



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
April 8, 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 25, 2025 Planning and Zoning Board Meeting Minutes  
2025-0325 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

2. [Planning and Zoning Monthly Building Activity Report - March 2025  
2025 PZ MONTHLY COMPARISONS.pdf](#)

- 3.** Planning and Zoning Monthly Summary Plat Report - March 2025  
***MARCH SUMMARY PLAT.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.** **Master Plan.** The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of the Chamisa Hills Master Plan for the property legally described as Chamisa Hills Country Club, Parcels 2, 3, and 5, Chamisa Hills Country Club West, Tract A, Chamisa Hills Country Club North, Parcel 2, and Rambla at Calle Suenos, Tract 2. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.  
***Zoning, Location.pdf***  
***Application.pdf***  
***Authorization.pdf***  
***Chamisa Hills Master Plan.pdf***  
***Staff Combined Comments Red-Line.pdf***  
***Reproduction of Notices.pdf***  
***Public Comments Combined.pdf***  
***Public Comments Combined 4.5.25-4.7.25.pdf***  
***Public Comments Combined 4.8.25.pdf***  
***DRAFT\_Resolution.doc***
- 5.** **Zone Map Amendment.** The applicant, RR Mesa LLC, through their agent, Consensus Planning, Inc., requests approval of a Zone Map Amendment for approximately 281 acres for a 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, C-1: Retail Commercial District, R-3: Mixed Residential District, and R-4: Single-Family Residential District. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.  
***Current Zoning, Location.pdf***  
***Application.pdf***  
***Authorization.pdf***  
***Zone Map Amendment Justification Letter.pdf***  
***Reproduction of Notices.pdf***  
***Public Comments Combined.pdf***  
***Public Comments Combined 4.5.25-4.7.25.pdf***  
***Public Comments Combined 4.8.25.pdf***  
***Draft\_Ordinance\_BMB\_UpdatedFormat\_3.28.25.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**