



**Planning and Zoning Board  
Meeting  
City of Rio Rancho  
AGENDA  
May 27, 2025  
6:00 PM  
City Hall**

**BOARD MEMBERS**

Scottie Richardson, District 1, Vice-Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Lisa Hardisty, District 6
Fred Radosevich, District 3, Chair	Sal Tortorici, At-Large
Robert Gabaldon, District 4	

**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. [May 13, 2025 Planning and Zoning Board Meeting Minutes 2025-0513\\_PZB\\_Minutes\\_SB.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. Preliminary Plat Extension.** The applicant, Richmond American Homes, requests approval of a Preliminary Plat Extension for the Broadmoor Heights Unit 4 subdivision. Staff contact is Ben Isaacs and staff recommend approval with findings and conditions.  
*Zoning & Location Map.pdf*  
*Extension Request.pdf*  
*Preliminary Plat.pdf*  
*Reproduction of Notifications.pdf*  
*Proof of Ownership.pdf*
- 3. Subdivision Variance.** The applicant, X2D, LLC., through their agent, Community Design Solutions, LLC., requests approval of a Subdivision Variance to Chapter 155.43 Easements requiring internal 5-ft public utility easements on all side and rear lot lines for the proposed Dos Soles Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings.  
*Zoning, Location Map*  
*Application & Authorization*  
*Justification*  
*Preliminary Plat*  
*Construction Plans*  
*Reproduction of Notices, Legal Ad*  
*Reviewer Comments*  
*Findings\_of\_Fact\_BMB.docx*
- 4. Preliminary Plat.** The Applicant, X2D, LLC., through their agent, Development Management Consultants, requests approval of a Preliminary Plat for the Dos Soles Subdivision, comprising 42 Lots and 2 Tracts zoned SU: Special Use District for Townhomes. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.  
*Zoning, Location Map*  
*Application & Authorization*  
*Dos Soles Preliminary Plat*  
*Reproduction of Notices, Legal Ad*  
*Reviewer Comments*
- 5. Subdivision Variance.** The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Mimbres Drive NE within the proposed Broadmoor Hill Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings.  
*Zoning, Location Map*  
*Application*  
*Authorization*  
*Justification*  
*Preliminary Plat*  
*Reproduction of Notices, Legal Ad*  
*Reviewer Comments*  
*Findings\_of\_Fact\_.docx*
- 6. Subdivision Variance.** The applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Subdivision Variance to Chapter 155.41(M) to allow for a dead-end street stub for Salado Loop NE within the proposed Broadmoor Hill Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings.  
*Zoning, Location Map*  
*Application*

***Authorization***  
***Justification***  
***Reproduction of Notices, Legal Ad***  
***Preliminary Plat***  
***Reviewer Comments***  
***Findings\_of\_Fact\_.docx***

- 7. Preliminary Plat.** The Applicant, Las Ventanas NM, Inc., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat for the Broadmoor Hill Subdivision, to be comprised of 56 lots, 2 tracts, and 1 parcel zoned R-2: Single-Family Residential District. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

***Zoning, Location Map***  
***Application***  
***Authorization***  
***Broadmoor Hill Preliminary Plat***  
***Reproduction of Notices, Legal Ad***  
***Reviewer Comments***

- 8. Text Amendment.** The City of Rio Rancho is requesting approval of text amendments 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***  
***Legal Ad.pdf***  
***Bryan Aragon Public Comment.pdf***  
***Tom Patrick Revisions.docx***  
***Draft\_Ordinance\_MC\_BMB.doc***

## **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***  
***Legal Ad.pdf***  
***Combined Comment Log.pdf***  
***Public Comment 5.20.25.pdf***  
***DRAFT\_Resolution.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