



## City of Rio Communities Planning and Zoning Meeting

City Council Chambers - 360 Rio Communities Blvd

Rio Communities, NM 87002

Thursday, February 15, 2024 4:00 PM

### Agenda

*Please silence all electronic devices.*

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#### Call to Order

#### Pledge of Allegiance

#### Roll Call

#### Approval of Agenda

#### Approval of Minutes – Approval of Minutes for Business Meeting January 11, 2024

**Public Comment:** *If you wish to speak during the public comment session, the Chairman will allow each member of the public three (3) minutes to address the Commission. Both the public and Commission will follow rules of decorum. Please state your name and where you live. The public shall direct comments to the Chairman. Comment(s) will not be disruptive or derogatory.*

#### Actions Items

1. **Discussion, Consideration, and Decision – Election of Officers**
2. **Discussion, Consideration, and Decision – Adoption of the City's Open Meetings Act Resolution**
3. **Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Commercial 2 Zone**
4. **Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Commercial 2 Zone**
5. **Discussion, Consideration, and Decision – Recommendation to City Council regarding applicant Playa Vista Group – Business Manufacturing**

#### General Commission Discussion/Future Agenda Items

6. **Rio Holdings Replat**

#### 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 Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, January 11, 2024 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

**Call to Order**

Secretary Good called to the meeting to order at 4:00pm.

**Pledge of Allegiance**

Secretary Good led the pledge of allegiance.

**Roll Call**

PRESENT

**Commission**

Melodie Good

Chad Good

Richard Henderson

**Staff**

Manager Dr. Moore

Deputy Clerk Lalena Aragon

Attorney Cory

**Approval of Agenda**

Motion made by Secretary Good to table the minutes for meeting December 21, 2023 and the decision and consideration of the purposed zone changes for Commercial 2 and Business Manufacturing due to the resignation of our Vice Chair. Seconded by commissioner Good.

**Voting Yea:**

Secretary Good

Commissioner Good

Commissioner Benavidez

Commissioner Henderson

Motion passed with a 4-0 vote

**Approval of Minutes - Business Meeting December 21, 2023.**

Tabled until next Regular Business Meeting.

**Public Comment:**

No comment.

**Public Forum - For the purpose of the request for a rezoning for a Planned Development to Commercial 2 Zone and Business Manufacturing Zone**

- **Motion and roll call vote to recess Planning and Zoning Meeting session and to go into a Public Forum**

Motion made by Commissioner Benavidez to go into a Public Forum at 4:07. Seconded by Commissioner Good.

Voting Yea:

Secretary Good  
Commissioner Good  
Commissioner Benavidez  
Commissioner Henderson

Motion passed with a 4-0 vote.

Public Comment was taken on the following items:

- **The Playa Vista Group: Commercial 2 zone Proposed Location: UPC 100902637524000000 Subd: PLAYA ESTATES Tract: PARCEL 5 11.52 ACRES 1994 SPLIT, UPC 100902637514000000 Subd: PLAYA ESTATES Tract: PARCEL 7 27.26 ACRES 1994 SPLIT Proposed Location: UPC 100902637524000000 Subd: PLAYA ESTATES Tract: PARCEL 5 11.52 ACRES 1994 SPLIT, UPC 100902637514000000 Subd: PLAYA ESTATES Tract: PARCEL 7 27.26 ACRES 1994 SPLIT UPC 1010026397 PLAYA ESTATES Tract: PARCEL 16 16.44 ACERS 2006 REV, PARCEL 17 33.82 ACRES 1994 SPLIT, PARCEL 18 A 42.01 ACRES**
- **The Playa Vista Group: Business Manufacturing Proposed Location: UPC 100902636501500000 Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT, UPC 101002506047500000 Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT, UPC 1010025376425 Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526, UPC 101002648004000000 Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT, UPC 101002632005000000 Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT, UPC 1010026397131000000 Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV, UPC 1010026294187000000 Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT, UPC 1010026270120000000 Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT, UPC 1010026150145000000 Subd: PLAYA ESTATES Tract: PARCEL 11 14.52 ACRES 1994 SPLIT, UPC: 1010026145085000000 Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT, UPC 1010026105020000000 Subd: PLAYA ESTATES Tract: PARCEL 21 23.45 ACRES 1994 SPLIT, UPC 1009026490035000000 Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT**

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

Motion made by Commissioner Benavidez to go back into Regular Business meeting. Seconded by Commissioner Good.

