



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
January 27, 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. January 13, 2026 Planning and Zoning Board Meeting Minutes](#)

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. Variance.** The applicant, John Dominguez, is requesting approval of a Variance to the R-4: Single-Family Residential 15 ft. rear setback requirement for the construction of a shed at the the property located at 2517 Camino Catalonia SE, legally described as Corazon at Cabezon, Block 6, Lot 10. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning, Location.pdf
Justification Letter.pdf
HOA Design Approval with Stipulations.pdf
Reproduction of Notices.pdf
Findings_of_Fact_bmb.docx
Shed_Site_Plan_25-11144 AR.pdf
Construction Drawings AR.pdf
Neighbor_Signatures AR.pdf
Variance Application.pdf
- 3. Preliminary/Final Plat.** The applicants, the City of Rio Rancho and SSCAFCA, through their agent, Community Sciences Corporation, requests approval of a Preliminary/Final Plat for the subject property legally described as Black Arroyo Wildlife Park, Tract A-1-A-1. The plat splits the existing tract and dedicates 0.2104 acres of Right of Way to the City of Rio Rancho. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Plat.pdf
Land Donation Document.pdf
Zoning Redlined Plat.pdf
Engineering Redlined Plat.pdf
Reproduction of Notices.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