



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, March 07, 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 Benavidez led the pledge allegiance

Roll Call

Commission

Melodie Good

Chad Good

Richard Henderson

Lina Benavidez

Staff

City Manager Dr. Moore

Deputy Clerk Lalena Aragon

City Attorney Randy Van Vleck

Approval of Agenda

Chair

Motion by Commissioner Good to approve the agenda as presented. Seconded by Mr. Winters. With a 4-0 vote the agenda was approved.

Approval of Minutes

Motion made by Commissioner Good to approve the minutes for 12/21/2023, 01/11/2024. Seconded by Commissioner Winters. With a 4-0 the minutes were approved.

Public Comment:

Police Chief Nunez introduced Code Enforcer Andrew Good.

Helen Smith talked about her concerns of fire and the winds, and the fire safety routes in the Golf Course area.

Dick Irvin talked about the meeting times and request to change the meetings to 6:00 pm so residents can attend.

Public Hearing Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Hearing Consideration of Rio Holding Replat

Motion by Commissioner Good to go to a Public Hearing for Rio Holdings Replat. Seconded by Commissioner Winters. With a 4-0 vote the Planning and Zoning meeting was recessed and went to a Public Hearing at 4:12pm.

Dr. Moore explained the public hearing is regarding a 9-acre lot located off Manzano Express way that is owned by Rio holdings and about a year and a half ago 5 acres were changed to residential 1 leaving

the 9 acers as planned development. They were told that if they wanted to start development or sell the property that the 9 acers would need to be re-plated. Tony Harris representing Rio Holdings showed the commission a map of the property and said Dr. Moore pretty much explained it all and they are just trying to re-plat lot 3 into 2 pieces the 9-acer piece.

Dr. Moore swore in Mr. Harris. Mr. Harris gave a presentation about the land that is requesting the replat.

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

Moton by Commissioner Winters to go back into planning and zoning session. Seconded by Commissioner Benavidez. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with a 4-0 vote the planning and zoning went back into the regular meeting session at 4:18 pm.

Discussion, Consideration, and Decision -Rio Holdings Replat Request

Motion made by Mr. Good to approve Rio Holdings replat request to send to City Council. Seconded by Commissioner Benavidez. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with a 4-0 vote Rio Holdings replat request was approved.

Discussion, Consideration, and Decision – Recommendation to City Council Regarding Applicant Playa Vista Group – Commercial 2 Zone

There was a discussion.

Motion made by Commissioner Good to move the recommendation letter for Playa Vista group for Commercial 2 zone to City Council Seconded by Commissioner Winters. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with 4-0 vote recommendations for Playa Vista application for Commercial 2 to City Council.

Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Commercial 2 Zone

There was a discussion.

Motion made by Commissioner Winters to move the recommendation letter for Playa Vista group for Commercial 2 zone to City Council. Seconded by Commissioner Good. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with 4-0 vote recommendations for Playa Vista application for Commercial 2 to City Council.

Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Business Manufacturing

There was a discussion.

Motion made by Commissioner Winters to move the recommendation letter for Playa Vista group for business manufacturing zone to City Council. Seconded by Commissioner Good. Voting Yea: Chair Good, Vice Chair Good, Secretary Benavidez, Commissioner Winters, Commissioner Henderson with 4-0 vote recommendations for Playa Vista application for business manufacturing to City Council.

General Commission Discussion/Future Agenda Items

Vista Grande Estates gave a presentation for a zone request of 75 lots that are currently zoned MH1 and is requesting to add R1 zoning mixed in with MH1 zoning. Theres was a discussion.

Chair Good explained that there are too many Commissioners on the task force and asked if anyone could resign. Commissioner Good volunteered.

Chair Good began a discussion to change the time of the meeting.

Adjourn

Motion made by Commissioner Winters at 5:47pm. Seconded by Commissioner Good. The motion carried.

Respectfully submitted,




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

Date: 6/17/24

Approved:



Melodie Good, Chair



Chad Good, Vice Chair

Adelina (Lina) Benavidez, Secretary

Richard Henderson, Commissioner



Jimmie Winters, Commissioner