



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, September 05, 2024 4:00 PM**  
**Agenda**

*Please silence all electronic devices.*

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Approval of Minutes August 1, 2024 & August 22, 2024**

**Public Comment:** The Commission will take public comments in written form via email through 2:45 PM on Thursday September 5, 2024 to [info@riocommunities.net](mailto:info@riocommunities.net). These comments will be distributed to all Commissioners for review. ***If you wish to speak during the public comment session in person:*** The Commission will allow each member of the public three (3) minutes to address the Commission. Both the public and Planning & Zoning Commission will follow rules of decorum. Give your name and where you live. The public will direct comments to the Commission. Comment(s) will not be disruptive or derogatory.

The Commission will not take action or engage in discussion regarding the comments made or received, but when appropriate the matters raised may be referred to staff or others for further review. Both the public and Commission will follow rules of decorum. Derogatory Comments or matters under litigation will not be allowed and any person or persons addressing the Commission are liable for their own statements, not the Commission. Statements are limited to a maximum of 3 minutes duration. Please give your name and where you live for the record.

**Actions Items**

1. **Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Maverik Inc. Replat Request**
2. **Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Maverik Inc. Special Use Permit**
3. **Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Billy Baca's Special Use Permit**
4. **Decision – Ordinances**

**General Commission Discussion/Future Agenda Items**

5. **General Discussion**

**Adjourn**

Please join us from the comfort and safety of your own home by entering the following link @ <https://www.facebook.com/riocommunities>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, August 01, 2024 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Call to Order**

Chair Good called the meeting to order at 4:00pm

**Pledge of Allegiance**

Commissioner Good led the Pledge of Allegiance

**Roll Call**

**Commission**

Melodie Good  
Jimmie Winters  
Richard Henderson  
Chad Good

**Staff**

Deputy Clerk Lalena Aragon  
City Manager Dr. Moore  
City Attorney Randy Van Fleck

**Approval of Agenda**

Commissioner Winters made a motion to approve the agenda as written. Seconded by Commissioner Good. With a 4-0 vote the agenda was approved as written.

**Approval of Minutes**

Motion made by Commissioner Winters to approve the minutes for June 20, 2024. Seconded by Commissioner Henderson. With a 4-0 vote the minutes were approved as written.

**Public Comment:**

No public comments

**Presentations**

**Maverik**

Matt Rieder from Maverick gave a presentation.

City Manager Dr. Moore talked about the site plan for Maverick. He explained the flood area, utilities and parking. He stated there are about 30 parking areas and continued to talk about the engineering. Dr. Moore explained during the public forum there will be recommendations and stated that they have complied with ADA requirements.

Chair Good asked if they would have diesel and EV parking.

Matt Reider explained that they will offer diesel, EV and the standard fuel.

Commissioner Winters requested that NM water sign off on the permit.

**General Commission Discussion/Future Agenda Items**

Resident from 82 Olson talked about building a carport against the fence in his back yard. He stated that his realtor told him the City didn't have any restrictions on building a carport.

Chair Good explained the setback requirements.

City Attorney Mr. VanVleck explained the proper requirements and steps that need to be followed and suggested that he does not do any more work to the structure until they have been met.

The Commission discussed updating the animal ordinance and reviewing other ordinances that need to be updated and going over the comprehensive plan.

**Adjourn**

Motion made by Commissioner Winters to adjourn at 4:53. Motion passed.

Respectfully submitted,

\_\_\_\_\_  
Martin Moore, (Acting) Municipal Clerk  
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: \_\_\_\_\_

Approved:

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Melodie Good, Chair

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Chad Good, Vice Chairman

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Vacant, Secretary

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Richard Henderson, Commissioner

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Jimmie Winters, Commissioner



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, August 22, 2024 6:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Call to Order**

Vice Chair Good called the meeting to order at 6:01 pm.

**Pledge of Allegiance**

Vice Chair Good led the Pledge of Allegiance.

**Roll Call**

**Commission**

Melodie Good (virtual)

Chad Good

Jimmie Winters

**Staff**

Deputy Clerk Lalena Aragon

City Manager Dr. Moore

**Approval of Agenda**

Motion made by Commissioner Winters motioned to approve the agenda. Seconded by Chair Good. With a 3-0 vote the agenda was approved as presented.

