



**City of Rio Communities Council Special Business Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Tuesday, April 16, 2024 6:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Mayor - Joshua Ramsell**  
**Mayor Pro Tem - Lawrence R. Gordon**  
**Council - Arthur Apodaca, Thomas Nelson, Matthew Marquez**

**Call to Order**

Mayor Ramsell Called the Meeting to order at 6:08pm.

**Pledge of Allegiance**

Councilor Apodaca led the Pledge of Allegiance

**Roll Call**

**Governing Body**

Mayor Joshua Ramsell  
Councilor Lawrence Gordon  
Councilor Thomas Nelson  
Councilor Art Apodaca  
Councilor Matthew Marquez

**Staff**

Manager Dr. Martin Moore  
Deputy Clerk Lalena Aragon  
Police Chief Felix Nunez  
City Attorney Cori Strife

**Approval of Agenda**

Motion made by Councilor Gordon to approve the agenda as presented. Seconded by Councilor Apodaca.

**Voting Yea:**

Councilor Gordon  
Councilor Apodaca

**Voting Nay:**

Councilor Nelson  
Councilor Marquez

Motion passed with a 2-2 vote Mayor breaking the tie

Will Gleason a representative from the Playa Vista Group gave a presentation.

**Continuation of Public Hearing from April 1, 2024 Special Meeting - Playa Vista Group- Business Manufacturing: Proposed Location UPC 1009026365015000000 Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT, UPC 1010025060475000000 Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT, UPC 1010025376425 Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526, UPC 1010026480040000000 Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT, UPC 1010026320050000000 Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT, UPC 1010026397131000000 Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV, UPC 1010026294187000000 Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT, UPC 1010026270120000000 Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT, UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11 14.52 ACRES**

**1994 SPLIT, UPC: 1010026145085000000 Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT, UPC 1010026105020000000 Subd: PLAYA ESTATES Tract: PARCEL 21 23.4 5 ACRES 1994 SPLIT, UPC 1009026490035000000 Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT**

**Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing**

Motion made by Councilor Gordon to go into a Public Hearing for the percales listed above. Seconded Councilor Apodaca.

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote at 6:25pm

Miller Karnes was sworn in. He stated that this is not to the benefit of the City. He stated that he has talked to about 20 – 30 people and they are against it. It is very vague.

Merita Wilson was sworn in. She stated she is in favor of the change that will allow for the rezoning of planned development land to business manufacturing. She stated that the founders envisioned this city to develop into a thriving community with parks and walking paths. This vision will not happen unless the city welcomes business that will provide a desperately needed tax base to fund the basic needs. She would like to believe that the Economic Commission is working to provide growth and tax dollars like those seen in progressive cities. In the eight years she has lived in Rio Communities she has seen is a part-time police department, a one room library without a librarian, a rarely used makers space and the remodel of city hall from tax dollars. City services cost money and we cannot rely on grants to pay for everything the city needs. She went for a drive into an existing industrial park and each business had maintained buildings. She saw what a railroad spur looks like and spoke to a business owner, and they do pay taxes. Business manufacturing will bring business that will bring tax revenue, employment and added rooftops.

Jody Skelton stated that the city has no economic development committee. For the past few years, she has stood behind the Councils and now is asking the Council to support us. Over the last year the community has voiced their concerns over the zone change with the vast majority in opposition of it. She has talked to her neighbors about the distance of a railroad spur to homes. She has not found a city that is so lacking. There are no regulations in place to decide who will maintain, it the hours, special use permit, what they can or can't transport and how long a box cart can sit on the track. Our houses already face settling issues and because of this, I urge you to vote no. She stated the intent isn't to benefit the city. The city is struggling to maintain the roads. She is not against the growth, but she is against growth that will harm the city.

Alan Sinclair stated that he doesn't believe that the city has the infrastructure to maintain the zone change. He talked about the peanut factory fire in Portales. He stated that the city will only get property taxes not GRT and that the roads don't have the compacity of the semi-trucks. The city doesn't know what they will be bringing in and how can the residents trust what the Playa Vista group is saying. He urges the council to vote no.

Leslie Helgeson was sworn in and stated she has lived in the City for nine years. We moved here because of how peaceful the city is. She stated we want resources we need help. She is all in favor of economic growth. She would like to support community business. She sees that New Mexico has weak laws on how they protect their land. She would like to see the proper use of land to benefit the community with good infrastructure. People want to be assured of what is coming into the City and that a rail spur will move the land that can move the foundation of houses. She would like Harvy Yates to come forward on what he is doing. If he tells us what he is doing she is all for it. If he doesn't come forward with what his intension are she is against it.

