



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
November 18, 2025
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
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. [October 28, 2025 Planning and Zoning Board Meeting Minutes 2025-1028 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. [Planning and Zoning Monthly Summary Plat Report - October 2025 Oct 2025 Summ Plat.pdf](#)

3. [Planning and Zoning Monthly Building Activity Report - October 2025](#)
[2025 PZ MONTHLY COMPARISONS.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. **Postponement.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Master Plan Amendment to the Papillon Master Plan, to add 97.8 acres (104 lots) to the plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board postpone the application to the meeting date certain of December 16, 2025.
5. **Withdrawn.** The applicant, AMREP Southwest, Inc, through their agent, Consensus Planning Inc., requests approval of a Zone Map Amendment, from TZ and OS to R-2, R-4, R-1, and C-1, for properties included in the Papillon Master Plan Amendment. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board withdraw the application from the agenda.
6. **Zone Map Amendment.** The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment to amend the zoning classification of the property legally described as Plaza Rio, Lot B, currently zoned SU: Special Use for Limited Commercial Retail, to include multi-family townhomes as an added permissive use. Staff contact is Ben Isaacs and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.
[Zoning & Location Map.pdf](#)
[Land Use Application.pdf](#)
[Justification Letter.pdf](#)
[Conceptual Plans.pdf](#)
[Reproduction of Notifications.pdf](#)
[Draft_Ordinance_25-100-00012_BMB.docx](#)
7. **Preliminary Plat Extension.** The applicant, Shady Ventures, LLC, through their agent, Community Design Solutions, LLC, requests approval of a Preliminary Plat Extension for the Idalia Crossing subdivision. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.
[Zoning, Location.pdf](#)
[Application Plat Extension.pdf](#)
[Letter of Authorization.pdf](#)
[Idalia Crossing Preliminary Plat.pdf](#)
[Justification Letter.pdf](#)
[Reproduction of Notices.pdf](#)
[Public Comment.pdf](#)
8. **Final Plat.** The applicant, Richmond American Homes, requests approval of a Final Plat for the Broadmoor Heights Unit 4 subdivision, consisting of 53 Lots and 5 Tracts zoned R-4: Single-Family Residential on the property legally described as Broadmoor Heights, Tract 4-A. Staff contact is Brian Babyak and staff recommend approval with findings and conditions.
[Location & Zone Map Application.pdf](#)
[BROADMOOR UNIT 4 FINAL PLAT](#)
9. **Subdivision Variance.** The applicant, ECOTerra Development, LLC, through their agents,

Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43, requiring 5 foot minimum easements on side and rear lot lines; for the proposed Terra Alto at Mariposa Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Application Package.pdf

Plat.pdf

Reproduction of Notices_.pdf

Findings_of_Fact.docx

Deferral Letter.pdf

- 10. Preliminary Plat.** The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval of a Preliminary Plat, for the Terra Alto at Mariposa Subdivision. The subject property is legally described as Mariposa East, Tracts 1A-16H-1, 1A-16F, and 1A-16I, and is zoned MU-A: Mixed Use Activity Center. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Detailed Site Plan wTrails.pdf

Terra Alto Plat.pdf

Terra Alto at Mariposa Site Plan Admin. Approved.pdf

Application Package.pdf

Mariposa Master Plan Land Use and Proposed Zoning.pdf

Reproduction of Notices_.pdf

Public Comment_Garver.pdf

Public Comment_Bryan.pdf

Public Comment_Troutman.pdf

Public Comment_Stechmann.pdf

Public Comment_Karris.pdf

Public Comment_Miller.pdf

Public Comment_McGregor.pdf

Public Comment_Kosel.pdf

Public Comment_D'Antonio.pdf

Public Comment_Fuqua.pdf

Public Comment_Peters.pdf

Deferral Letter.pdf

- 11. Variance.** The applicant, Mark Martinez, through their agent Sam Sandoval, requests approval of a Variance request to the minimum required R-1: Single Family Residential District rear setback of 15' for an existing secondary structure at the subject property of 485 Sandstone Dr NE, legally described as Vista Hills 2, Blk 8, Lot 2. Staff contact is Tamarah Martinez and staff recommends approval with findings and conditions.

Zoning & Location Map

Complete Application

Justification Letter

Reproduction of Notices.pdf

Neighbor Support

Findings_of_Fact_Sandstone_BMB.docx

Public Comment.pdf

- 12. Variance.** The applicants, Rob and Erica Spella, request approval of a Variance to the minimum required R-1: Single-Family Residential District side setback of five feet for a secondary structure at the subject property of 1576 Arlene Rd SE, legally described as Star Heights Unit 2, Block 175, Lot 3. Staff contact is Ben Isaacs and Staff recommend denial with findings.

Zoning & Location Map.pdf

Land Use Application.pdf

Justification Letter.pdf

[*Site Plan.pdf*](#)

[*Code Enforcement Case 25-5217__1576_ARLENE_RD_SE_redacted.docx*](#)

[*Reproduction of Notifications.pdf*](#)

[*Findings_of_Fact_BMB.docx*](#)

[*Applicant PostponementRequest.pdf*](#)

- 13. Subdivision Variance.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Subdivision Variance to Rio Rancho Code of Ordinances, Chapter 155.43 requiring 5 foot minimum easements on side and rear lot lines for the Zuma Ranch Phase 1 Subdivision. Staff contact is Ben Isaacs and Staff recommend approval with findings.

[*Zoning & Location Map.pdf*](#)

[*Land Use Application.pdf*](#)

[*Justification Letter.pdf*](#)

[*Reproduction of Notifications.pdf*](#)

[*Findings_of_Fact_BMB.docx*](#)

- 14. Preliminary Plat.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 1 of the Zuma Ranch Subdivision. The plat would create 151 single-family residential lots and 9 tracts on 27.20 acres for the property legally described as Unit 13, Block 37, Lots 5 through 27. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.

[*Zoning & Location Map.pdf*](#)

[*Land Use Application.pdf*](#)

[*Authorization Letter.pdf*](#)

[*Zuma Ranch Preliminary Plat.pdf*](#)

[*Reproduction of Notifications.pdf*](#)

[*ReviewerComments_Compiled.pdf*](#)

[*Public Comment: Stephanie Presti.pdf*](#)

- 15. Preliminary Plat.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Lomas Encantadas 1A, Phase 1 Subdivision, creating 27 single-family residential lots and 8 tracts, all zoned R-1: Single-Family Residential District. The property is legally described as LE, Tract 13-A-1 and comprises approximately 60.4499 acres. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

[*Zoning, Location Map*](#)

[*Application*](#)

[*Authorization*](#)

[*Preliminary Plat*](#)

[*Reproduction of Notices, Legal Ad*](#)

[*Reviewer Comments*](#)

- 16. Zone Map Amendment.** The applicant, Joe Chambers, through his agent, Daniel Gonzales, requests approval of a Zone Map Amendment to change the zoning classification of the subject property legally described as Vista Hills 1A, Block A, Lot 1A from C-1: Retail Commercial District to C-2: Wholesale and Warehousing Commercial District. Staff contact is Ben Isaacs and staff recommends the Planning and Zoning Board recommend approval with findings and conditions.

[*Zoning & Location Map.pdf*](#)

[*Land Use Application.pdf*](#)

[*Justification Letter.pdf*](#)

[*Site Plan.pdf*](#)

[*2025.11.05 Progress Drawings.pdf*](#)

[*Code Enforcement Case.docx*](#)

[*Draft_Ordinance_25-100-00013_BMB.docx*](#)

[*Reproduction of Notifications.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