O22, Ordinance Amending the Zoning Classification and Official Zoning Map for the Property Legally Described as Unit 17, Block 87, Tract A and Entrada de Coronado, Tract B from SU: Special Use for C-1: Retail Commercial to R-4: Single-Family Residential, Providing for Severability and an Effective Date
Ordinance O22
Application
Letters of Authorization
Zoning Map
Current Land Use Map La Barranca
2025-0708 PZB Minutes
Reviewer Comments
Legal Notice
Public Comment Gehling
Bennett Public Comment
O22-Signed

Second Reading of Ordinances

First Reading of Ordinances

Discussion and Deliberation

City Manager

Adjournment