Kathy Gurule was sworn in. She stated I am amazed we are back here again. She thinks it should be put on a ballot not having a small group of people making this decision. The fact the city is revisiting this has made her lose all confidence of the governing body of Rio Communities.

Carol Hunter was sworn in. She stated she lives here because it is quiet, it is a retirement community. It was developed as a retirement community, and it should stay a retirement community. We are a bedroom community to Albuquerque and Los Lunas. She has talked to residents that live next to the new building going up. She stated that the City's ordinances are not strict enough or sturdy enough. There are studies that haven't been done or even a site plan. She stated if they need a railroad spur, they are not going to be doing light manufacturing. She suggests that they put this off until the city can do this right.

Lydia Urbe was sworn in. She stated that she can't believe this is in front of us again. She still has no idea what will go on this property. We need more studies and deserve to know what is going to be developed. Given the circumstance I urge you to vote no.

Robert Kaneshiro was sworn in. He stated he is a lifelong resident of Rio Communities. It was nice and peaceful until Mr. Yates brough this idea of an industrial park next to an already existing industrial park that isn't full. This is very vague. He is all about jobs and stated his concerns of windstorms and the dust. He stated that this is the dessert, it is sand and if it is disturbed what is it going to do. He stated that he was in opposition to the proposal last time and still against this proposal. There are plenty of areas that business can grow, and it hasn't. He believes it should be put to the vote of the people.

Marilyn Winters stated she has lived in the city for 18 years and has not had issues with the rail spur. She stated she has heard more noise from the railroad in Belen. Any new business must come before Council. She talked about the community screaming, for parks, clean streets. That all requires a source of revenue. Revenue comes from taxes, the ones screaming the loudest are the ones against this, they can't have it both ways. Either we grow, or we stay the same with limited police service, poor roads and limited public works. She encourages the council to approve the rezoning request.

Edward Gallegos was sworn in. He stated that he wanted to make sure parcel 11 was removed from the agenda.

Michael Carroll was sworn in. He stated he is a nurse and has children and grandchildren here. I would like to see my family stay here. He has stated that many people have to leave the area due to no jobs. He stated that he would like to see his children live in Rio Communities. He sees the community saying they want roads, parks, rec center bike trails, police protection, fire protection, and good schools. He

stated those things are not going to happen here unless the city has a broad tax base that will come from business and industry. It won't come from gross receipt tax from Dollar General or the gas station. None of them will provide the money that will fund these things. Where there are industries, the city will have nice things. He stated that hearing the rail yard is the residue of life and he knows that the railroad is a good paying job. He stated that there are two stages of life either in a human body or a community. It is growth or death and as soon as things stop growing, they die.

Kent Wolford was sworn in. He stated that he had come to the last meeting. He stated he chose Rio Communities as a home, and he is concerned about the zone change and not being specific on businesses that may be coming in. He recommends voting against it until they give more information.

Ron Gentry was sworn in. He stated that he started out in Belen with the industrial park. He stated that nobody is moving into the existing industrial park. The only businesses that moved in is because they got federal money. He stated that there is no labor force here.

Betsie Ramsell was sworn in. She stated that there is a handful of individuals with misinformation all over social media of the ordinance. She stated that there is no longer an I3 zone and in the ordinance, there is no bulk storage of any kind. She stated that the city will benefit from the rezoning, this will allow to bring jobs and new growth of citizens.

Michale Tedisco stated he isn't against growth he is concerned about what is not being said. He understands that the Playa Vista group is putting a lot of money into this. They will not spend money if there wasn't something for their back pockets. He stated that the city does need money, but they need to be careful about who we let in there.

Robert Chavez was sworn in. He stated that where the city is now from 10 years ago, he is proud of where it is. He stated that the city needs to grow to keep from dying and GRT's are important to have a healthy city. He feels that the ordinances are evolving, and they can protect the city and is asking for people to be open minded.

Dick Irvine was sworn in. He stated that he is requested that this be put on a ballot.

Maria Gonzalez was sworn in. She asked the Council and City Manager to vote no. Most community members are not aware that we are back here. The city has been 10 years without Yates and asked to slow this process down. All concerned citizens should be able to ask questions. She requested this be put on the ballot.