**Public Comment:**

There were no public comments

**Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Hearing**

**Consideration of Maverik Inc. Application for a Replat Request Legal description UPC 100902733648600000 Subd: LAND OF HI MESA Tract: 1 4.46 ACRES 2010 REV, 101 Rio Communities Blvd Rio Communities NM 87002**

Motion made by Commissioner Winters to recess the Planning and Zoning Meeting session and to go into Public Hearing. Seconded by Chair Good. With a 3-0 vote the commission went into a public hearing at 6:03 pm.

Dick Irvin was sworn in. He stated he is for the gas station as it will clean up that corner, but he is concerned that Maverik will take away from Peewee's current gas station on the other side of the street. He stated that Peewee's is a veteran owner and a small business, and Maverik is a large corporation.

Mr. Johnson was sworn in. Mr. Johnson talked about the land he is requesting a replat on. He explained that it is a 4-acres track and 2 acres on the southwest side of Rio Communities Blvd & Manzano Express Way and will be used to build the Mavrik. He explained that have received approval from NM DOT on traffic impact analysis. There are some improvements that they have asked to be made, and they are working on making those changes.

City Manager Dr. Moore explained that this will be a shared agreement for access off of Highway 47.

### **Motion and roll call vote to go back into Planning and Zoning Meeting session**

Motion made by Commissioner Winters to go back into the Planning & Zoning Regular Meeting Session. Seconded by Chair Good. With a 3-0 vote motion was passed at 6:12pm.

### **Public Forum**

### **Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum Consideration of Maverik Inc. application for Special Use Permit Legal description UPC 1009027336486000000 Subd: LAND OF HI MESA Tract: 1 4.46 ACRES 2010 REV, 101 Rio Communities Blvd Rio Communities NM 87002 Regarding a Fueling Station**

Motion made by Commissioner Winters to recess Planning and Zoning Meeting session and to go into Public Forum for the item listed on the agenda. Seconded by Chair Good. With a 3-0 vote the motion was passed at 6:22pm.

Mr. Johnson from Mavrik gave a presentation and went over the site plan for Mavrik.

A public forum was held.

Members of the community talked about their concerns of crime and the City not having a fully staffed police department.

Matt Rider from Mavrick stated that they will hire security if needed.

### **Motion and roll call vote to go back into Planning and Zoning Meeting session**

Motion made by Commissioner Winters to go back into Planning and Zoning Meeting session. Seconded by Chair Good. With a 3-0 vote the motion was passed At 6:35pm.

### **Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum Consideration of Billy Baca application for Special Use Permit for a RV Site Legal description UPC 1009028423060000000 Subd: LAND OF FRANK SEMINARA Tract: A1 0.69 ACRE 1987 SPLIT/2009 REV (RAINBOW CAR WASH) 4 MANZANO EXPY Rio Communities NM, 87002**

Motion made by Commissioner Winters to recess the Planning and Zoning Meeting and go into a Public Forum. Seconded by Chair Good. With a 3-0 vote the motion was passed at 6:36pm.

Billy Baca explained his plans for an RV park that would include 25 spaces and gave a presentation.

A Public Forum was held.

### **Motion and roll call vote to go back into Planning and Zoning Meeting session**

Motion made by Commissioner Winters to go back into Planning and Zoning Meeting session. Seconded by Chair Good. With a 3-0 vote motion was passed at 6:54pm.

### **Discussion, Consideration, and Decision – Maverik Inc. Application for a Replat Request**

Motion made by Commissioner Winters to approve Maverik Inc. application for replat. Seconded by Chair Good. With a 3-0 vote motion was passed.

### **Discussion, Consideration, and Decision – Maverik Inc. Application for Special Use Permit Regarding a Fueling Station**

Motion made by Commissioner Winters to approve Maverik Inc. application for special use permit. Seconded by Chair Good. With a 3-0 vote motion was passed.

**Discussion, Consideration, and Decision – Billy Baca application for Special Use Permit for an RV Site**

Motion made by Commissioner Winters to approve Maverik Inc. application for special use permit. Seconded by Chair Good. With a 3-0 vote motion was passed.

**Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Maverik Inc. Replat Request**

**Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Maverik Inc. Special Use Permit**

**Discussion, Consideration, and Decision – Approval of Recommendation letter to Council Regarding Billy Baca’s Special Use Permit**

Motion made by Commissioner Winters to table the action items to approve recommendation letters for Maverik special use permit and replat application and also Billy Baca’s special use permit application. Seconded by Chair Good. With a 3-0 vote motion was passed.

**General Commission Discussion/Future Agenda Items**

Commissioner Winters talked about going over the animal ordinance and have town hall meetings.

**Adjourn**

Motion made by Commissioner Winters to adjourn. Motion carried at 7:10pm

Respectfully submitted,

\_\_\_\_\_  
Martin Moore, (Acting) Municipal Clerk  
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: \_\_\_\_\_

Approved:

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Melodie Good, Chair

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Chad Good, Vice Chairman

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Vacant, Secretary

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Richard Henderson, Commissioner

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Jimmie Winters, Commissioner



The City of Rio Communities Planning and Zoning Commission (the Commission hereinafter) met on August 22, 2024, at 6:00pm to hold a Public Forum and consider action on the Application for a Special Use Permit as required by Section 4-3-7 of Ordinance 2023-92, the Rio Communities Zoning Code.

A public forum was noticed on August 13, 2024, and held on August 22, 2024, pursuant to Zoning Code §4-18-9 at 6 pm, and members of the public spoke at the public forum. Members of the public expressed their concerns for the safety of the property, noting that transient individuals frequented the area. Questions were asked of the Applicant regarding availability of laundry facilities and other on-site amenities. The Applicant testified as to the number of RV spaces, utilities and cited his willingness to work with the adjacent property owner to develop the property without nuisance.

The Commission finds that the property located on 4 Monzano Expressway is appropriately zoned C-2.

The Commission finds that the Applicant's proposed Special Use of an RV Park is permitted under Section 4-3-7(E) as it is sufficiently similar to an apartment complex or townhouse development.

The Commission finds that the Applicant has complied with all requirements of §4-3-7 and §4-18-9.

Therefore, the City of Rio Communities Planning and Zoning Commission hereby recommends the application for a Special Use Permit from Billy Baca be APPROVED pursuant to Chapter 4, Section 3, Subsection 7 of the City of Rio Communities Zoning Code, Ordinance 2023-92.

Approved September 5, 2024

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Melodie Good, Chair

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Chad Good, Vice Chair

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Secretary, Vacant

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Commissioner, Richard Henderson

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Commissioner, Jimmie Winters

ATTEST:

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Dr. Martin Moore,  
(Acting) Municipal Clerk





The City of Rio Communities Planning and Zoning Commission (the Commission hereinafter) met on August 22, 2024, at 6:00pm to hold a Public Forum and consider action on the Application for a Special Use Permit as required by Section 4-3-7 of Ordinance 2023-92, the Rio Communities Zoning Code.

A public forum was noticed on August 13, 2024, and held on August 22, 2024, pursuant to Zoning Code §4-18-9 at 6 pm, and members of the public spoke at the public forum. Members of the public expressed their concerns for the safety of the property, noting that transient individuals frequented the area. The Applicant testified as to the ability of the Applicant to retain on-site security as necessary. Members of the public also expressed concerns about a large gas station bringing in large semi-trucks and potentially taking away business from a nearby veteran-owned gas station.

The Commission finds that the property located on 101 Rio Communities Blvd is appropriately zoned C-2.

The Commission finds that the Applicant's proposed Use of a Gas Station is permitted under Section 4-3-7(C).

The Commission finds that the Applicant has complied with all requirements of §4-3-7 and §4-18-9.

Therefore, the City of Rio Communities Planning and Zoning Commission hereby recommends the application for a Special Use Permit from Maverik, Inc. be APPROVED pursuant to Chapter 4, Section 3, Subsection 7 of the City of Rio Communities Zoning Code, Ordinance 2023-92.

Approved September 5, 2024

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Melodie Good, Chair

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Chad Good, Vice Chair

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Secretary, Vacant

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Commissioner, Richard Henderson

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Commissioner, Jimmie Winters

ATTEST:

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Dr. Martin Moore,  
(Acting) Municipal Clerk