



***Planning and Zoning Board
Meeting
City of Rio Rancho
AGENDA
October 13, 2026
6:00 PM
City Council Chambers***

BOARD MEMBERS

Scottie Richardson, District 1, Chair	Andrea Hankins, District 5
Kevin Kofchur, District 2	Holly Barela, District 6
Melissa Fischer-Pedraza, District 3	R. Wayne Lampson, 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.

Notice under the ADA: If you have a disability and require special assistance to participate in this meeting, please contact the ADA Coordinator at 505-891-5003 or email legal@rrnm.gov. To request a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service please contact the ADA Coordinator at least forty-eight (48) hours prior to the meeting. Public documents, including the agenda and minutes, can be provided in an accessible format upon request. Open captioning will be available during the meeting and online webcast.

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. [August 25, 2026 Planning and Zoning Board Meeting Minutes](#)

2. [September 22, 2026 Planning and Zoning Board Meeting Minutes](#)
[2026-0922 PZB Minutes.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. **Zone Map Amendment.** The Applicant, PG Properties, LLC., through their agent, Modulus Architects & Land Use Planning, requests approval of a Zone Map Amendment from approximately 1.23 acres of C-1: Retail Commercial District (Lomas Encantadas, Tract 5) and approximately 0.5603 acres of PR: Parks & Recreation District (Portion of Lomas Encantadas, Tract 17-A) to SU: Special Use for R-6: Multi-Family Residential and C-1: Retail Commercial Uses. The subject properties comprise approximately 1.7895 acres. Staff contact is Tim Dvorak, and staff recommends the Planning & Zoning Board recommend approval of the Zone Map Amendment to the Governing Body, with findings and conditions.

Location & Zone Map

NEW MATERIAL 10.13.26 - Updated Application

NEW MATERIAL 10.13.26 - Updated Justification Letter

NEW MATERIAL 10.13.26 - Updated Site Plan & Elevations.pdf

NEW MATERIAL 10.13.26 - Elevation View Study

NEW MATERIAL 10.13.26 - Landscaping Plan

NEW MATERIAL 10.13.26 - Conceptual Grading & Drainage Plan

NEW MATERIAL 10.13.26 - Trip Generation Table

NEW MATERIAL- Applicant Presentation 10.13.26

NEW Compilation of Public Comments (Received after 9.22.26)

(OLD) Application & Authorization

9.22.26 Justification Letter

9.22.26 Site Plan

9.22.26 Proposed Elevations

Summary Plat: LE, Tract 5-A

7.23.26 GB ABM for Land Sale.pdf

Reproduction of Notices & Legal Ad

Compilation of Public Comments

Public Comments Map

Reviewer Comments

Draft_Ordinance_BMB_10.13.26.docx

4. **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 3. Staff contact is Ben Isaacs and staff recommends denial with findings.

Zoning & Location Map

Application

Justification Letter

PNM Standard Drawing

Variance Exhibit - Electric Pole Example

Reproduction of Notifications 26-110-00025-26-110-00040.pdf

Findings of Fact 26-110-00025.docx

5. **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003

Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 4. Staff contact is Ben Isaacs and staff recommends denial with findings.

Zoning & Location Map

Application

Justification Letter

PNM Standard Drawing

Variance Exhibit - Electric Pole Example

Reproduction of Notifications 26-110-00025-26-110-00040.pdf

Findings of Fact 26-110-00026.docx

- 6.** ***Variance.*** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 5. Staff contact is Ben Isaacs and staff recommends denial with findings.

Zoning & Location Map

Application

Justification Letter

PNM Standard Drawing

Variance Exhibit - Electric Pole Example

Reproduction of Notifications 26-110-00025-26-110-00040.pdf

Findings of Fact 26-110-00027.docx

- 7.** ***Variance.*** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 7. Staff contact is Ben Isaacs and staff recommends denial with findings.

Zoning & Location Map

Application

Justification Letter

PNM Standard Drawing

Variance Exhibit - Electric Pole Example

Reproduction of Notifications 26-110-00025-26-110-00040.pdf

Findings of Fact 26-110-00028.docx

- 8.** ***Variance.*** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 9. Staff contact is Michelle Costilla and staff recommends denial with findings.