Hedi Craig was sworn in. She talked about her concerns of removing residential property and turning it into commercial. She asked for an environmental impact study.

Lodie Silva was sworn in. She talked about zoning permits and permissive uses and that the city won't have any control over. She then talked about comprehensive plans and land use.

Monique Marquez was sworn in. She talked about property tax revenues being exempt from these types of industries and the zoning code is a mess.

**Motion and roll call vote to go back into Council Special Business Meeting session**

Motion made by Council Gordon to go back to Special Business session. Seconded by Councilor Apodaca

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote at 7:46pm

Councilor Marquez asked about the buffer zone only on the north end. According to the City ordinance it states it should be on all sides of business manufacturing and that commercial 2 zone also requires a buffer zone.

Mr. Gleason responded that the applicant would comply with any rules.

Councilor Marquez asked if Playa Vista group has reimbursed the City for the cost of mailing out notifications.

Mr. Gleason stated that they have not but will pay for the postage.

Councilor Marquez asked if the zone change was denied will the Playa Vista group still go through with providing the road.

Mr. Gleason stated that they would not if the zone change is not approved.

Councilor Marquez asked if the road was for large trucks.

Mr. Gleason stated that it isn't only for the large trucks.

Councilor Marquez asked if Mr. Gleason had any idea of how much revenue the zone change would bring in.

Mr. Gleason stated he did not.

Councilor Marquez asked if the developer would maintain the road or would it be deeded to the City.

Mr. Gleason stated that the developer would pay the cost of the development of the road and deed it to the city.

Councilor Marquez asked why the Playa Vista Group didn't try to go with the County.

Mr. Gleason stated that the land is within the City limits. He doesn't think that there is a State provision in the state statute to de annex from a particular Municipality and go back into the County.

Mr. Marquez asked about an environmental impact statement.

Mr. Gleason stated one has not been done due to this being a zone change only and studied will be done down the road.

Councilor Marquez asked about his concerns of the city not being able to build homes due to the limited water and sewer.

Mr. Gleason stated that he believes they have the capacity to increase the capacity of this system

Councilor Marquez asked when we strengthen our zoning ordinance will they comply with the zoning ordinance.

City Attorney stated that anything that doesn't exist will have to comply with the newest zone ordinance.

Councilor Marquez asked if there are any plans to Communicate with the County due to the Highway being part of the County.

Mr. Gleason stated that both Highway 304 and Highway 47 are DOT jurisdiction.

Councilor Nelson asked if they would be willing to put a ditch valley or acoustic fencing to protect us from the noise if approved.

Mr. Gleason stated he couldn't answer that.

Mayor Ramsell asked about the rail spur. He stated that to his understanding there hasn't been an application made either to the State or the Federal government who regulates those. The federal government regulates those at the nation level. His question about the rail spur specifically is that his understating is that BNSF doesn't currently operate on that rail spur unless they're specifically asked to by a potential company. His understating is that New Mexico translating operates and that there is very light usage right now. He also understands that they have very low speed that they operate.

Mr. Gleason stated the speeds are below 15mph or even below 10 mph.

Mayor Ramsell stated that BNSF does not like to operate on the rail spur during the nighttime hours because it is not very safe for the train crews or anyone else out there, due to limited visibility and safety issues. Would having any activity on a small rail spur that's operating very slowly in your opinion have any impact. We have the main rail line that goes into the largest refueling HUB on this side of the Mississippi River 200 plus trains a day.

Mr. Gleason stated that he does not believe it will have any material impact on the chance of an earthquake.

Councilor Marquez asked if Mr. Yates may have talked to any potential industries wanting to move in.

Mr. Gleason said I do not have any information on that and if there has been any conversations it is a long way from having a conversation to a company committing to build a facility.

Councilor Nelson asked the community if the rail spur wasn't involved would they still be opposed to it.

A community member said yes, they would because they don't know what is going in there. He then talked about discrepancy on the acreage. He stated that on the application it is 268 acres on the agenda 399.71 acres, on the facts and findings 278.47 acres.

Mr. Gleason answered that on the first two numbers quoted one was for all 3 zones requested. The 268 acres is for Business manufacturing the 272 acres may be for something that includes a right way.

City Attorney Cori Strife stated that the discrepancy may be due to parcel 11.

Councilor Nelson asked if the roads were taken out of the buffer zone would they still give a 300 ft buffer zone of all 4 sides of Business manufacturing.

