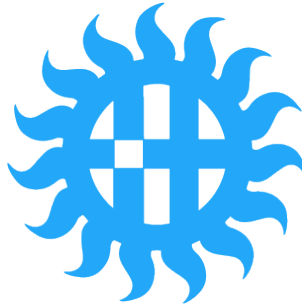


Planning & Zoning AGENDA

Tuesday, May 26, 2026 at 6:00 PM
Council Chambers

Commissioners
Scott Kaiser
Joaquin Acosta
Janet Acosta
Enrico Smith
Crystal McCaslin
Connor Murray
Kent Thurston



CITY OF LAS CRUCES

CITY HALL
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LAS CRUCES, NM 88004

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Meetings can be viewed live at
lascruces.civicweb.net

CONSENT AGENDA

Minutes and Items on the Consent Agenda Are Considered Routine Items and Will Be Voted on with One Motion Unless a Commissioner Requests That a Specific Item Be Removed. There Will Be No Discussion.

In an effort to seek public input, we ask that if you have comments/concerns/questions to please call or e-mail the Planners in advance of the meeting at 575-528-3043 or Development_Services@lascruces.gov.

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1. **CALL TO ORDER**
2. **CONFLICT OF INTEREST**
3. **PUBLIC PARTICIPATION**
4. **ACCEPTANCE OF AGENDA**
5. **PLANNING & ZONING MINUTES**

5.1. [04-28-26 PNZ Minutes](#)

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6. **CONSENT AGENDA**
7. **NEW BUSINESS**

7.1. A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS SUMMER ESTATES SUBDIVISION. THE PROPOSED SUBDIVISION IS ZONED NH-1S / NH-3S (NEIGHBORHOOD 1 SUBURBAN / NEIGHBORHOOD 3 SUBURBAN), ENCOMPASSES

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APPROXIMATELY 33.023 ACRES IN SIZE, AND IS LOCATED SOUTH OF ENGLER ROAD/ THURMOND ROAD AND ALONG THE WEST AND EAST SIDE OF SETTERS PASS/ LONGVIEW LANE. THE SUBDIVISION PROPOSES TO SUBDIVIDE TWO (2) EXISTING TRACTS INTO TWENTY-NINE (29) NEW RESIDENTIAL LOTS. SUBMITTED BY LIBBIN UNDERWOOD ENGINEERING AND SURVEYING, REPRESENTATIVE, ON BEHALF OF THURSTON KENNETH R TRUSTEES & G BRUCE BROWN JR & NELITA U, PROPERTY OWNERS. (25CS0500099)

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- 7.2. A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT FOR AN UNSUBDIVIDED PARCEL WITHIN THE ROYAL CROSSING DEVELOPMENT. THE PROPERTY IS LOCATED SOUTH OF MERCY DRIVE, ENCOMPASSES APPROXIMATELY 22.08 ACRES, IS ZONED NH-2U (NEIGHBORHOOD 2 URBAN), NH-3U (NEIGHBORHOOD 3 URBAN), AND OS-1U (OPEN SPACE RECREATIONAL URBAN). PROPOSED ZONING IS NH-1U (NEIGHBORHOOD 1 URBAN), NH-3U (NEIGHBORHOOD 3 URBAN), OS-1U (OPEN SPACE RECREATIONAL URBAN), AND OS-2U (OPEN SPACE DRAINAGE URBAN). NO CHANGES TO THE TOWN CENTER OVERLAY. SUBMITTED BY SOUDER MILLER AND ASSOCIATES ON BEHALF OF LC LAND LLC., PROPERTY OWNER. (26ZO0500015)

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- 8. **DISCUSSION**
- 9. **STAFF ANNOUNCEMENTS**
- 10. **ADJOURNMENT**



PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
April 28, 2026 at 6:00 p.m.

BOARD MEMBERS PRESENT:

- Kent Thurston, Chair
- Scott Kaiser, Vice-Chair
- Enrico Smith, Member
- Janet Acosta, Member
- Crystal McCaslin, Member

BOARD MEMBERS ABSENT:

- Joaquin Acosta, Member
- Connor Murray, Member

STAFF PRESENT:

- Chris Faivre, Director Community Development
- Christine Rivera, City Clerk

1. CALL TO ORDER (6:00)

Thurston: Good evening. Tonight is Tuesday, April 28, 2026, 6:00 p.m. This is the Planning and Zoning meeting tonight. This is going to be a call to order. I am Kent Thurston the chair.

2. CONFLICT OF INTEREST

Thurston: Really there's no conflict of interest tonight because we only have votes.

3. PUBLIC PARTICIPATION

Thurston: So no public here. So we have no public participation.

4. ACCEPTANCE OF THE AGENDA

Thurston: And so then we just need an acceptance of the agenda.

Ja. Acosta: Mr. Chair/ I propose we accept the agenda as presented.

Kaiser: Second.

Agenda Item #5.1.

1 Faivre: All in, okay. All right. This is on the motion to accept the agenda
2 Commissioner Smith.

3
4 Smith: Yes.

5
6 Faivre: Commissioner McCaslin.

7
8 McCaslin: Yes.

9
10 Faivre: Commissioner Acosta.

11
12 Ja. Acosta: Yes.

13
14 Faivre: Commissioner Kaiser.

15
16 Kaiser: Yes.

17
18 Faivre: And chair.

