



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
December 16, 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
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.

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. [November 28, 2025 Planning and Zoning Board Meeting Minutes 2025-1118 PZB Minutes.docx](#)

STAFF PRESENTATIONS, REPORTS AND COMMENTS

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

3. [Planning and Zoning Monthly Building Activity Report - November 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 **Withdrawn - Subdivision Variance.** The applicant, ECOTerra Development, LLC, through their agents, Consensus Planning, Inc. and Bohannon Huston, Inc., requests approval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 withdrawal of the item, as requested by the applicant.

[Zoning, Location.pdf](#)
[Application Package.pdf](#)
[Plat.pdf](#)
[Reproduction of Notices_.pdf](#)
[Findings_of_Fact.docx](#)
[Withdrawal Letter_12.15.25.pdf](#)

5. **Withdrawn - 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 withdrawal of the item, as requested by the applicant.

[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](#)
[Public Comment_Bentley.pdf](#)
[Public Comment_Colt.pdf](#)
[Public Comment_Roach.pdf](#)
[Public Comment_Mohoric.pdf](#)
[Public Comment_Greengard.pdf](#)
[Public Comment_Kedzierski.pdf](#)
[Public Comment_King.pdf](#)
[Withdrawal Letter_12.15.25.pdf](#)

6. **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

- 7. Final Plat.** The applicant, EPJ Land, LP, through their agent, Community Sciences Corporation, is requesting approval of a Final Plat for Unser Pavilion West, Tract A, which would create one tract, vacate a portion of 21st Street SE, and dedicate right-of-way for Pavilion Way SE. The property is zoned C-1: Retail Commercial and is legally described as Rio Rancho Estates Unit 10, Block 25, Lots 24-28 and 35-39, and Unit 10, Block 26, Lot 16B-1. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Application.pdf

Authorization.pdf

Final Plat Tract A Unser Pavilion West.pdf

Staff Comments.pdf

- 8. Preliminary Plat Amendment.** The Applicant, Lomas Encantadas Development Co., through their agent, Huitt-Zollars, Inc., requests approval of a Preliminary Plat Amendment for the Lomas Encantadas 1D Phase 1A Subdivision. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location Map

Application

Authorization

Plat Changes

Amended Preliminary Plat

Reviewer Comments

- 9. Final Plat.** The Applicant, Lomas Encantadas Development Company, through their agent, Huitt-Zollars, Inc., requests approval of a Final Plat for the Lomas Encantadas 1D, Phase 1A Subdivision, consisting of 46 Lots and 7 Tracts zoned R-4: Single-Family Residential District on the property legally described as Lomas Encantadas, Tract 12-A-1-A-1. Staff contact is Tim Dvorak and staff recommends approval with findings and conditions.

Zoning, Location Map

Application

Authorization

Final Plat Checklist

Final Plat

Amended Preliminary Plat

Preliminary Plat Amendment Changes

Reviewer Comments

- 10. Master Plan Amendment.** The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Master Plan Amendment to the High Range 6 Master Plan, to incorporate 4 additional lots. The lots are legally described as Unit 13, Block 70, Lot 11, and Unit 13, Block 69, Lots 88, 89 and 19. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

Zoning, Location.pdf
Application.pdf
Agent Authorization.pdf
HR6 Master Plan Amendment Letter.pdf
Exhibit_LOCATION MAP-.pdf
Exhibit_LOTTING PLAN.pdf
Exhibit_HOA PARKS.pdf
Exhibit_CONCEPTUAL UTILITY PLAN.pdf
Exhibit_CONCEPTUAL GRADING PLAN.pdf
Reproduction of Notices_.pdf
Current High Range 6 Master Plan.pdf
Draft_Resolution_HR6MPA_BMB.doc

- 11. Zone Map Amendment.** The applicant, High Range 6 Development, LLC, through their agent, Isaacson & Arfman, Inc., requests approval of a Zone Map Amendment for for the property legally described as Unit 13, Block 70, Lot 11, From R-1: Single-Family Residential to R-5: Single-Family Residential, and Unit 13, Block 69, Lots 88, 89, and 19, from O-1: Office to R-5: Residential. Staff contact is Liz Ruiz Carlos and staff recommends the Planning and Zoning Board recommend approval to the Governing Body, with findings and conditions.

Zoning, Location.pdf
Application.pdf
Exhibit_LOTTING PLAN.pdf
HR6 Master Plan Amendment Letter.pdf
Exhibit_LOCATION MAP.pdf
Agent Authorization - signed.pdf
Reproduction_of_Notices_PZB.pdf
Draft_Ordinance_ZMA_BMB.docx

- 12. Master Plan Amendment.** 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 & Zoning Board recommend approval of the Master Plan Amendment to the Governing Body, with findings and conditions.

Zoning, Location.pdf
Application_LOA.pdf
Justification Letter.pdf
CLEAN Master Plan.pdf
REDLINED Master Plan.pdf
Staff Comments Memo.pdf
Engineering Comments.pdf
Parks Comments.pdf
Reproduction of Notices.pdf
DRAFT_Resolution_BMB.doc

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