



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: 9/5/2024

Approved:



Melodie Good, Chair

Chad Good, Vice Chairman

Vacant, Secretary



Richard Henderson, Commissioner

Jimmie Winters, Commissioner