19
20 Thurston: Yes.

21
22 Faivre: Thank you.

23
24 Thurston: All right, so that automatically accepts the minutes.

25 26 **5. PLANNING AND ZONING MINUTES – February 24, 2026**

27
28 APPROVED UNANIMOUSLY.

29 30 **6. ELECTION OF OFFICERS**

31
32 Thurston: So now we're on to election of officers. We're going to be electing the chair
33 vice-chair and secretary. The way it's going to work is all nominations will
34 come forward and then in the order in which the nominations come in we
35 will then vote on the first individual, second individual, third individual, how
36 it comes in. And the first person to get four votes will take that seat. Then
37 we start all over.

38
39 Kaiser: Can I ask a point of clarification? So are we going by position or just?

40
41 Thurston: Yes, we're going to go by, we're going to go by chair.

42
43 Kaiser: Got you.

44
45 Thurston: The chair first. So right now we will open it for nominations for the chair
46 position.

Agenda Item #5.1.

1
2 Rivera: I was just going to say really quick since there's only five of you here. It
3 would be an approval of three votes.
4
5 Thurston: It's only three tonight.
6
7 Rivera: Yes.
8
9 Thurston: Okay.
10
11 Rivera Yes.
12
13 Ja. Acosta: Mr. Chairman.
14
15 Thurston: Yes.
16
17 Ja. Acosta: I'd like to nominee nominate Commissioner McCaslin as chair.
18
19 Thurston: Is there any other nominations?
20
21 Smith: I'd like to nominate Commissioner Kaiser as chair.
22
23 Thurston: Is there any other nominations? Perfect. Okay. So the first one is
24 McCaslin. And we will need a vote.
25
26 Rivera: Yes.
27
28 Faivre: This is on the vote for Commissioner McCaslin as chair. Commissioner
29 Smith.
30
31 Smith: Yes
32
33 Faivre: Commissioner McCaslin.
34
35 McCaslin: Yes.
36
37 Faivre: Commissioner Acosta.
38
39 Ja. Acosta: Yes.
40
41 Faivre: Commissioner Kaiser.
42
43 Kaiser: No.
44
45 Faivre: And chair.
46

Agenda Item #5.1.

1 Thurston: Yes.
2
3 Faivre: Congratulations.
4
5 McCaslin: Thank you.
6
7 Thurston: Okay, on to the next chair. We will now need a nomination for vice-chair.
8
9 McCaslin: Chair.
10
11 Rivera: He can finish and then you can, yes. You can swap up either after this or at
12 the next meeting. It's up to you.
13
14 Thurston: Okay. I'm totally fine after this. We'll go through this. Yes,
15
16 McCaslin: I'd like to nominate Janet Acosta.
17
18 Thurston: Do we have a second or do we have a second nomination? Okay, no extra
19 nomination. Can we get a vote?
20
21 Faivre: Okay, this is on the nomination for Commissioner Acosta for vice-chair.
22 Commissioner Smith.
23
24 Smith: Yes.
25
26 Faivre: Commissioner McCaslin.
27
28 McCaslin: Yes.
29
30 Faivre: Commissioner Acosta.
31
32 Ja. Acosta: Yes.
33
34 Faivre: Commissioner Kaiser.
35
36 Kaiser: Yes.
37
38 Faivre: And Chair.
39
40 Thurston: Yes.
41
42 Faivre: Okay. Thank you.
43
44 Thurston: Okay, now we need the last one. We have a secretary seat that we need
45 to be filled. Do we have any nominations?
46

1 Smith: I nominate Commissioner Kaiser as secretary.
2
3 Thurston: Do we have any other ones? All right, let's call for a vote.
4
5 Faivre: Okay. This is on the nomination of Commissioner Kaiser as secretary.
6 Commissioner Smith.
7
8 Smith: Yes.
9
10 Faivre: Commissioner McCaslin.
11
12 McCaslin: Yes.
13
14 Faivre: Commissioner Acosta.
15
16 Ja. Acosta: Yes.
17
18 Faivre: Commissioner Kaiser.
19
20 Kaiser: Yes.
21
22 Faivre: And chair.
23
24 Thurston: Yes.
25
26 Faivre: Thank you.
27
28 Thurston: All right, so we were done with the election of officers.
29

30 **7. DISCUSSION**

31 **7.1 ANNUAL OMA TRAINING**

32
33
34 Thurston: Now goes to a discussion. Do I get a switch seats now?
35
36 Rivera: Sure. It's up to you.
37
38 McCaslin: Sure, we're doing annual OMA training.
39
40 Rivera: Yes.
41
42 McCaslin: All right. Let's proceed with annual OMA training.
43
44 Rivera: Okay. Awesome. Congratulations to everybody on their nominations. I am
45 Christine Rivera, the city clerk. And I'm going to do the annual training that
46 I do with all the boards and committees. I actually think this is the first time

1 I've come to P&Z and so hence why Chris asked me to come and do the
2 training with you guys. So here we go. It should be quick and painless
3 hoping to get you out of here fast.