Voting Yea:

Secretary Good  
Commissioner Good  
Commissioner Benavidez  
Commissioner Henderson

Motion passed with a 4-0 vote.

Commission will make a recommendation at the next Business Meeting.

**Adjourn**

Motion made by Commissioner Good to adjourn at 5:22pm. Seconded by Commissioner Benavidez. Motion carried.

Respectfully submitted,

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

Date: \_\_\_\_\_

Approved:

\_\_\_\_\_  
Melodie Good, Secretary

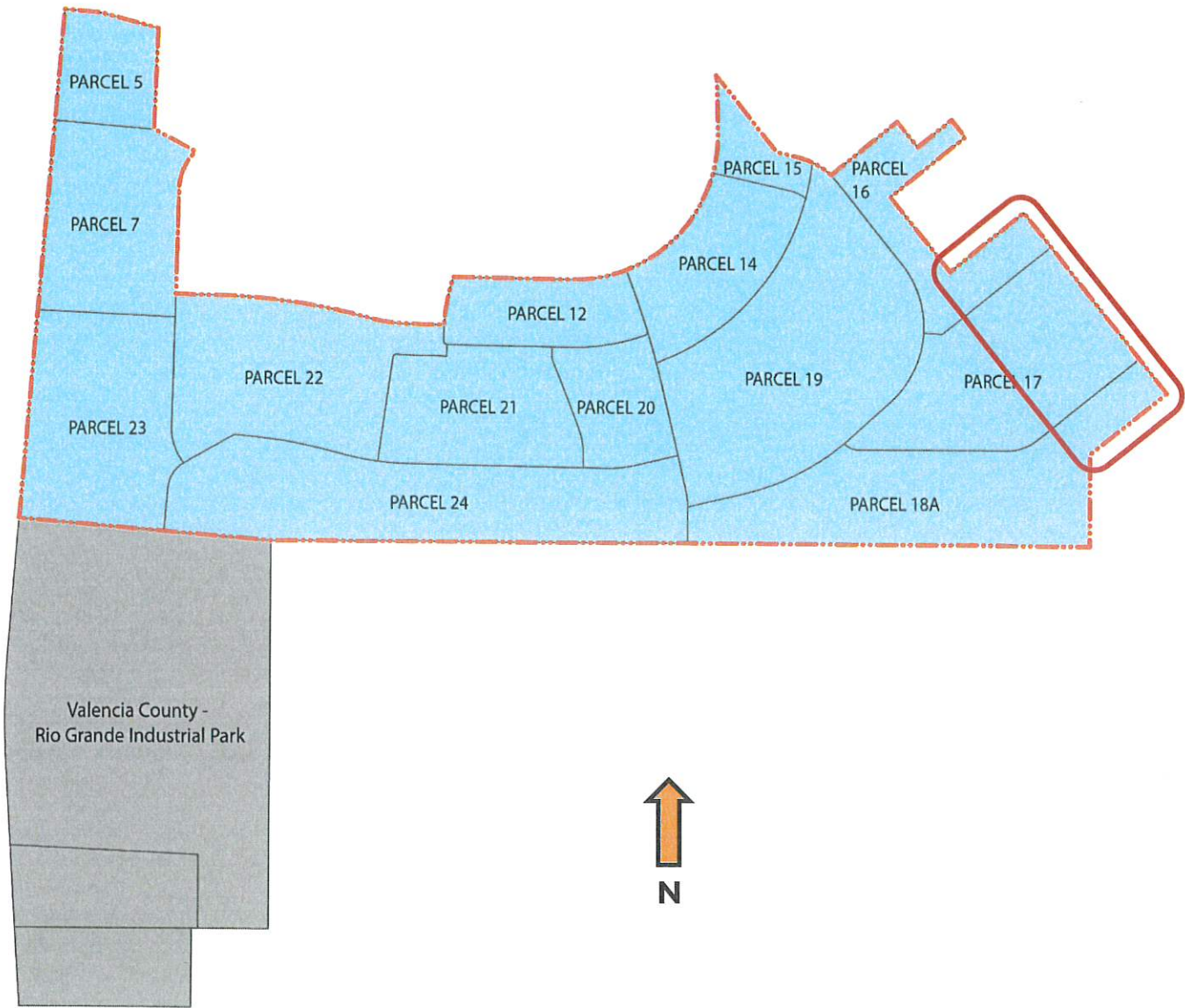
\_\_\_\_\_  
Richard Henderson, Commissioner

