



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, August 21, 2025 6:00 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 August 21, 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

Request for Rezoning from Parks, Recreation and Open Space to Commercial 2 (C2) for a Portion of the Following Described Property of S: 21 T: 5N R: 2E TIERRA DEL SOL GOLF COURSE TR 1 40.51 AC TR 1A 28.09 AC TR 2A2 45.93 AC & TR C1A 11.87 AC COUNTRY CLUB ESTATES TOTAL 126.40 AC TWN 5N RGE 2E SECS 21 22 27 28 2009 REV: UPC 1009027462194514700. The Portion Includes but is not Limited to the Club House, Restaurant, Swimming Pool; and Other Structures and Parking Areas Surrounding these Structures.

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

Action Items

1. **Discussion, Consideration, and Decision – Approval to Continue to Consider Rezoning for a portion of S: 21 T: 5N R: 2E TIERRA DEL SOL GOLF COURSE TR 1 40.51 AC TR 1A 28.09 AC TR 2A2 45.93 AC & TR C1A 11.87 AC COUNTRY CLUB ESTATES TOTAL 126.40 AC TWN 5N RGE 2E SECS 21 22 27 28 2009 REV: UPC 1009027462194514700 from Open Space to C2 on the Condition of the Submittal of a Surveyed Replat Identifying the Metes & Bounds Description, and Acreage of the Property Portion Considered for Rezoning.**

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>

Application for Zoning Ordinance Amendment

City of Rio Communities, NM

Instructions

This application form is required to initiate any change to the text or zone map of the Comprehensive Zoning Ordinance of the City of Rio Communities. This form must be completed and submitted with the required administrative fee with six copies to the Municipal Clerk. The zoning ordinance amendment process will proceed following receipt of the completed application form and any required attachments in accordance with Article 15 of the Rio Communities Zoning Ordinance.

Applicant Information

Applicant Name: T THREE LLC

Mailing Address: 1000 GOLF COURSE RD

City: RIO COMMUNITIES State: NM Zip: 87002 Phone Number: 505-864-1000

General Information

Type of Amendment (check as appropriate):

☐ Amendment to Text

☒ Amendment to Zoning Map

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

PLEASE SEE ATTACHED

Brief description of proposed change:

PLEASE SEE ATTACHED

Required Attachments

1. A written statement explaining the reason for the request.
2. A sketch plan (if applicable) showing location of structures on the subject property and contiguous properties, easements and right-of-way, and other relevant information. PLEASE SEE ATTACHED

EXHIBIT TDS-A-C

Procedural Information

Signature of Applicant: [Signature] Date: 5/9/25

Application Received By: _____ Date: _____

City Council Meeting Date: _____ Hearing Date: _____

Planning and Zoning Commission Recommendation: _____

Action Taken: _____ Effective Date: _____

Re Zoning Plan Details

Property Owner: T Three LLC

Parcel: Valencia County UPC #100902746219451470 (Exhibit TDS A-C)

Re-zoning reasoning:

As of the owner of Parcel number listed above, I Craig Tabet am wanting to rezone a portion of the parcel to do business in a different way to lease existing infrastructure to other businesses to prosper and serve the small community we live in. The current parcel includes over 125 acres of a 18 hole golf course. The proposed re-zone will disconnect the commercial buildings and parking lots from the fields currently used as a 18 hole grass golf course. The current commercial buildings have been used for strictly golf course operations. In 2025 we have since leased out and want to lease out space not used, to other local businesses to achieve maximum exposed as businesses within the city of Rio Communities. This will not only bring on more businesses to a new up and coming city, but with show case the premium commercial property within the City of Rio Communities. We currently are leasing out office space to a realtor ready to build a new sub division in Rio Communities area. We also are leasing out a kitchen/restaurant to another business to serve the community. As we look into the future to grow not only our own business, but the City of Rio Communities we are looking for other businesses to venture with the space we are current not using. This will hopefully include a gym, pickle ball courts, and drive through to go cannabis business and more.

The owners of this Parcel have been a part of Rio Communities for over 20 years and want nothing but growth to the city and this rezone is vital to the vision of success to Rio Communities.

Exhibits to this Zoning Ordinance Amendment are attached. Below are the details of each attachment.

- | | |
|---------------|--|
| Exhibit TDS-A | Parcel Map picture of highlighted property to re-zone |
| Exhibit TDS-B | Parcel Map picture zoomed into property and black outline to rezone to do business proposed above. |
| Exhibit TDS-C | Description of proposed parcel to be rezoned. |

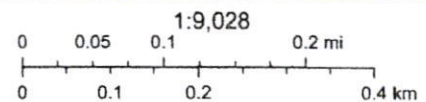
 CRAIG TABET
5/9/25

Valencia County GIS Web Map



5/8/2025, 9:09:01 PM

- | | | | |
|------------------|---------------------|-----------------|-------------------|
| Rivers | Cemetery | Law Enforcement | Sports Complex |
| Waterways | Chamber of Commerce | Library | Train Station |
| PointsOfInterest | Court | Park | InterstateHighway |
| Airport | Fire Department | Penitentiary | RailRoads |
| BMX Park | Golf | Post Office | Roads |
| Base Ball Field | Gym | School | ValenciaCo |



Parcel Information:1009027462194514700

UPC	1009027462194514700
Account Number	R071543
Legal Description	S: 21 T: 5N R: 2E TIERRA DEL SOL GOLF COURSE TR 1 40.51 AC TR 1A 28.09 AC TR 2A2 45.93 AC & TR C1A 11.87 AC COUNTRY CLUB ESTATES TOTAL 126.40 AC TWN 5N RGE 2E SECS 21 22 27 28 2009 REV
Situs (Physical Address)	1000 GOLF COURSE RD
Owner	T THREE LLC
Owner Number	21474
OwnerAddress	530 B HARKLE ROAD STE 100 SANTA FE, NM 87505
In Care Of	
Business Name	RIO COMMUNITIES CLUB HOUSE AND GOLF COURSE
Tract/Lot/Parcel	
Subdivision	
Block	
Unit	
Tax Area	RC01_NR
LANDACT	252,000
IMPACT	1,204,536
LANDASD	84,000
IMPASD	401,512
TOTASD	485,512
TOTEXMT	0
NETASD	485,512
Notes	
Rev Year	1998
Plat Book	J
Plat Number	221
Document Number	
Approx. Area (Sq. Ft.)	5,482,132.59
Approx. Area (acres)	125.85 acres
MapNumber (for assessor's office)	

EXHIBIT
TDS- C

Valencia County GIS Web Map



5/8/2025, 9:10:05 PM