4
5 So I start out by what the municipal code says about the boards and
6 committees in the city. And there are different board types based
7 membership. And so there are standard boards, which you are a standard
8 board because you are each appointed by a specific Councilor and/or the
9 mayor at large. We have non-standard and those are kind of like a mixture
10 of different seats. So a good example of a non-standard is our Historic
11 Preservation. They kind of come from different avenues and so they come
12 and bring their expertise and they're not district specific. So they have
13 seven members with all different expertise like I mentioned. We also have
14 what are called ad hoc committees. We don't have any right now, but
15 usually those are created so that they come and discuss like one certain
16 topic. And then once that topic has been resolved then it kind of goes away.
17 We've had them in the past for like Utilities rates. We had during COVID an
18 Economic Development one. And so once they were done with what they
19 were assigned to do then it just kind of dissolved. We also have an
20 operational board in the city and that is our Utilities Board and that's
21 because they operate kind of on their own, they do their own resolutions,
22 and they don't necessarily always have to come to Council for approval of
23 some of the items that they're doing. We also have the JPAs who have their
24 own boards and those are basically run by what their JPA states or what
25 their contract states. So we usually will have city representation on that
26 board, but they don't necessarily report to me as far as boards and
27 committees.

28
29 So all the boards and committees are created to advise and make
30 recommendations mostly to City Council. You are required to meet
31 quarterly. And you guys were exceeding that for a while, meeting every
32 month, but I know it's kind of been reduced a little. But the requirement is
33 just that you meet four times a year. You have to attend 75% of the
34 meetings. What we do is we kind of try to keep track of attendance. And if
35 we see that there's a problem, then we'll try to address it. If it becomes
36 more of a problem, then we usually will reach out to your district Councilor
37 to say hi, this person isn't attending regularly like we would like, can you
38 have a discussion with them? And then if it just becomes way too regular
39 then recommendation is to be removed from the board.

40
41 I've never seen anybody removed from P&Z, so I will say that. In the
42 municipal code it also states that all boards and committees should run by
43 Robert's Rules of Order which you guys do at all your meetings. And that
44 it's governed by the Open Meetings Act. So I'd like to go over the Code of
45 Ethics which is in Chapter 2. This is the code that you all should have
46 received in your packets from my office. Which reminds me, Commissioner

1 Acosta I have yours in my office. But basically it just says how you're going
2 to conduct yourself as a member. And it says be respectful, don't mislead
3 or obstruct, lead with integrity and competence. Abstain from making
4 offensive comments. And then this last one refrain from addressing Council
5 for or against board decisions is really important. So you never want to go
6 to a City Councilor and say, this is how we voted at the Commission and
7 now I'm asking you to look in opposition of it, or I really am encouraging you
8 to vote in favor of this because this is how we voted at P&Z on it. It becomes
9 difficult because Council is not able to necessarily respond to you on those
10 things, especially if it's coming to them for a vote. If it's coming to them for
11 a vote and they engage in that, it becomes Ex parte communication and so
12 you have to be very, very careful. It's good to update them of course on
13 what you're doing on P&Z, but it's not always Kosher to try to address
14 something that they're going to be voting on at one of their meetings.

15
16 So the Open Meetings Act. I always call the Open Meetings Act kind of my
17 little Bible. I have it sitting on my desk and it is so like ratty for me going
18 through it all the time because I'm always having to look at it. But it's also
19 called the Sunshine Law at the state, and that's because it promotes
20 transparency to the public. So hence why your meetings are open to the
21 public, so the public can come and respond and hear and listen to
22 everything that's going on. What the Open Meetings Act does not require
23 or does not state anything about is recording meetings. And what I mean
24 by that is if someone comes in here with their cell phone and starts recording
25 you I can't stop them because the Open Meetings Act doesn't say anything
26 about that. It's an open public meeting, they can, they can do that. Now if
27 they start to get a little rowdy, then that's when we can step in and do
28 something about it. It does not say that public participation is required. I
29 always tell people though it is a courtesy to the public, so put it on your
30 agenda because you want to hear from the public. You guys are a little
31 different because you kind of have to based on the fact that some of your
32 stuff is quasi-judicial and will end up going to City Council. But it's not
33 required. And there's no like time limits that are required for public
34 participation either. Our City Council we do like two and three minutes. And
35 so as chair you'll get to determine that.

36
37 And then the Open Meetings Act talks about closed meetings, which you
38 will never have to attend and lucky you. But there are exemptions to what
39 we can talk about in the public and what we can't talk about in the public.
40 And those things that we can't talk about in the public we take them to a
41 closed meetings. And the most often things that we talk about in closed
42 meeting are pending litigation. We talk about real estate. We talk about
43 union negotiations and personnel matters. So those are the ones that we
44 talk about most often.