\_\_\_\_\_  
Adelina (Lina) Benavidez, Commissioner

\_\_\_\_\_  
Chad Good, Commissioner

LEGAL DESCRIPTION OF PROPERTY – RIO COMMUNITIES BUSINESS PARK

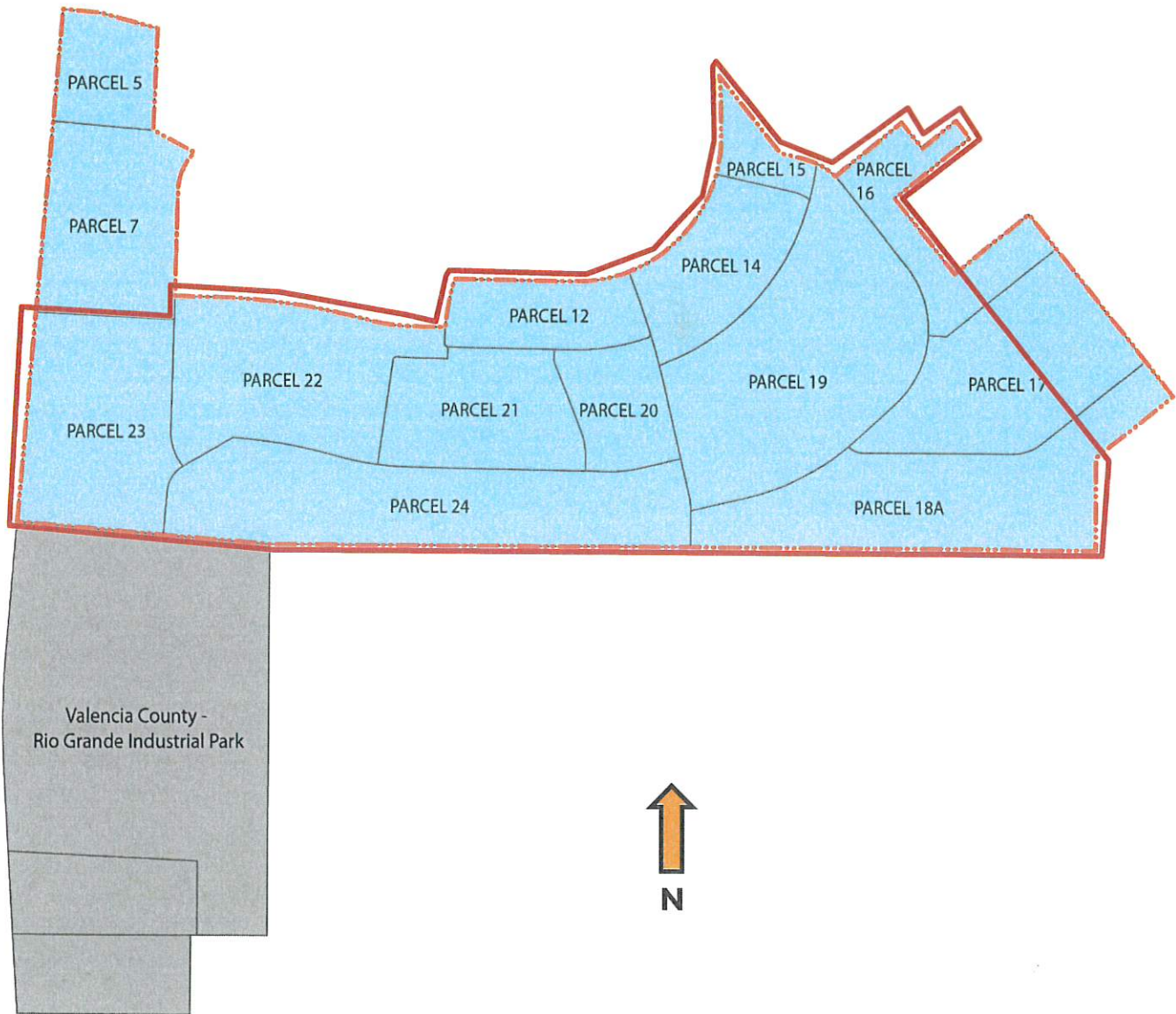
SEE FIGURE AND TABLE - ATTACHED



<i>Parcel</i>	<i>Legal Description of Property</i>	<i>Sub-division</i>	<i>UPC #</i>	<i>Lot #</i>	<i>Present Zoning</i>	<i>Requested Zoning Change</i>
16	Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV	PLAYA ESTATES	1010026397 131000000	PORTION OF PARCEL 16 REMAINING	PD  (4.78 acres unchanged)	C-2  (4.56 acres)
17	Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT	PLAYA ESTATES	1010026480 040000000	PARCEL 17	PD	C-2  (15.13 acres)
18A	Subd: PLAYA ESTATES Tract: 18A 42.01 ACRES PLAT M-526	PLAYA ESTATES	1010025376 425	18A	PD	C-2  (4.71 acres)

LEGAL DESCRIPTION OF PROPERTY – RIO COMMUNITIES BUSINESS PARK

SEE FIGURE AND TABLE - ATTACHED



<i>Parcel</i>	<i>Legal Description of Property</i>	<i>Sub-division</i>	<i>UPC #</i>	<i>Lot #</i>	<i>Present Zoning</i>	<i>Requested Zoning Change</i>
23	Subd: PLAYA ESTATES Tract: PARCEL 23 33.40 ACRES 1994 SPLIT	PLAYA ESTATES	1009026365 015000000	PARCEL 23	PD	B-M (33.40 acres)
22	Subd: PLAYA ESTATES Tract: PARCEL 22 35.56 ACRES 1994 SPLIT	PLAYA ESTATES	1009026490 035000000	PARCEL 22	PD (5.42 acres unchanged)	B-M (30.14 acres)
12	Subd: PLAYA ESTATES Tract: PARCEL 12 14.29 ACRES 1994 SPLIT	PLAYA ESTATES	1010026145 085000000	PARCEL 12	PD (12.57 acres unchanged)	B-M (1.72)
