



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, August 07, 2025 4:00 PM

Agenda

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Public Comment: The Commission will take public comments in written form via email through 2:45 PM on Thursday July 07, 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.

Actions Items

- 1. Election for Vice Chair**
- 2. Discussion, Consideration, and Decision – Report from Dr. Moore on Zoning Compliance of the Building at Horner and 47.**
- 3. Discussion Only – Residential Home Re- Roofing**
- 4. Discussion, Consideration, and Decision – Approval of Findings of Facts and Recommendations 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.**

General Commission Discussion/Future Agenda Items

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

360 Rio Communities Blvd.
Rio Communities, NM 87002
505-861-6803
www.riocommunities.net

FINDINGS OF FACT AND RECOMMENDATION

Pursuant to Ordinance 2023-92 (City of Rio Communities Zoning Code) §4-18-9 the Planning and Zoning Commission of the City of Rio Communities sets forth the following Findings and Recommendation to the Governing Body of the City of Rio Communities.

FINDINGS OF FACT

1. Applicant Roadrunner Organics submitted an application for a Cannabis Special Use Permit on May 2, 2025, for the premises located at 2350 State Highway 47, Rio Communities, New Mexico.
2. Ordinance 2021-80 requires a Special Use Permit as a condition of conducting a cannabis-related business in the city.
3. A public forum was held on July 17, 2025, pursuant to Zoning Code §4-18-9 at 4:12 pm, and several members of the public spoke at the public forum. Several members commented on the number of cannabis-related businesses in the city. Others expressed support for this business.
4. The Commission finds that Roadrunner Organics' application is complete.
5. The Commission finds that Roadrunner Organics located 2350 State Highway 47, Rio Communities, New Mexico is appropriately zoned C-3.
6. The Commission finds that the Applicant's proposed cannabis retail location is not within three hundred (300) feet of a school or daycare.
7. The Commission finds that the Applicant's proposed cannabis retail location is not within six hundred (600) feet of another licensed cannabis retail location.
8. The Council finds that the Applicant has complied with all requirements of §4-3-8, §4-18-9 and Article 1, Chapter 4 of Ordinance 2021-80.
9. The Commission finds that the proposed use does not adversely affect adjoining property values, or endanger public safety.
10. The Commission finds that the proposed use will not become detrimental to the character of the zone where it is located.

11. This Public Hearing was properly noticed in accordance with §4-18-5 and §4-18-9 of Chapter 4 of Ordinance 2021-80.

RECOMMENDATION

Based upon the above Findings, the Planning and Zoning Commission of the City of Rio hereby recommends approval for the issuance of a Cannabis Special Use Permit to Roadrunner Organics.

City of Rio Communities Planning and Zoning Commission

Approved:

Melodie Good, Chair

Jimmie Winters, Commissioner

Richard Henderson, Commissioner

Michael Melendez, Commissioner