Mr. Gleason stated if that's what's in the code now, they would comply with it.

Motion made by Councilor Gordon to remove parcel 11 UPC 1010026150145000000 and Description from the agenda for Playa Vista Group Business manufacturing by Councilor Gordon. Seconded by Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

**Continuation of Public Hearing from April 1, 2024, Special Meeting - Playa Vista Group- Commercial 2 Zone: Proposed Location UPC:1010026397131000000 portion of parcel 16 4.56 acres, UPC:1010026480040000000 parcel 17 15.13 acres, UPC:1010025376425 parcel 18A 4.71 acres**

**Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing**

Motion by Councilor Gordon to recess Council Special Business Meeting session and to go into Public Hearing for Continuation of Public Hearing from April 1, 2024, Special Meeting - Playa Vista Group- Commercial 2 Zone for parcels listed above. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote at 8:28pm.

Michale Tedisco stated that he doesn't have an issue with the commercial 2 zone. He then talked about his concern of traffic volume.

Jody Skelton stated that in many cities the taxes go off by zip code does that mean Belen will get the gross receipt tax.

Leslie Henderson stated regarding any kind of usage for taxation she hopes they don't get any special treatment. The city does need revenue, but her biggest concern is about the water and sewer.

Dick Irvine talked about a democracy. He explained that there are still a lot of questions not being answered. He continued to talk about his concerns with C2 permissions. He stated that our ordinance is very vague, and the city should tighten it up. He then said to put it on a ballot and let the people decide

Carol Romero talked about the beautiful 9-hole golf course in the 70s. She stated Horizon vista came in and built beautiful patio homes along the golf course. People were paying 200k for a 1700 sq foot home, that was a lot of money in the 70s. She talked about the property values dropping to a 80k and could hardly be sold. She stated that if this is passed, the property values could drop to half.

Peggy Gutjahr was sworn in. She stated that she served on the Council for over 9 years. She was originally appointed and elected twice. She was determined to honor her commitments for citizen welfare, good quality of life, city growth and sustainability. She stated over the 9 years they had some difficult and contentious issues. She stated that the city always looked at the comments from the community. They reworked the zoning code with a zoning task force that included two members from Planning & Zoning, two council members and two citizens from the City. She urges the council to approve the application for the sustainability of the City of Rio Communities.

Councilor Nelson stated that he is still going back to the discrepancy of acres.

City Attorney stated that the approval from Planning & Zoning is 268 acres for business manufacturing. Highway 304 may be the discrepancy in the acres.

Mayor Ramsell explained that the zip code is more than the five-digit number. There is usefully a five- or four-digit number added to where it is shipped. That will determine the GRT and if you put Rio Communities that will also determine the GRT. He then stated NM water is a private company not a public utility.

#### **Motion and roll call vote to go back into Council Special Business Meeting session**

Councilor Gordon motioned to go back into Council Special Business Meeting Session. Seconded by Councilor Apodaca.

#### Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote 8:54pm



Motion made by Councilor Nelson to extend the public hearing curfew time from 9:00pm to 9:30pm.  
Seconded by Councilor Gordon

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

**Continuation of Public Hearing from April 1, 2024 Special Meeting - Playa Vista Group- Commercial 2  
Proposed Location - UPC: 1009026375240000000 parcel 5 11.52 acres, UPC:1009026375140000000  
parcel 7 27.26 acres**

**Motion and roll call vote to recess Council Special Business Meeting session and to go into Public Hearing**

Motion made by Councilor Nelson to extend the public hearing until 10:00 pm. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

Motion made by Councilor Gordon to recess the Special Business meeting and go into continuation of public hearing for Playa Vista Group Commercial 2 for the parcels listed above . Seconded by Councilor Apodaca

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote at 9:07pm

Dick Irvin talked about all the vacant land in the area and the business that have closed in Belen. He then talked about the Fire department and the upgrades they will need. He then stated that big companies want to go where there is cheap labor and no unions. He stated the will of the people is to vote no.

Carol Romero stated that she is pro-business if it is put where it belongs. She doesn't think manufacturing belongs in the center of a residential area it belongs on the outskirts. She suggested that the Council go to the areas that Yates has built and see what they are doing.

Maria Gonzalez stated that there are many concerned residents about the abandoned commercial buildings that are crumbling and now we are being asking to build more Commercial buildings. I am not

against development, but we need to be smart about it. It probably isn't on your watch that the buildings are crumbling but it is on your watch to make sure we don't have more.