14	Subd: PLAYA ESTATES Tract: PARCEL 14 19.56 ACRES 1994 SPLIT	PLAYA ESTATES	1010026270 120000000	PARCEL 14	PD (16.84 acres unchanged)	B-M (2.72)
15	Subd: PLAYA ESTATES Tract: SOUTH PORTION OF PARCEL 15 5.65 ACRES 2006 SPLIT	PLAYA ESTATES	1010026294 187000000	SOUTH PORTION OF PARCEL 15	PD	No change requested
16	Subd: PLAYA ESTATES Tract: PORTION OF PARCEL 16 REMAINING 16.44 ACRES 2006 REV	PLAYA ESTATES	1010026397 131000000	PORTION OF PARCEL 16 REMAINING	PD (3.03 acres unchanged)	B-M (8.85 acres)
21	Subd: PLAYA ESTATES Tract: PARCEL 21 23.45 ACRES 1994 SPLIT	PLAYA ESTATES	1010026105 020000000	PARCEL 21	PD	B-M (23.45 acres)
20	Subd: PLAYA ESTATES Tract: PARCEL 20 12.84 ACRES 1994 SPLIT	PLAYA ESTATES	1010026195 020000000	PARCEL 20	PD (0.05 acres unchanged)	B-M (12.79 acres)
19	Subd: PLAYA ESTATES Tract: PARCEL 19 54.00 ACRES 1994 SPLIT	PLAYA ESTATES	1010026320 050000000	PARCEL 19	PD (2.4 acres unchanged)	B-M (51.59 acres)
24	Subd: PLAYA ESTATES Tract: PARCEL 24 47.01 ACRES 1994 SPLIT	PLAYA ESTATES	1010025060 475000000	PARCEL 24	PD	B-M (47.01 acres)
17	Subd: PLAYA ESTATES Tract: PARCEL 17 33.82 ACRES 1994 SPLIT	PLAYA ESTATES	1010026480 040000000	PARCEL 17	PD	B-M (18.70 acres)

ARCHITECTURE / DESIGN / INSPIRATION





City of Rio Communities  
 360 Rio Communities Blvd.  
 Rio Communities, NM 87002  
 www.riocommunities.net  
 (505) 861-6803