Zoning & Location Map

Application

Justification Letter

PNM Standard Drawing

Variance Exhibit - Electric Pole Example

Reproduction of Notifications.pdf

Findings_of_Fact_26-110-00029.docx

- 9.** ***Variance.*** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 10. Staff contact is Michelle Costilla and staff recommends denial with findings.

Zoning & Location Map

Application

Justification Letter

PNM Standard Drawing

Variance Exhibit - Electric Pole Example

Reproduction of Notifications.pdf

- 10.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 11. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning & Location Map
Application
Justification Letter
PNM Standard Drawing
Variance Exhibit - Electric Pole Example
Reproduction of Notifications.pdf
Findings_of_Fact_26-110-00031.docx
- 11.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 16. Staff contact is Michelle Costilla and staff recommends denial with findings.
Zoning & Location Map
Application
Justification Letter
PNM Standard Drawing
Variance Exhibit - Electric Pole Example
Reproduction of Notifications.pdf
Findings_of_Fact_26-110-00032.docx
- 12.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 17. Staff contact is Liz Ruiz Carlos and staff recommends denial with findings.
Zoning & Location Map
Application
Authorization
Justification Letter
PNM Standard Drawing
Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact.docx
- 13.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 155, Lot 19. Staff contact is Liz Ruiz Carlos and staff recommends denial with findings.
Zoning & Location Map
Application
Authorization
Justification Letter
PNM Standard Drawing
Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact.docx
- 14.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 156, Lot 1. Staff contact is Liz Ruiz Carlos and staff recommends denial with findings.

Zoning & Location Map
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Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact_.docx

- 15.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 156, Lot 2. Staff contact is Liz Ruiz Carlos and staff recommends denial with findings.

Zoning & Location Map
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PNM Standard Drawing
Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact.docx

- 16.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 157, Lot 1. Staff contact is Tim Dvorak and staff recommends denial with findings.

Zoning & Location Map
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Authorization
Justification Letter
PNM Standard Drawing
Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact_BMB.docx

- 17.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 157, Lot 2. Staff contact is Tim Dvorak and staff recommends denial with findings.

Zoning & Location Map
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Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact_BMB.docx

- 18.** **Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 157, Lot 21. Staff contact is Tim Dvorak and staff recommends denial with findings.

Zoning & Location Map
Application
Authorization
Justification Letter
PNM Standard Drawing

***Reproduction of Notifications & Legal Ad
Variance Exhibit - Electric Pole Example
Findings_of_Fact_BMB.docx***

- 19. Variance.** The Applicant, Arroyos, LLC., requests approval of a Variance request to R.O. 2003 Chapter 154.60(A)(8) to allow for an above ground electric utility connection at the subject property legally described as Unit 25, Block 157, Lot 30. Staff contact is Tim Dvorak and staff recommends denial with findings.

Zoning & Location Map

Application

Authorization

Justification Letter

PNM Standard Drawing

Reproduction of Notifications & Legal Ad

Variance Exhibit - Electric Pole Example

Findings_of_Fact_BMB.docx

- 20. Zone Map Amendment and Site Plan Approval.** The applicant, City of Rio Rancho, is requesting a Zone Map Amendment for approximately 5.4722 acres of R-1: Single-Family Residential to change to SU: Special Use for Streets, Right-of-Way, and an Operational Annex Facility, for the property legally described as, Unit 17, Block B, Lots 1-4 and 20-22 and Unit 17 Block AA, Lots 1A and 3-11. Staff contact is Michelle Costilla and staff recommends the Planning and Zoning Board recommend approval to the Governing Body.

Zoning, Location.pdf

Zone Map Amendment Justification.pdf

Application.pdf

Plans.pdf

Exhibit A- Site Plan.pdf

Reproduction of Notices.pdf

Draft Ordinance

- 21. Variance.** The applicant, City of Rio Rancho, is requesting a Variance to Chapter 154.61 (B)(1) Nonresidential buffer wall requirements, to allow for a partially opaque wall along Idalia Rd at the property legally described as Unit 17, Block B, Lots 1-4, 20-22, and Parcel A, and Block AA, Lots 1A, and 3-11. Staff contact is Michelle Costilla and staff recommends approval with findings and conditions.

Zoning, Location.pdf

Application.pdf

Plans.pdf

Fence Elevations.pdf

Zoning Variance Justification.pdf

Reproduction of Notices.pdf

Findings of Fact

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