



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Wednesday, June 18, 2025 6:00 PM
Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes April 23, 2025

Public Comment: The Commission will take public comments in written form via email through 4:45 PM on Wednesday June 18, 2025 to 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.

Public Forum

Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum Consideration of Roadrunner Organics Special Use Permit for Cannabis retail sale Legal description UPC 1009028306055000000 Tract: UNNUMBERED S: 16 T: 5N R: 2E 0.48 ACRE PLAT N-663, 2350 HIGHWAY 47 Rio Communities NM, 87002

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

Actions Items

1. **Discussion, Consideration, and Decision – Roadrunner Organics Special Use Permit for Cannabis retail sale Legal description UPC 1009028306055000000 Tract: UNNUMBERED S: 16 T: 5N R: 2E 0.48 ACRE PLAT N-663, 2350 HIGHWAY 47 Rio Communities NM, 87002**

Presentation

Clinton & Craig Tabet Golf Course

2. **Discussion – Residential 1 & Residential 2 Ordinance**

General Commission Discussion/Future Agenda Items

3. **Recruitment Planning and Zoning Commissioners**

Adjourn

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
Wednesday, April 23, 2025 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

Roll Call

Commission

Melodie Good
Jimmie Winters
Richard Henderson
Michael Melendez
Chad Good

Staff

Deputy Clerk Lalena Aragon
City Manager Dr. Moore

Approval of Agenda

Commissioner Good approved the agenda with the amendments of moving action item #2 to #1. Seconded by Commissioner Melendez. Motion passed with a 5-0 vote.

Approval of Minutes

Motion made by Commissioner Melendez to approve the minutes from March 30, 2025. Seconded by Commissioner Winters. Motion passed with a 5-0 vote.

Public Comment:

Steve Gladwell talked about a noise nuisance on Blanda Court and stated that he has called the police and him and his neighbors have made several complaints about this amplified sound, and they were told they could not do anything about the noise due to the City ordinance and stated that he would like some help from the city to change the ordinance. He continued to explain that this noise is at all hours of the night, and he has expressed his concerns about the issue to his neighbors and suggested that there needs to be more specific verbiage in the ordinance.

Presentations

Mark Burk gave a presentation about a subdivision development. He stated that he purchased the 32 acres next to the Elementary School and he is the engineer for Mr. Pofahl and explained that this is two separate subdivisions and explained they are extending Houston Blvd to go into the school, he explained that there will be a park for drainage. He explained that they have everything laid out and he stated that the lot size is planned out by the builders LGI and DR Horton. They like the lot size of 45 x 105. He explained the corner lots are 55 x 105. Roads will be 50 foot right-of-way. He talked about the drainage and explained that the lots will be elevated about 4ft. He continued to talk about axle lanes and a continues left hand turn lane for Manzano Express way. He stated they are working to have two nice subdivisions.

The Commission asked what the land was zoned.

City Manager Dr. Moore explained that the Baca property is zoned planned development, and the other property is zoned residential 1.

Commissioner Melendez asked if this development would accommodate modular homes.

Mr. Burk explained that he is selling the lots to the builder.

There was discussion about the lot size and the park.

Mr. Mimms asked if the water rates could be grandfathered in with the current rates.

City Manager Dr. Moore stated he doesn't think they could.

Mr. Mimms asked about the 9 acers of retail.

Mr. Burk explained that Mr. Pofahl owns that and has plans for retail.

Discussion – Residential 1 & Residential 2

The Commison discussed R-1.

City Attorney Van Vleck explained that they would have to look at some things like the lot size if it is under a half acer there would not ba able to have septic and they would have to connect to the water.

Chair Good suggested having a couple of comisoners get together and look at this and make the marks ups to make it uniform.

Adjourn

Chair Good adjourned the meeting at 5:09 pm.

Respectfully submitted,

Lalena Aragon, Deputy Clerk
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

Melodie Good, Chair

Chad Good, Vice Chairman

Jimmie Winters, Commissioner

Richard Henderson, Commissioner

Michael Melendez, Commissioner

DRAFT

**Application for a Special Use Permit
City of Rio Communities, NM**

Instructions

This application form is required to initiate a review by the City Planning and Zoning Commission at a regular business meeting for recommendation to the City Council granting a Special Use Permit. This form must be completed and submitted with the required administrative fee to the Municipal Clerk.

Applicant Information

Applicant Name: Edward Gifford
Mailing Address: 41 Entrada Aragon
Phone Number: 505 818-4376

General Information

Type of Conditional Use (check as appropriate): If unknown, please don't check any box.

- ☒ Permanent Special Use
☐ Renewable Special Use

Location of property that is subject of the request (physical address and legal description):

2350 NM, Hwy 47 Rio Communities NM 87002

Current zoning of the property: C-3

Required Attachments

1. A written statement describing existing and future land use of the property with reference to Guidelines in (Article 4-7-4 Rio Communities Zoning Ordinance.)
2. A site plan showing location of structures on the property and on contiguous properties, easements and right-of-way, and other relevant information. Proposed future improvements of the property should be indicated if possible.