APPLICATION FOR REPLATTING OF PROPERTY

Type of Plat: (Circle one)	<u>Fast-track</u>	Preliminary	Application Fee (\$250) Paid <input checked="" type="checkbox"/>
Property Owner Name:	RIO HOLDINGS LLC		
Address: <u>6615 LBJ Fwy</u> Street:	City: <u>DALLAS</u>	State: <u>TEXAS</u>	
Phone: <u>972-702-0000</u>	Email: <u>CFSANDY @ GMAIL.COM</u>		
Name of Applicant:	RIO HOLDINGS LLC		
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).	Harris Surveying Inc.		
Agent Phone: <u>505-889-8056</u>	Agent Email: <u>harrissurveying51@gmail.com</u>		
Proof of taxes being current			
Legal Description of Property:	Tract 3 Rio Del Oro		
Add attachment if needed			
Subdivision: <u>Rio Del Oro</u>	UPC #: <u>1-01002827039</u>	Lot #: <u>Tract 3</u>	Block #: <u>N/A</u>
Address /Legal Description:	vacant land		Book: <u>J pg. 27</u>
Attach document if needed.	Existing plat map #'s:		
Explanation of Request: Attach documentation if needed	Dividing Tr. 3 into 2 Tracts		
Is annexation or rezoning required? Explain, if yes.	No		
Present Zoning: <u>C-1 / R-1</u>	Requested Zoning Change:		
For Staff Use Only:			
Date of Public Hearing:			

Area of Review:	Partial List of Applicant Document Requirements	
Plat documents: This form must be completed. Note Regulations.	Regulations	Checklist
	Fast-Track Plat: 6-2-1	
	Preliminary Plat: 6-2-5	
	Final Plat: 6-2-6	
Area of Review	Staff Reminders	
Notification of property owners within 300' of proposed replatting area	Regulations	Checklist
	6-6-3	

Accompanying this application are the original and appropriate number of copies for the proposed replatting. I have examined and am familiar with the regulations governing the replatting of property, per Chapter 6, adopted by the City of Rio Communities. I understand the City of Rio Communities will not assume liability for lack of understanding on my part or incorrect information submitted. The application for replatting requires a public hearing and a fee. All final zoning approvals must be filed with the Valencia County Clerks and City of Rio Communities offices.

Printed Name: CHARLES F. POFAHL Signed Name: Charles F. Pofahl Date: JAN 9, 2024

**PLAT OF TRACTS "3-A" & "3-B" RIO DEL ORO**

WITHIN SECTION 15, T. 5 N., R. 2 E., N.M.P.M., CITY OF RIO COMMUNITIES, VALENCIA COUNTY, NEW MEXICO JANUARY 2024

VALENCIA COUNTY PLANNING DEPARTMENT, JURISDICTION

DATE \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE \_\_\_\_\_

RECORDING CERTIFICATE:

FILED IN THE VALENCIA COUNTY CLERK'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ IN CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY \_\_\_\_\_ VALENCIA COUNTY CLERK

**DISCLAIMER**

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF A PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSC"). A NEW MEXICO PROFESSIONAL SURVEYOR HAS CONDUCTED A TITLE SEARCH OF THE PROPERTIES SHOWN ON THIS PLAT AND HAS DETERMINED THAT THERE ARE NO UNRECORDED EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, DEED, OR OTHER INSTRUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

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INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, RELOCATE, RESTRUCTURE, REPAIR, REPLACE, MAINTAIN, OPERATE, REPAIR, REVERSE, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE. THIS RIGHT INCLUDES THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REVERSE, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE. THIS RIGHT INCLUDES THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REVERSE, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE. THIS RIGHT INCLUDES THE RIGHT TO INSTALL, MAINTAIN, OPERATE, REPAIR, REVERSE, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE.

RESIDUALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
VALENCIA COUNTY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

RECORDING CERTIFICATE:

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. THOMPSON, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE ORIGINAL RECORDS OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE PLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ON THIS DAY OF JANUARY, 2024

