



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
November 14, 2023
6:00 PM
City Hall**

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>

Individuals wishing to present verbal public comment may do so in-person or remotely via Zoom meeting software with the below access information:

Join by Computer:

<https://us06web.zoom.us/j/85180741871?pwd=T3BISHVpWkp6d3dDRmlHd3k2VzYvUT09>

Meeting ID: 851 8074 1871

Passcode: 026819

Board Members

VACANT, District 1	VACANT, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At Large
Robert Gabaldon, District 4	

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

PUBLIC FORUM

CONSENT CALENDAR

1. [October 24, 2023 Planning and Zoning Board Meeting Minutes](#)
[2023-1024_PZB_Minutes_BMB.docx](#)

PUBLIC HEARINGS

2. **Text Amendment.** The City of Rio Rancho is requesting approval of a text amendment to the Rio Rancho Municipal Code of Ordinances, Chapter 154, Planning and Zoning, to create Section 154.79 Condominium Declarations. Staff contact is Brian Babyak, and staff recommends approval of the item to the Governing Body with findings.
[2023-1114 PZB Legal Ad Proof.pdf](#)
[Condo Declarations_DraftOrdinance.docx](#)
3. **Zone Map Amendment.** The applicant, City of Rio Rancho, requests approval of a Zone Map Amendment from R-1: Single-Family Residential District to R-3: Mixed Residential District for the property legally described as Los Diamantes Phase 2, Block 10, Lots 63-68. 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.
[Zoning, Location](#)
[Reproduction of Notices, Legal](#)

*Reviewer_Comments_Combined
Book 33 Page 60-67 (Corrected Final Plat)
Unit_10_SAP_Map_6-GeneralizedLandUse
Plats for Los Diamantes Phase 2_Summary, Prelim, Final.pdf
Draft_Ordinance_11.03BMB.docx*

- 4. Final Plat.** The applicant, Amreston Homes, through their agent, Nina Villa, of Huitt-Zollars, Inc., is requesting approval of a Final Plat for the subject property legally described as U11, Blk CC, Lots 42A and 44-A. Staff contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

*Location_Zoning Map.pdf
SUNRISE PLACE PLAT.pdf
Application.pdf
Authorization.pdf
Comments Memo_22-210_00018.pdf
ENGINEERING Additional Comments.pdf*

DISCUSSION AND DELIBERATION

- 5. Preliminary Plat Amendment.** The Applicant, Mountain Hawk West Development Company, LLC., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Mountain Hawk Unit 23, Phase 3 Preliminary Plat on the land legally described as Mountain Hawk 23, Block 1, Tract D. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

*LocationZoneMap.pdf
Application
Authorization
Amended Preliminary Plat
Original Preliminary Plat
Amendments Marked on Plat.pdf*

- 6. Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1E Phases 1 and 2 Subdivision creating 123 residential lots and 20 tracts zoned R-1: Single Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

*Zoning, Location
Amended Preliminary Plat
Notated Plat Changes
Application
Authorization*

- 7. 2024 Planning and Zoning Board Regular Meeting Calendar.** Meetings generally occur twice a month on the second and fourth Tuesdays. Note: there will be only one scheduled meeting for November and December and the meetings will be scheduled for the third Tuesday.

2024_PZB_Calendar AR.docx

COMMENTS BY BOARD MEMBERS

STAFF REPORTS

- 8. Planning and Zoning Monthly Building Activity Report - OCTOBER 2023**
2023 PZ MONTHLY COMPARISONS.pdf

- 9.** Planning and Zoning Monthly Summary Plat Report - OCTOBER 2023
Oct Summary Plat.pdf

ADJOURNMENT