1 So what does the Open Meetings Act require? It requires that you have an
2 agenda, which you always do, thanks to staff. And that it has a specific
3 outline of the items that you're going to be discussing. And so for example
4 when they put the cases on there for you guys that's very specific. It's telling
5 you exactly what you're going to be looking at. What's something that's not
6 specific, and I tell people please don't do that, do this, is they'll put like Old
7 Business and then they'll just leave it as Old Business. And I'm like, but
8 what old business are you talking about? You're not letting the public know
9 what Old Business you're talking about. That's not acceptable. So I tell
10 people please don't do that. Please be as specific as possible on your
11 agendas. You'll see that kind of with the City Council agendas too, how
12 very specific they are. We want the public to know because we want them
13 to come out. It also states that agendas have to be posted within 72 hours.
14 The 72 hours starts when it's posted on our website. It doesn't mean like
15 when you get it in your e-mail. It's 72 hours posted on our website. After
16 the 72 hours, you can't add anything to the agenda. Now you can remove
17 stuff, but you can do that at your meeting, which I think you guys have done
18 a couple times. It also states that you have to have minutes, which you all
19 do. And the minimum requirements for minutes are date, time, location,
20 members present, members absent, and then it has to have a brief
21 summary of all the items that you guys took action on. Are you guys still
22 doing them verbatim? Okay. You guys do them verbatim. We do for City
23 Council like emphasize summary basically where we try to put as much in
24 there, but we don't put every little thing. Just because the minutes are the
25 official record of that meeting. So audio and video are not but the minutes
26 are and they live forever. They're permanent. It also says that minutes
27 have to be available in draft form within 10 business days. It doesn't mean
28 that they have to be posted on the website so everybody can see the draft.
29 It just means that they need to be available at City Hall or in somebody's
30 office so that if somebody comes in and says, I want to see the minutes
31 from this day, you have them available for them to look at.

32
33 Rolling quorums. Not my favorite thing to talk about because they're kind
34 of a difficult to understand sometimes. But rolling quorums are mentioned
35 in the OMA and they advise against them. And so rolling quorums how I
36 like to explain it is there's an item that you guys have on your agenda that's
37 coming up for a discussion, probably some big item. So this Commissioner
38 talked to this Commissioner that talks to this Commissioner and as you can
39 see you're rolling the quorum on what you're discussing related to that item.
40 I see this more often than not in e-mail because what happens is somebody
41 will e-mail all of you and then like three of you will respond. You responded
42 to everyone so now you let the whole Commission know how you're voting
43 on something. So that's when it starts to become a little tricky. I've seen it
44 a couple times. I haven't seen it for P&Z, so congratulations. But I have
45 seen it for other boards and committees and then I have to basically self-
46 report us to the Department of Justice for doing a rolling quorum. It's not

1 fun. So that's, that's my scary story for today regarding that. I will say for
2 rolling quorums what I do tell people is if you want to e-mail everybody, so
3 like if Chris wants to give you guys some information, I always tell them put
4 them in, put everybody in BCC because then when you're responding you're
5 only responding to him, you're not responding to the entire Commission.
6 And so I do that with City Council because they're only responding to me
7 on items. And I do it for anything I'm e-mailing them even just for caution,
8 like even if it's like the tiniest thing, like here's an event, I'm BCCing them
9 just so that they don't all respond to me.

10
11 Okay, we're getting it to Rules of Procedure. So the Rules of Procedure is
12 a document that City Council adopted via resolution 22-077. It basically is
13 a condensed version of how meetings will be run. I think I provided some
14 of you with that condensed version. But it basically says you're going to
15 follow Robert's Rules of Order, which you do. It talks a lot about the motions
16 that you're going to do at your meetings. You won't do all these motions,
17 but these are the ones that I bring up that we use the most. Motion and
18 second which you've already done. We do amendments which you guys
19 have started doing instead of the, what is it, approved with conditions. I've
20 had you switch and kind of do amendments instead because then it helps
21 keep up with the flow of the Robert's Rules.

22
23 Tabling versus postponing. I started throwing this one on here because
24 there was some confusion in the difference and there actually is when I did
25 some research on it. So tabling is date specific. So if you have an item you
26 want to bring to the next meeting you would say I want to table it to the next
27 meeting. Postponing means you're going to postpone it indefinitely and it
28 kills that item. So, yes, it was interesting. I didn't even know that. I had to
29 do some research into it. And then point of order, we use this sometimes
30 at City Council, but basically like when you want to jump in and maybe like
31 get something back on track or just kind of clarify things, you can say point
32 of order and then ask what your question is. And that does not require a
33 vote. You can just jump in and do that. This is the ...

34
35 Thurston: I got one question.

36
37 Rivera: Yes.

38
39 Thurston: The, when, when staff presents a case, at the end of their case they say
40 here's the, here's your option.

41
42 Rivera: The options. Yes.

43
44 Thurston: And in that the options were always like if you don't agree with this you have
45 to state why you don't agree. Can you explain why that is? Why we couldn't

1 just vote no on something instead of? If we disagree with staff and their
2 viewpoint, why ...
3
4 Rivera: I actually ...
5
6 Thurston: Why do we have to clarify why we disagree.
7
8 Rivera: Commissioner Thurston. I actually brought this up to Chris because I was
9 like, why are they doing that? Like it didn't make sense to me and I was
10 trying to find, I look in state statute, I was looking everywhere and I couldn't
11 find where it said that. So I recommended to stop doing that, just vote yes
12 and no. Because what's going to happen anyway is that if it's going to be
13 appealed it's going to go to City Council and then the City Council is going
14 to be the record of the appeal. So anything that is discussed in there
15 regarding why it should have been voted yes or no for, is going to be in that
16 record. And so I was like, I don't think there's any sense in you guys vote,
17 telling us why you're voting yes or no. And in Robert's Rules of Order it kind
18 of states that you shouldn't explain your votes either. And so that's why I
19 brought it to their attention.
20
21 Thurston: Okay. That makes more sense. Because when, when they, a lot of the
22 times I'm sitting here thinking wait I don't necessarily agree with, I might not
23 agree with their verdict out of it.
24
25 Rivera: Correct.
26
27 Thurston: And then it was like well if you disagree with me this is the way it is and you
28 have, in order, like you have to bring something else up to say that you
29 disagree or else you have to pass it and say yes.
30
31 Rivera: Yes. I also didn't agree with it was like, It was almost like putting each of
32 you on blast. Like you know like saying I don't agree because blah blah
33 blah blah blah well that not might not really matter you know. And so I didn't,
34 I didn't like how that was kind of going down. And so I had recommended
35 that be changed because I couldn't find any reason why you guys had to do
36 that.
37
38 Thurston: Okay.
39
40 Rivera: Yes.
41
42 Thurston: Thanks. That helps.
43
44 Rivera: Yes, of course. Yes.
45