Anthony L. Thompson, P.S. 11483  
ANTHONY L. THOMPSON, P.S. 11483  
614755 VALENCIA COUNTY PLANNING DEPARTMENT



THIS PLAT IS TO BE FILED IN THE VALENCIA COUNTY CLERK'S OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

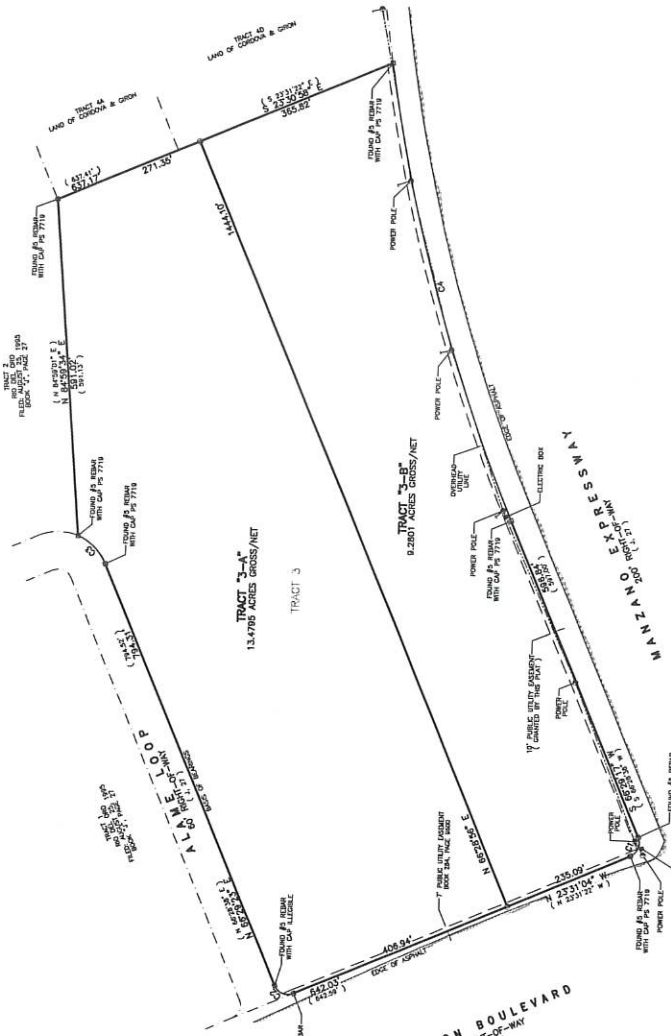
FREE CONSENT  
THE LAND DIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED (OWNERS) AND AUTHORIZED AGENTS TO DO SO. WE REPRESENT THAT /WE ARE THE AUTHORIZED AGENTS TO DO SO. WE REPRESENT THAT /WE ARE THE AUTHORIZED AGENTS TO DO SO. WE REPRESENT THAT /WE ARE THE AUTHORIZED AGENTS TO DO SO.

STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

BY: \_\_\_\_\_ NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_



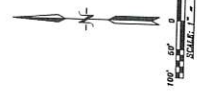
LINE TABLE

LINE	BEARING	DISTANCE	CURVE DATA
1	N 89°29'23"E	111.53	
2	N 89°29'23"E	111.53	
3	N 89°29'23"E	111.53	

CURVE TABLE

LINE	BEARING	DISTANCE	CURVE DATA
1	N 89°29'23"E	111.53	
2	N 89°29'23"E	111.53	
3	N 89°29'23"E	111.53	

LEGAL DESCRIPTION  
TRACT 3-A, 13.4795 ACRES, MORE OR LESS, BEING PART OF CERTAIN PLAT RECORDED IN PLAT FOR TRACTS 1, 2, 3 AND 4 OF A RESIDUAL PARCEL ADJACENT TO UNIT 84 OF RIO DEL ORO, COUNTY FILED OF RECORD WITH THE VALENCIA COUNTY CLERK ON AUGUST 28, 1995 IN BOOK J AT P. 27.



DISCLOSURE STATEMENT  
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 3 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN

GENERAL NOTES:

- 1: BASIS OF BEARINGS FOR THIS SURVEY:
- 2: INSTRUMENT LINE OF ALABAMA HAVING A BEARING OF N 89°29'23" E
- 3: WERE SET AT ALL PROPERTY CORNERS.
- 4: THIS PLAT SHOWS ALL KNOWN EASEMENTS OF RECORD.
- 5: PLAT USED TO ESTABLISH BOUNDARY
- 6: FILED AUGUST 28, 1995 IN BOOK J AT P. 27

TREASURER CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID FOR THE PAST 10 YEARS.

VALENCIA CO. TREASURER \_\_\_\_\_ DATE \_\_\_\_\_