



**Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
October 28, 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. [2026 Planning and Zoning Board Regular Meeting Calendar](#)
[2026 PZB Calendar.docx](#)
2. [October 14, 2025 Planning and Zoning Board Meeting Minutes](#)
[2025-1014 PZB Minutes V3 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.

- 3. Preliminary Plat Extension.** The applicant, Coal Bank Holdings, Ltd., through their agent, Isaacson & Arfman, Inc., requests approval of a Preliminary Plat Extension to a previously approved preliminary plat for the Stonegate Phase 3 Subdivision. Staff Contact is Liz Ruiz Carlos and staff recommends approval with findings and conditions.
Location, Zoning Map.pdf
Application.pdf
Justification Letter.pdf
Plat.pdf
Reproduction of Notices.pdf
- 4. Variance.** The applicant, Kim L. Snyder, requests approval of a Variance to Section 154.77 Fence/Wall Regulations (D)(2) which states that walls built within the side yard setback, behind the front setback to the rear setback, can be a maximum of six feet. The subject property is legally described as Diamond Ridge, Block 7, Lot 4. 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
Wall Photos.pdf
Code Enforcement Case 25-4161.pdf
Reproduction of Notifications.pdf
Public Comment - Don Schneider.pdf
Public Comment - Mary Ann Redden.pdf
Public Comment - Cynthia Perez.pdf
Public Comment - Randy Prewitt.pdf
Findings_of_Fact_BMB.docx
- 5. 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
- 6. Specific Area Plan Amendment.** The applicants, Westway Homes and AMREP Southwest, through their agent, Consensus Planning Inc., request approval of an amendment to the Northern/Rainbow Specific Area Plan. Staff contact is Liz Ruiz Carlos and staff recommends the Planning & Zoning Board recommend approval of the Specific Area Plan Amendment to the Governing Body, with findings and conditions.
Location, Zoning Map.pdf
Application & Authorization Letters.pdf

Application Package.pdf
Reproduction of Notices.pdf
Staff Comments Memo.pdf
Exhibit A - Land Use Map
Proposed Northern Rainbow SAP - Clean
Proposed Northern Rainbow SAP - Red-line
DRAFT_Resolution.doc
JDory_PublicComment.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