Jan Gentry stated Rio Communities was a beautiful place with the air and the views of the mountains. When she sold property in Rio Communities, she didn't make promises that she didn't think she could keep. I don't feel that when people bought those properties, they ever imagined that there would be a big building in that area. People that bought properties are at risk and you hold their future in your hands, and they can lose money from the biggest investments of their lives. I ask that you do your homework and to please take this seriously.

John Thompson, I would like to share with you that we have a representative democracy. He would not want this on the ballot, it takes too much time to educate ourselves. I was educated on this by Social Media. They said it was going to be a lot of doom and gloom which I oppose as everyone else does. He stated he wants parks, Police, good roads, and other misc. things. He stated that railroad spurs are not noisy, and spurs will not cause an earthquake. He stated that when he moved here Los Lunas was small and Belen was a big town. Now Belen hasn't grown, and Los Lunas is a healthy growing city the difference is controlled growth of City Leaders. He talked about the City not enforcing the eye sore. He believes that Rio Communities must grow but they need to grow in pace with the businesses. He stated that building 300 acres at once would not be successful without rooftops. He recommends taking it in chunks and making sure they are all successful.

Ron Gentry stated that Belen has an industrial park that no business is going into. Why would they want one here when they already own one that is not being occupied. His understating is Mr. Yates is the president of the large industrial park Nobody is knocking on the doors to move in there. This could turn into a nightmare for the city. He stated this isn't a gross receipt industrial park. He stated the city needs to leave the residential part of the city to get the people in the city and then businesses will follow. He stated that the city doesn't have the money for all the departments that the County has. That is why they want to be part of the City.

Lodie Silva stated she does the best she can to give her clients the home they want, buyers don't want an amusement park in their backyard. She stated you can move into light commercial but businesses manufacturing you can't,

Mrs. Craig Please don't vote for this now put rules, regulation city laws in affect that control development. Put infrastructure in place so they can't do whatever they want to.

#### **Motion and roll call vote to go back into Council Special Business Meeting session**

Motion made by Council Gordon to go back into the Special Business meeting session. Seconded by Councilor Apodaca.

#### **Voting Yea:**

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote at 9:31pm.

Councilor Marquez asked if he knows any businesses to come into the commercial 2.

Mr. Gleason stated he did not know of any business that is ready to locate on those properties.

Councilor Marquez asked if any traffic studies have been done.

Mr. Gleason stated that he did not know of any traffic studies that DOT may require that.

Councilor Apodaca thanked the community for coming out and sharing their concerns.

Councilor Nelson stated that they do not have the minutes from the planning and zoning meeting, and they shouldn't be voting on anything.

Mayor Ramsell talked about the fire department and the wide area they cover. They work with the County and also work with NM State police that has a hazmat team they work with BNSF. The Rio Communities fire department does cover the existing industrial park. He stated that Rio Communities was not planned to be a retirement community. Horizon Vistas plan was to have Rio Communities look like the Northeast Heights.

Councilor Marquez asked who thought of Business Manufacturing because it is a new thing, are there any other cities that have business manufacturing.

Mayor Ramsell stated he had not here in New Mexico but other cities outside of New Mexico have a lot of manufacturing to get away from industrial to keep the pollution away. He stated that you will see business manufacturing more in the Midwest.

**Executive Session - Pursuant to 10-15-1(H)(3) Deliberations by a public body in connection with an administrative adjudicatory proceeding: a) Consideration of Application from Playa Vista Group rezoning to commercial 2; b) Consideration of Application from Playa Vista Group rezoning to business manufacturing c) Consideration of Application from Playa Vista Group rezoning to commercial 2**

**Motion and roll call vote to go into close session**

Councilor Nelson said that in his research he did not find where they can go into executive session, this is not a personal matter.

City attorney Strife explained 10-15-1(H)(3) Deliberations by a public body in connection with an administrative adjudicatory proceeding gives the right to go into executive session. Executive session gives you the opportunity to voice your concerns or personal feelings.

Motion made by Councilor Gordon to go into closed session. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon

Voting Nay:

Councilor Nelson

Councilor Apodaca

Councilor Marquez

Motion passed with a 2-2 vote Mayor breaking the tie at 9:46pm

**Motion and roll call vote to go back into the regular business meeting session**

Motion made by Councilor Apodaca to go back into regular business meeting session. Seconded by Councilor Gordon

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote at 11:57 pm.

