



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
October 14, 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. [September 23, 2025 Planning and Zoning Board Meeting Minutes 2025-0923 PZB Minutes.docx](#)

**STAFF PRESENTATIONS, REPORTS AND COMMENTS**

2. [Planning and Zoning Monthly Summary Plat Report - September 2025 SEPT 2025 SUMM PLAT.pdf](#)

- 3.** [Planning and Zoning Monthly Building Activity Report - September 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- 4.** **Withdrawn.** The applicant, Brian Mozley, through his agent, Coldwell Banker Legacy, requests approval of a Zone Map Amendment from SU: Special Use District for Limited Retail Commercial to R-6: Multi-Family Residential District for the property legally described as Plaza Rio, Lot B. Staff contact is Ben Isaacs and staff recommend this item be withdrawn as requested by the applicant.  
[Applicant Withdrawal Request.pdf](#)
- 5.** **Final Plat.** The Applicant, Los Diamantes, LLC., through their agent, Isaacson & Arfman, Inc., requests approval of a Final Plat for the Los Diamantes Phase III Subdivision, consisting of 141 Lots and 6 Tracts zoned R-3: Mixed Residential District on the property legally described as Los Diamantes, Tract 3-A-2. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
[Zoning & Location Map](#)  
[Application](#)  
[Authorization](#)  
[Justification](#)  
[Final Plat](#)  
[Plat Checklist](#)  
[Reviewer Comments](#)
- 6.** **Final Plat.** The applicant, Lomas Encantadas Development Co. LLC, through their agent, Cartesian Surveys Inc., requests approval of a Final Plat for the Montreal Phase 2 subdivision to create 31 single family residential lots and one tract on the property legally described as Montreal, Tract 1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.  
[Zoning, Location.pdf](#)  
[Application.pdf](#)  
[Authorization.pdf](#)  
[Montreal Phase 2 Final Plat.pdf](#)  
[Staff Comments.pdf](#)
- 7.** **Zone Map Amendment.** The applicant, Cielo Bonito, LLC requests approval of a Zone Map Amendment for approximately 53.86 acres at the location legally described as Unit 21, Block 22, Lots 4-26, 28-31, 45-48, Block 23, Lots 3-10, 14-23, 28-32, 38, 42-64 and Block 24, Lots 41-49, 51-56, 58-66, and 68-70 from TZ: Transitional Zoning and R-3: Mixed Residential to R-4: Single Family Residential. Staff contact is Tamarah Martinez and staff recommends denial.  
[Cielo Bonito ZMA Map R-4](#)  
[Cielo Bonito Dev. ZMA Application September 2025.pdf](#)  
[Cielo Bonito Conceptual Design-R4](#)  
[Reproduction of Notices 10.14.25.pdf](#)  
[R-4 Permissive Uses.pdf](#)  
[Transmittal Complete.pdf](#)  
[Draft\\_Ordinance\\_CIELO\\_BONITO\\_BMB.docx](#)  
[Public Comment- Ballard.pdf](#)
- 8.** **Text Amendment.** The City of Rio Rancho is requesting approval of a Text Amendment to the Rio Rancho Code of Ordinances (R.O. 2003) Chapter 155 Subdivisions, Sections: General Provisions,

Platting Procedure, Design Standards, and Administration and Enforcement. Staff contact is Michelle Costilla, and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

*DRAFT CoRR Chapter 155-Subdivisions 5.12.25.pdf*  
*Bryan\_Aragon\_Public\_Comment 5.23.25.pdf*  
*Tom Patrick Revisions.docx*  
*Ch.155 RR Stakeholder Comments, Staff Responses.pdf*  
*Draft\_Ordinance\_MC\_BMB 5.20.25 doc*  
*Legal Ad.pdf*  
*October Draft Ordinance: Red-Line of Chapter 155*

## **DISCUSSION AND DELIBERATION**

**9. Resolution.** The City of Rio Rancho is requesting approval of the adoption of a Resolution of the City of Rio Rancho, New Mexico for an update to the Development Process Manual (DPM).

*RR DPM Chapter 1 DPM Overview.pdf*  
*RR DPM Chapter 2 Development Procedures.pdf*  
*RR DPM Chapter 3 Drainage Flood Control Erosion.pdf*  
*RR DPM Chapter 4 Transportation.pdf*  
*RR DPM Chapter 5 Water and Wastewater Infrastructure.pdf*  
*RR DPM Chapter 6 Parks and Trails.pdf*  
*RR DPM Chapter 7 Surveys and Permanent Monumentation.pdf*  
*Crosswalks Combined.pdf*  
*Combined Comment Log.pdf*  
*Public\_Comment 5.20.25.pdf*  
*Updated RR DPM Chapter 1 DPM Overview.pdf*  
*Updated RR DPM Chapter 2 Development Procedures.pdf*  
*Updated RR DPM Chapter 3 Drainage Flood Control Erosion.pdf*  
*Updated RR DPM Chapter 4 Transportation.pdf*  
*Updated RR DPM Chapter 5 Water and Wastewater.pdf*  
*Updated RR DPM Chapter 6 Parks and Trails.pdf*  
*Updated RR DPM Chapter 7 Surveys and Permanent Monumentation.pdf*  
*DPM\_Stakeholder Comments, Staff Responses.pdf*  
*Legal Ad.pdf*  
*DRAFT\_Resolution\_DPM\_BMB.doc*

## **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**