1 Kaiser: So just to further elaborate on that point. But in in some of our cases there's
2 specific criteria, right that we're supposed to follow so we can't just be
3 making stuff up as to why we would reject something. Although obviously
4 there's, we have the ability to do that by the nature of this body, but how
5 does it work when there's the findings, right, that staff has said that this
6 meets this criteria and therefore it is our duty to accept it. Can you talk just
7 a little bit about that relationship with what we just explained?
8

9 Rivera: And I can definitely defer to Chris a little bit. But I think when staff is bringing
10 you the criteria and says it meets all these, you're basically voting and
11 saying that it meets all those. And so that's where it comes in for staff to
12 really be explaining and making sure that you guys are aware of how you're
13 voting on stuff. And I don't know if you want to add anything to that.
14

15 Faivre: Yes, I mean you're basically voting to agree or disagree with staff's
16 assessment that it does line up with code, right. You're here to basically
17 say yes this votes with code. If there's some sort of like a variance or
18 something and there's an exception to code, that's where you have the
19 option to have some more flexibility. But basically this body is here to say
20 yes, it does follow code, or no it doesn't follow code.
21

22 Kaiser: So then the, so then let's say something was approved by this body and
23 that would ordinarily be the end of it, right. But there's the appeal process
24 that goes to Council.
25

26 Rivera: Yes.
27

28 Kaiser: Wouldn't the discussion that our findings are that they meet the criteria?
29 Wouldn't that be part of the official record for that basically quasi legislative
30 act?
31

32 Rivera: Correct. And so it'll be part of your minutes and then your minutes are
33 attached to our Council packet. So that's how they would, they would find
34 out exactly everything that you guys discussed. And that's kind of why they
35 do verbatim so that we have all of that in the record.
36

37 Kaiser: Okay. Thank you.
38

39 Rivera: You're welcome. Any more questions, before I get to my favorite slide? This
40 is the last slide that I started throwing into my Open Meetings Act
41 presentation because it's become a beast for us at the city. And that's the
42 Inspection of Public Records Act. And I'll explain why I throw this into my
43 presentations. But basically it says that every person has a right to inspect
44 records. And then here's a long list of things that are considered a record
45 at the city. Honestly, it's like 99% of what we do. There are exemptions
46 though to what we can release and what we can't release. And so anything

1 that's attorney-client privilege, we're not going to be releasing that. Anything
2 that has like a personal identifier on it. So if your date of birth, so social
3 security number, account number, credit card number. We remove all of
4 that. That will not be released to the public. The other thing that we just
5 recently got from the state legislature was that we could redact employee
6 addresses which wasn't a thing at first, but now we can do that. There's lots
7 of exemptions related to PD and what we can release from that. So we're
8 always looking at that before we release documents. But the reason why I
9 bring it up for you guys is e-mail. So you I'm sure e-mail Chris and his staff
10 about stuff. I just like to remind everyone that your e-mail is subject to public
11 records. So once you e-mail somebody in the city and I get an IPRA
12 request, if your e-mails in there and there's nothing I can exempt, I have to
13 release it. And so I just use it as a cautionary tale because I did have
14 another committee that was e-mailing some really not kind things about city
15 staff and I had to release it to the public. So that's the only reason why I
16 have it in here is just remember that anything you e-mail to staff may be
17 subject to public record. Yes, sir.

18
19 Faivre: I would recommend and we had this discussion with some members of
20 HPC, set up a separate e-mail address just for working on P&Z. So that
21 way if it is subject to IPRA, it's just that e-mail, it's not your personal e-mail
22 that would then be further subject to a larger potential litigation I would say.
23 So just that would be a good rule of thumb. Set up you know your name at
24 whatever district, whatever you want to do, and just have it specifically for
25 this. Thank you.

26
27 Rivera: And I agree with that because you are a quasi-judicial board and you see
28 more things than most boards and committees do. And your stuff is subject
29 to going to City Council, whereas other boards and committees aren't. I
30 recommend a separate e-mail just to keep work and personal separate.

31
32 Kaiser: Just want to state for my colleagues. I have done that. I have a separate
33 Gmail. But I would also like the city to examine the feasibility of Planning
34 and Zoning getting a Las Cruces e-mail because I think that would be
35 tremendously beneficial for this group, especially our, our role in local
36 government.

37
38 Faivre: Yes, I will check with IT and find out how that works. I know some have
39 reached out and they weren't open to it. But I'm wondering if P&Z might be
40 one of the exceptions given the nature of what we do up here. So I'll follow
41 up and blind copy the rest of the Commission on what they say.

42
43 Rivera: Somone was listening.

44
45 Smith: I have a quick question.

