



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
August 26, 2025
6:00 PM
City Hall**

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, 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.

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. [August 12, 2025 Planning and Zoning Board Meeting Minutes 2025-0812 PZB Minutes.docx](#)

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. Master Plan Amendment.** The applicant, Affordable Solar Group, LLC, through their agent, Select ROW, requests approval of an Addendum to the Loma Barbon Master Plan allowing for the implementation of a Renewable Energy Overlay District to an 80 acre portion of the Master Plan area. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

Zoning & Location Map.pdf
Land Use Application.pdf
Letters of Authorization.pdf
Justification Letter.pdf
Loma Barbon Master Plan Addendum.pdf
Exhibit A: Area Map.pdf
Exhibit B: Site Location.pdf
Reproduction of Notifications.pdf
LOMA BARBON MASTER PLAN ADDENDUM updated
Draft_Resolution_25-410-00005_BMB.docx
- 3. Zone Map Amendment.** The applicant, Affordable Solar Group, LLC, through their agent, Select ROW, requests approval of a Zone Map Amendment for 80 acres of the property legally described as Loma Barbon, Tract B, to implement a Renewable Energy Overlay District. Staff contact is Ben Isaacs and staff recommends approval with findings and conditions.

Zoning & Location Map.pdf
Land Use Application.pdf
Letters of Authorization.pdf
Justification Letter.pdf
Loma Barbon Master Plan Addendum.pdf
Exhibit A: Area Map.pdf
Exhibit B: Site Location.pdf
Reproduction of Notifications.pdf
LOMA BARBON MASTER PLAN ADDENDUM updated
Draft_Ordinance_25-100-00007_BMB.docx
- 4. Subdivision Variance.** The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Variance to the required improvements of a subdivision, as outlined by Rio Rancho Municipal Code Chapter 155 Subdivisions, section 155.27 Required Improvements, in order to subdivide a lot at the subject property of 5601 Iris Road NE, legally described as Unit 17, Blk 81, Lot 20. Staff contact is Tamarah Martinez and staff recommends denial.

5601 Iris Rd NE Map.pdf
Application
Justification Letter
Letter of Determination for 5601 Iris Road NE Lot 20-a.pdf
Letter of Determination for 5601 Iris Road NE Lot 20-b.pdf
WarrantyDeed.pdf
Reproduction of Notices.pdf
Findings_of_Fact_BMB_TMupdate.docx
- 5. Preliminary/Final Plat.** The applicant, Southwest Elegant Homes LLC, through their agent CSI-Cartesian Surveys, Inc, is requesting approval of a Preliminary/Final Plat to subdivide the subject property of 5601 Iris Road Ne, legally described as Unit 17, Blk 81, Lot 20 into two lots. The property is zoned E-1: Estate Residential District and comprises approximately 2.5 acres. Staff contact is Tamarah Martinez and staff recommends denial.

Location Map

*Application
Authorization
Proposed Plat
Reproduction of Notices.pdf*

- 6. Variance.** The Applicant, Defined Pickleball, through their agent, EPNM, Inc., requests approval of a Variance request to allow for a second permanent sign for Defined Pickleball, located at 1640 NM 528 SE, legally described as Hilltop Plaza, Tract B. The subject property is zoned SU: Special Use for C-1 Commercial Uses and comprises approximately 7.96 acres. Staff contact is Tim Dvorak, and staff recommends approval with findings and conditions.

*Zoning, Location Map
Application & Sign Renderings
Authorization
Justification
Building Permit #25-3409
12-29 O-29
Reproduction of Notices, Legal Ad
Findings_of_Fact_.docx*

- 7. Zone Map Amendment.** The applicant, Outer Rim Investments, Inc., requests approval of a Zone Map Amendment for the properties legally described as Rio Rancho Estates Unit 22, Block 89, Tract E and Rio Rancho Estates Unit 22, Block AA, Tract A from TZ: Transitional District and Unzoned District respectively to R-3: Mixed Residential District. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend denial of the Zone Map Amendment to the Governing Body, with findings.

*Zoning, Location Map
Application & Justification
Proof of Ownership: U22, Block 89, Tract E
Reproduction of Notices, Legal Ad
Reviewer Comments
Draft_Ordinance_.docx*

- 8. Postponement.** The applicant, City of Rio Rancho Public Works, through their agent Huitt-Zollars, Inc., requests approval of a Preliminary/Final Plat for the subject properties legally described as Unit 21, Block 13, Lots 1 and 2, and Unit 21, Block 20, Parcel D and Lot 48. The plat combines the four existing properties into two lots, dedicates a portion of Right of Way (ROW), and relocates PUE's. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of September 9, 2025, to allow for re-noticing.

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