



***Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
September 22, 2026
6:00 PM
City Council Chambers***

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Holly Barela, District 6
Melissa Fischer-Pedraza, District 3	R. Wayne Lampson, 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.

Notice under the ADA: If you have a disability and require special assistance to participate in this meeting, please contact the ADA Coordinator at 505-891-5003 or email legal@rrnm.gov. To request a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the ADA Coordinator at least forty-eight (48) hours prior to the meeting. Public documents, including the agenda and minutes, can be provided in an accessible format upon request. Open captioning will be available during the meeting and online webcast.

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.

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.

- 1. Subdivision Variance.** The applicant, R&A Estates LLC , through their agent, Consensus Planning, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances Chapter 155.41 (I) requiring street jogs be offset a minimum of 125 feet, for a 90 foot street jog in the Melon Ridge Townhome Subdivision. Staff contact is Brian Babyak and staff recommends approval with findings and conditions.
[Location_Zone Map.pdf](#)
[PLAT APPLICATION 1024 MELON LOOP.pdf](#)
[MELLON RIDGE Plat 9.1.26.pdf](#)
[Variance Letter.pdf](#)
[Reproduction of Notifications.pdf](#)
[Findings of Fact_26-280-04.docx](#)
- 2. Preliminary Plat.** The applicant, R&A Estates LLC, through their agent, Consensus Planning, requests approval of a Preliminary Plat for the Melon Ridge Townhome Subdivision. The proposed subdivision would create 12 lots and two tracts, on the property legally described as Unit 13, Block 61, Lot 8, zoned R-3: Mixed-Residential. Staff contact is Brian Babyak and staff recommends approval of the request with findings and conditions.
[Location_Zone Map.pdf](#)
[PLAT APPLICATION 1024 MELON LOOP.pdf](#)
[MELLON RIDGE Plat 9.1.26.pdf](#)
[Reproduction of Notifications.pdf](#)
[Engineering Comments_MELLON RIDGE 7-22-25.pdf](#)
- 3. Variance.** The applicants, Stephanie and Jorge Venzor, request approval of a Variance to allow for an encroachment of nine feet in the rear setback for a detached garage at the property legally described as Corrales Heights, Block 4, Lot 19, located at 603 Gral Trevino Drive SE. Staff contact is Ben Isaacs and staff recommend denial with findings.
[Zoning & Location Map 26-110-00022.pdf](#)
[Application.pdf](#)
[Justification.pdf](#)
[Variance Site Plan.pdf](#)
[Approved Site Plan \(Permit #26-4749\).pdf](#)
[Public Comment - Heather McCluskey.pdf](#)
[Public Comment - Jenny Cardenas.pdf](#)
[Public Comment - Anonymous Neighbor.pdf](#)
[Anonymous Complaint.pdf](#)
[Reproduction of Notifications.pdf](#)
[Findings of Fact 26-110-00022.docx](#)
- 4. Variance.** The applicant, Martin Richardson, is requesting approval of a Variance to the 300-foot distance restriction from a daycare facility for a proposed retail cannabis establishment, pursuant to Rio Rancho Municipal Code, Section 122.04 Location Restrictions, at the property is legally described as Industrial Park East, Block C, Lot 3C Staff contact is Michelle Costilla and staff recommends denial with findings.
[Zoning, Location.pdf](#)
[Application.pdf](#)
[Owner Authorization.pdf](#)
[Location Map of Surrounding Daycare & Nearby Church, Park](#)
[Distance from Daycare.pdf](#)
[Justification letter.pdf](#)

[*Site Plan.pdf*](#)
[*Reproduction of Notices.pdf*](#)
[*Findings_of_Fact_BMB.docx*](#)

- 5. Zone Map Amendment.** The applicant, Arroyos, LLC, is requesting approval of a Zone Map Amendment for approximately 14.41 acres from TZ: Transitional Zoning to R-2: Single-Family Residential Zoning. The subject properties are legally described as Unit 25, Block A, lots 1, 4-7, 13-15, 21, 22, 27-34, 37-41, 44-46 and 62-64; Block B, lots 1-7, 10-14 and 29-32. Staff contact is Brian Babyak and staff recommends the Planning and Zoning Board recommend approval of the request to the Governing Body, with findings and conditions.

[*Zoning & Location Map 26-100-00011.pdf*](#)
[*U25BA-ZMA Application.pdf*](#)
[*Unit 25, Block A -ZMA Justification Letter -8-21-2026.pdf*](#)
[*Existing Zoning Ordinance_98-025 O-24*](#)
[*154.51_ZONING TABLE_NONRESIDENTIAL.pdf*](#)
[*Reproduction of Notifications_PZB.pdf*](#)
[*Baca Public Comment.pdf*](#)
[*Romero Public Comment.pdf*](#)
[*Shatzer Public Comment.pdf*](#)
[*Draft_Ordinance_Unit25_TZR2.doc*](#)

- 6. Zone Map Amendment.** The Applicant, PG Properties, LLC., through their agent, Modulus Architects & Land Use Planning, requests approval of a Zone Map Amendment from approximately 1.23 acres of C-1: Retail Commercial District (Lomas Encantadas, Tract 5) and approximately 0.5603 acres of PR: Parks & Recreation District (Portion of Lomas Encantadas, Tract 17-A) to SU: Special Use for R-6: Multi-Family Residential and C-1: Retail Commercial Uses. The subject properties comprise approximately 1.7895 acres. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

[*Location & Zone Map*](#)
[*Application & Authorization*](#)
[*Justification Letter*](#)
[*Site Plan*](#)
[*Proposed Elevations*](#)
[*Summary Plat: LE, Tract 5-A*](#)
[*7.23.26 GB ABM for Land Sale.pdf*](#)
[*Reproduction of Notices & Legal Ad*](#)
[*Reviewer Comments*](#)
[*Public Comments*](#)
[*Public Comments Map*](#)
[*Draft_Ordinance_BMB.docx*](#)

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