1 Rivera: Of course.

2
3 Smith: Is there a fee for the public to, to access to get copies of these records?
4 Because it sounds like you said it's, it's a full-time thing. So at least the city
5 should get some type of benefit from the public.
6

7 Rivera: You would think. According to state statute we can charge reasonable fees.
8 We haven't necessarily been able to determine what's a reasonable fee
9 because I've seen other municipalities try to charge reasonable fees and
10 then they get dinged by the Department of Justice. So we're actually looking
11 at that right now to try to figure out how we would do that. Almost everything
12 we do is electronic and what the state statute says is if it's in that format
13 already you have to give it to them. So it's hard to balance what we can
14 and can't do. I will say for e-mail files it's crazy. It's crazy the amount of e-
15 mails that I'm going through right now. It's thousands and thousands and
16 thousands. So I don't know how to charge for that either. But the majority
17 of what we give is actually free to the public.
18

19 Smith: I just was thinking about the amount of staff hours that's dedicated to the
20 variety of records.
21

22 Rivera: Correct. Yes, you are correct. I'd be more than happy for you to advocate
23 for us. Well, that's my entire presentation. So I thank you guys for letting
24 me be here. I hope that I didn't keep you too long. And are there any other
25 questions? No.
26

27 McCaslin: Thank you so much Christine. We appreciate it.
28

29 Rivera: Thank you.
30

31 **8. STAFF ANNOUNCEMENTS**
32

33 McCaslin: Okay, assuming no staff announcements.
34

35 Faivre: None at this time. Thank you.
36

37 **9. ADJOURNMENT (6:25)**
38

39 McCaslin: I would entertain a motion to adjourn.
40

41 Ja. Acosta: Ms. Chair. I'd make a motion to adjourn.
42

43 Kaiser: Second.
44

45 McCaslin: All those in favor.
46

Agenda Item #5.1.

1 MOTION PASSES UNANIMOUSLY.

2

3 McCaslin: Motion passes. Thank you guys

4

5

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7

8

9

Chairperson



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ 6 ☐ N/A		
Adopted:	May 26, 2026		
Drafter:	Sara Gonzales	Department:	Community Development
Program:	Community Planning	Line of Business:	Community Planning
Title:	A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS SUMMER ESTATES SUBDIVISION. THE PROPOSED SUBDIVISION IS ZONED NH-1S / NH-3S (NEIGHBORHOOD 1 SUBURBAN / NEIGHBORHOOD 3 SUBURBAN), ENCOMPASSES APPROXIMATELY 33.023 ACRES IN SIZE, AND IS LOCATED SOUTH OF ENGLER ROAD/ THURMOND ROAD AND ALONG THE WEST AND EAST SIDE OF SETTERS PASS/ LONGVIEW LANE. THE SUBDIVISION PROPOSES TO SUBDIVIDE TWO (2) EXISTING TRACTS INTO TWENTY-NINE (29) NEW RESIDENTIAL LOTS. SUBMITTED BY LIBBIN UNDERWOOD ENGINEERING AND SURVEYING, REPRESENTATIVE, ON BEHALF OF THURSTON KENNETH R TRUSTEES & G BRUCE BROWN JR & NELITA U, PROPERTY OWNERS. (25CS0500099)		

PURPOSE(S) OF ACTION:

Approval of a preliminary plat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODES UTILIZED:

2025 Development Code.

PURPOSE:

The purpose of the preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of all adopted City plans, rules and regulations.

The Planning and Zoning Commission shall act upon the proposed preliminary plat by reviewing the zoning standards outlined in the Las Cruces Development Code. The zoning of the proposed development is NH-1S (Neighborhood-1 Suburban) / NH-3S (Neighborhood-3 Suburban).

PROJECT DESCRIPTION:

The proposed Summer Estates Subdivision preliminary plat encompasses approximately 33.023 acres, is currently vacant/undeveloped, is zoned NH-1S / NH-3S (Neighborhood-1 Suburban / Neighborhood-3 Suburban) and is located south of Engler Road/ Thurmond Road and along the west and east side of Setters Pass/ Longview Lane. The subdivision proposes to subdivide two (2) existing tracts into twenty-nine (29) new residential lots that range in size from approximately 0.880 to 2.749 acres. Each lot must be larger than 0.75 acres as septic systems will be required due to the absence of sewer service in the area resulting from existing slopes and topography. Water and gas utilities will be extended to serve each lot. In addition, all lots must meet all applicable development code requirements and standards.

SITE SUITABILITY:

Based on the standards of the NH-1S / NH-3S zoning districts, the applicant could subdivide the property into several lots meeting the minimum required lot width of 40 feet for NH-1S and 30 feet for NH-3S. The property offers versatile development potential, accommodating a range of uses from single-family residences to multi-family housing, with opportunities for commercial development along Engler Road/ Thurmond Road. As planned, the proposed lots comfortably satisfy the minimum lot width requirement, and the residential development is allowed under the current zoning designation. The required setbacks for each proposed lot include front (local roadway), 15 feet; front (arterial/collector roadway), 20 feet; rear, 15 feet for NH-1S and 10 feet for NH-3S; and side, 5 feet. The maximum allowed height for both the NH-1S and NH-3S zoning districts is 50 feet.