Procedural Information

Signature of Applicant: Ed Gifford Date: May 2 -25

Application Received By: _____ Date: _____

Action Taken: _____ Effective Date: _____

Expiration Date for Renewable Special Use Permit: _____

NOTE: Special conditions assigned to this application must be attached in written form with this application.

Roadrunner Organics llc
41 Entrada Aragon
Los Lunas NM 87031

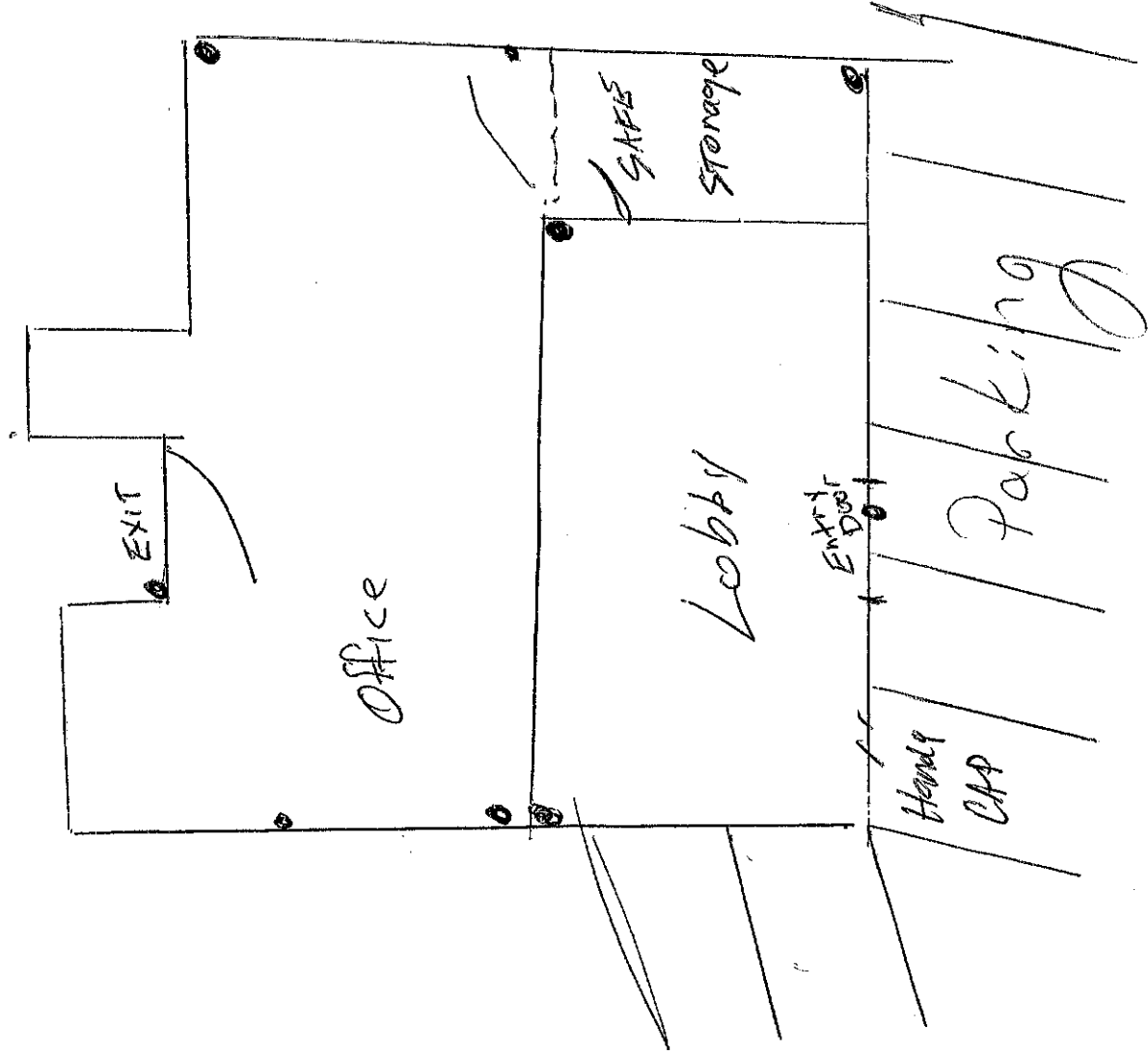
Roadrunner Organics will be purchasing the location at 2350 NM hwy 47 Rio
Communities

Our goal is to open a Dispensary at this location, we currently have 3 locations and
have a grow location in Tome NM, At a later date our goal is to tear down the
existing building and build a new store front, were looking to improve the existing
building until were ready to move forward, We currently have a active GB-98
Contractors license to do the work , with permits as required if necessary, there was
a licensed Dispensary at this location, We are looking forward to opening this
location

Thank you
Ed Gifford
Owner
505-818-4376

Roadrunner Organics
2350 NM 47

Rio Communities



6 cameras

8 car spaces

More if needed

ROADRUNNER ORGANICS LLC

LOS LUNAS NM 87031

5058184376

1572

95-37/1070

Date MAY 7-25

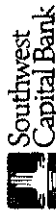
City of Rio Communities \$ 250⁰⁰/₁₀₀

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Memo

Ed Hernandez

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