**Welcome everyone back and statement by the Mayor: Matters Discussed in Closed Session Were limited to Those Specified in Motion for Closure, and that no final action was taken, as per New Mexico State Statutes Section 10-15-1**

Motion made by Councilor Gordon to approve the statement by the Mayor. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon

Councilor Nelson

Councilor Marquez

Councilor Apodaca

Motion passed with a 4-0 vote at 9:31pm.

**DISCUSSION, CONSIDERATION, AND DECISION- Playa Vista Group- Business Manufacturing: Proposed Location UPC 1009026365015000000 Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT, UPC 1010025060475000000 Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT, UPC 1010025376425 Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526, UPC 1010026480040000000 Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT, UPC 1010026320050000000 Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT, UPC 1010026397131000000 Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV, UPC 1010026294187000000 Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT, UPC 1010026270120000000 Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT, UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11 14.52 ACRES 1994 SPLIT, UPC: 1010026145085000000 Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT, UPC 1010026105020000000 Subd: PLAYA ESTATES Tract: PARCEL 21 23.4 5 ACRES 1994 SPLIT, UPC 1009026490035000000 Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT**

Motion made by Councilor Gordon to remove UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11 14.52 ACRES from the agenda for Playa Vista Group Business manufacturing by Councilor Gordon. Seconded by Council Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote.

Motion made by Councilor Gordon to approve the Playa Vista Group Business Manufacturing Proposed Location listed above. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Apodaca

Voting Nay:

Councilor Nelson  
Councilor Marquez

Motion passed with a 2-2 vote Mayor breaking the tie.

City Attorney Strife recommended a motion to approve the findings from Planning & Zoning with the amendments to item 7 referring to a commercial 2 zone be changed to business manufacturing. In item 10 to add manufacturing or commercial business since no businesses were identified. The applicant will maintain the 100-foot green belt of the property and will be responsible for the upkeep of such.

Motion made by Councilor Gordon to amend the findings from planning and zoning recommendations with the amendments listed above. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Apodaca

Voting Nay:

Councilor Nelson  
Councilor Marquez

Motion passed with a 2-2 vote Mayor breaking the tie.

**DISCUSSION, CONSIDERATION, AND DECISION - Playa Vista Group- Commercial 2 Zone: Proposed Location UPC:1010026397131000000 portion of parcel 16 4.56 acres, UPC:1010026480040000000 parcel 17 15.13 acres, UPC:1010025376425 parcel 18A 4.71 acers**

Motion made by Councilor Gordon to approve Playa Vista Group commercial 2 for above listed parcels. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

Motion made by Councilor Nelson to approve the findings recommendation from Planning & Zoning with an amendment for a 50-foot buffer adjacent to any residential zoning. Seconded by Councilor Gordon.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

**DISCUSSION, CONSIDERATION, AND DECISION - Playa Vista Group- Commercial 2 Zone: Proposed Location - UPC: 1009026375240000000 parcel 5 11.52 acres, UPC:1009026375140000000 parcel 7 27.26 acres**

Motion made by Councilor Nelson to approve the Playa Vista Group application for commercial 2 zoning for above listed parcels. Seconded by Councilor Apodaca.

Voting Yea:

Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

Motion made by Councilor Nelson to approve the finding fact recommendation from planning & zoning with an amendment to add a buffer zone to the North and East side of residential property. Seconded by Councilor Apodaca.

Voting Yea:


Councilor Gordon  
Councilor Nelson  
Councilor Marquez  
Councilor Apodaca

Motion passed with a 4-0 vote

**Adjourn**

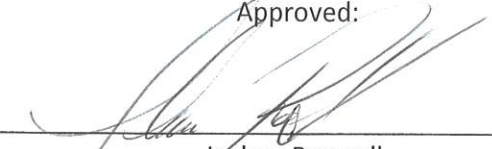
Motion made by Councilor Apodaca to adjourn. Motion carried at 12:18 am.


Respectfully submitted,

  
Dr. Martin Moore, (Acting) Municipal Clerk  
(Taken and Transcribed by Lalena Aragon, Deputy Clerk)


Date: June 10, 2024


Approved:

  
Joshua Ramsell,  
Mayor

  
Lawrance R. Gordon,  
Mayor Pro-tem/Councilor

  
Arthur Apodaca,  
Councilor

  
Thomas Nelson,  
Councilor

  
Matthew Marquez,  
Councilor