



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
January 13, 2026
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
VACANT, 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.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the City Clerk at 505-891-5004 at least forty-eight (48) hours in advance to make arrangements. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the City Clerk if a summary or other type of accessible format is needed.

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. December 16, 2025 Planning and Zoning Board Meeting Minutes](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

2. Planning and Zoning Monthly Summary Plat Report - December 2025
Dec Summ Plat.pdf
3. Planning and Zoning Monthly Building Activity Report - December 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. **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_1.13.25.docx
Applicant PostponementRequest.pdf
Public Comment - Patricia D.pdf
Public Comment - Raith Edmondson.pdf
1576 Arlene RD Support Petition.pdf
5. **Variance.** The Applicant, Southwest Block, Inc., requests approval of a Variance to allow for a constructed 8' high CMU block wall within the M-1: Industrial & Business Park District Front Setback. The subject property is legally described as Industrial Park East, Block A, Lot 2 and comprises approximately 1.562 acres. Staff contact is Tim Dvorak and staff recommends denial with findings.
Zoning & Location Map
Application
Justification
Letters of Support
Site Plan (Constructed Wall)
Approved Building Permit Application #22-11722
Reproduction of Notices, Legal Ad
Findings_of_Fact_BMB.docx
Southwest Block Additional Support Letter & Pictures (Provided During Meeting)
6. **Preliminary Plat.** The applicant, Zuma Ranch, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat for Phase 2 of the Zuma Ranch Subdivision. The plat would create 114 single-family residential lots and 15 tracts on 59.63 acres for the property legally described as Unit 13, Blocks 35 and 36. Staff contact is Ben Isaacs and Staff recommends approval with findings and conditions.
Zoning and Location Map.pdf
Land Use Application.pdf
Authorization Letter.pdf

[*Zuma Ranch Phase 2 Prelim Plat.pdf*](#)
[*Zuma Ranch Master Plan_IllustrativePlan_PhasingPlan.pdf*](#)
[*Reviewer Comments.pdf*](#)
[*Reproduction of Notifications.pdf*](#)

- 7. Preliminary Plat.** The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat, for the High Range 6 Phase 1A Subdivision. The subject property is legally described as Unit 13, Block 69, Lots 19, 88, and 89; Block 70, Lots 1-29, 70-72, 74-96; Block 71, Lots 3-13, 34, 35, 37-45; and a portion of vacated Camelot St NE. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.

[*Location, Zoning.pdf*](#)
[*Application.pdf*](#)
[*Agent Authorization.pdf*](#)
[*High Range 6 1A Preliminary Plat.pdf*](#)
[*High Range 6 Master Plan - Lot Plan*](#)
[*Engineering Comments.pdf*](#)
[*Reproduction of Notices.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