ACCESS/TRAFFIC:

Access to the proposed development is being proposed from Engler Road/ Thurmond Road, a major arterial roadway, and Settlers Pass/ Longview Lane, a collector roadway, as designated by the Mesilla Valley Metropolitan Planning Organization (MPO) and the Future Thoroughfare Map in Elevate Las Cruces. The applicant proposes a 40-foot-wide internal local roadway for the subdivision known as Summer Street, which is consistent with the design of Cerro Court in the Carsen Ranch Subdivision west of the proposed subdivision that lines up with Summer Street. The road cross-section includes pavement, curb, gutter, on-street parking on one side, street lighting, and sidewalk on both sides. The applicant is requesting to dedicate 60 feet of right-of-way for the future development of Engler Road/Thurmond Road and 42.5 feet for Settlers Pass/Longview Lane adjacent to the proposed subdivision. The length of the dedication is approximately 1322 feet. They also propose in lieu of the required improvements within both rights-of-way to construct a 42.5-foot-wide cross-section along Settlers Pass/Longview Lane. The 42.5-foot-wide cross-section is approximately 1525 feet in length and would include lighting, sidewalks, pavement, curb, gutter, and designated bike lane. The proposed roadway is slightly modified with the cross-sections established for the Carsen Ranch Subdivision to the north as the bike lane and sidewalks are increased and the travel lane widths are reduced. On May 6, 2026, the Development Review Committee (DRC) approved the alternate cross sections, and the Committee is the final authority. For more details regarding the approved cross sections see Attachment "F".

On May 4, 2026, City Council approved a purchase agreement to secure the right-of-way necessary to complete the connection from the last privately owned parcel just north of the Arroyos at Settlers Pass Phase 2 Subdivision. This would establish a continuous link between the Carsen Ranch Subdivision and the Arroyos at Settlers Pass Phase 2 Subdivision, creating a safer transportation route and help reduce existing traffic congestion on Sonoma Ranch Boulevard associated with the Metro Verde development.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property is located within an area designated as a Suburban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. Suburban Neighborhood areas provide for low-to-moderate density residential land uses intermixed with areas of commercial development. The proposed preliminary plat would enable the property owners to subdivide and responsibly develop currently vacant land in a manner that remains consistent with the character of the surrounding area. This effort not only supports orderly growth but also contributes to expanding the range of housing options available within the community. Increasing housing diversity is important for accommodating a growing population and ensuring that residents at different income levels and life stages have access to suitable living opportunities.

Policies and Actions from the Elevate Las Cruces Comprehensive Plan have not been added to this staff report because a preliminary plat comes in after the zoning destinations are established. Subsequent subdivisions, such as what is being proposed, are developed based on zoning development standards and subdivision standards.

PARK LAND DEDICATION:

The proposed subdivision triggers a requirement for parkland dedication or a fee in lieu because it increases the number of residential lots. The calculated parkland dedication amounts to 0.19764 acres; however, this

Agenda Item #7.1.

area is too small to reasonably accommodate a functional park. Therefore, a fee in lieu of dedication is requested, estimated at \$100,401.12, to be paid at the time of plat recording.

FLOOD PLAIN:

The property is not located within a flood zone.

DRC/STAFF RECOMMENDATION:

On May 6, 2026, the Development Review Committee (DRC), comprised of the Community Development, Fire, Public Works, Parks, and Utilities Directors, or their designees, reviewed the proposed preliminary plat. The DRC's review focused primarily on infrastructure, utilities, and public improvements, with limited discussion regarding lot configurations and land uses. The Committee discussed the proposed alternative cross-sections for Summer Street, Longview Lane/Settlers Pass, and Thurmond/Engler Road. Following discussion of the alternative cross-sections, the DRC voted to recommend APPROVAL of the preliminary plat and expressed support for the full connection of Longview Lane/Settlers Pass, consistent with the direction previously provided by City Council. Additional information is provided in Attachment "D," which contains the DRC meeting minutes.

ANALYSIS/CONCLUSION:

Staff's analysis concludes that the proposed Summer Estates Subdivision preliminary plat complies with all requirements and objectives of the Subdivision Code and the Las Cruces Development Code. The development is compatible with the surrounding area by offering an alternative housing option with larger lot sizes. Additionally, the final plat and construction drawings will be required to address any remaining or additional Code requirements.

NOTICE:

In accordance with the Subdivision Code, the Notice of Public Hearing was mailed to all property owners within 500 feet of the subject property. All comments and concerns will be discussed during the presentation regarding the proposed preliminary plat request.

APPLICATION TIMELINE:

Applicant Submitted: November 24, 2025
Staff Returned: December 22, 2025
Applicant Returned: January 5, 2026
Review Approved: January 16, 2026
Applicant Modified & Resubmitted: April 14, 2026
Review Completed: May 4, 2026

SUPPORT INFORMATION:

[Attachment "A" - Zoning Map](#)
[Attachment "B" - Aerial Map](#)
[Attachment "C" - Summer Estates Subdivision Preliminary Plat](#)
[Attachment "D" - DRC Minutes 5-6-2026](#)
[Attachment "E" - Findings](#)
[Attachment "F" - Approved Alternate Cross Sections](#)

PLAN(S):

Elevate Las Cruces

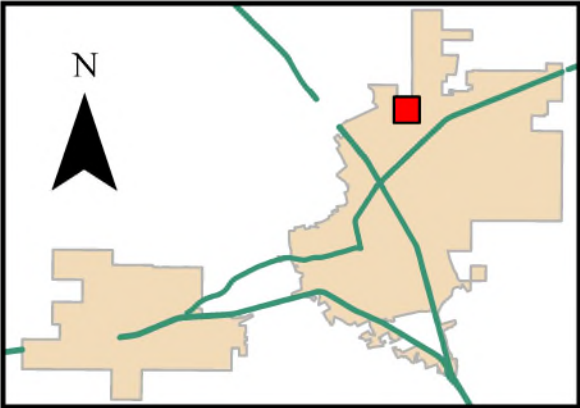
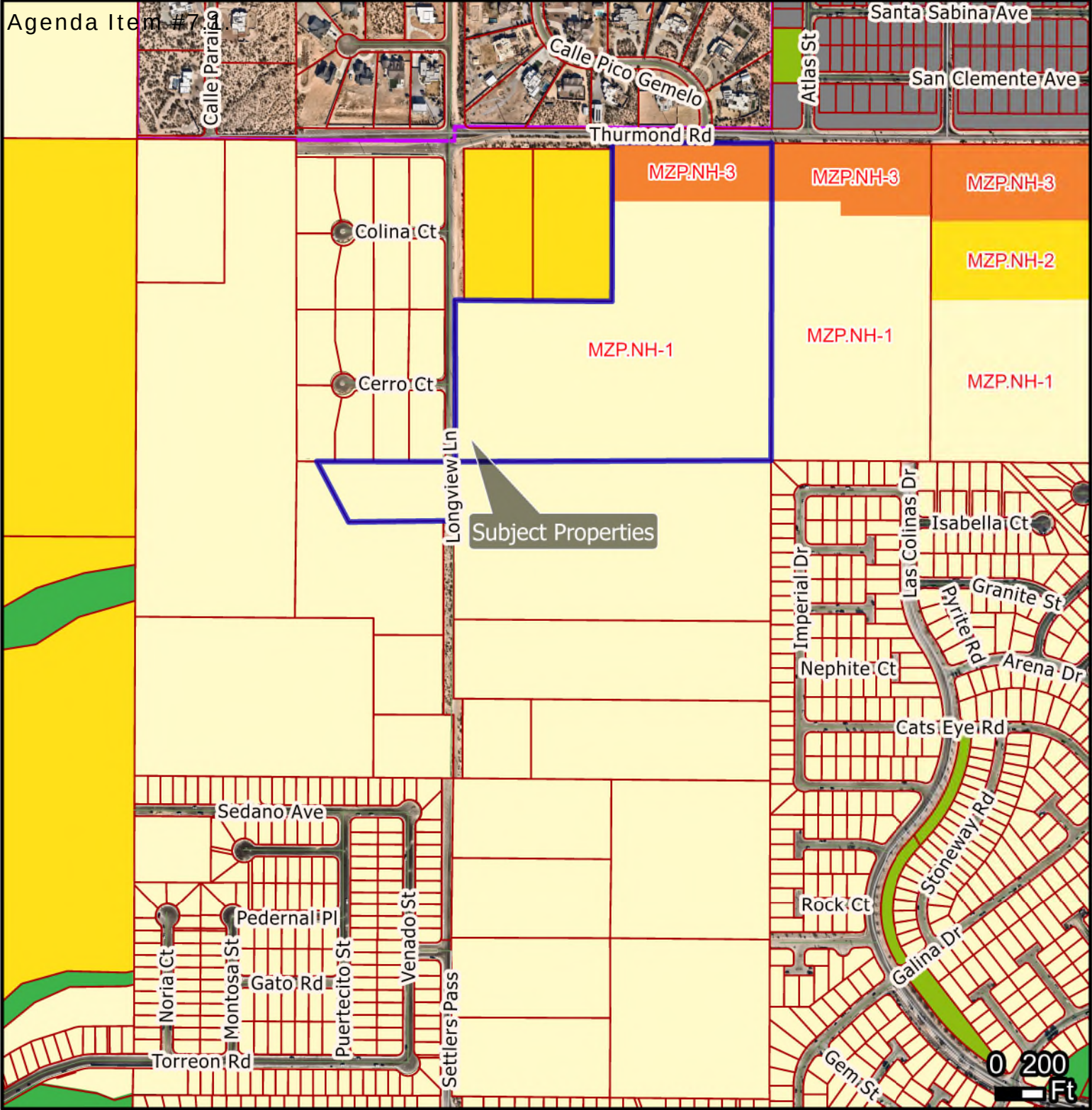
COMMITTEE/BOARD REVIEW:

DRC

OPTIONS / ALTERNATIVES:

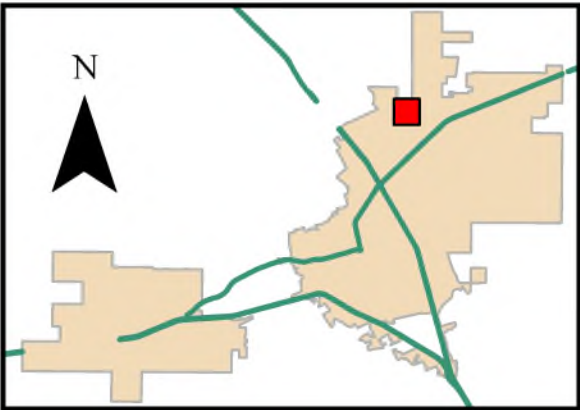
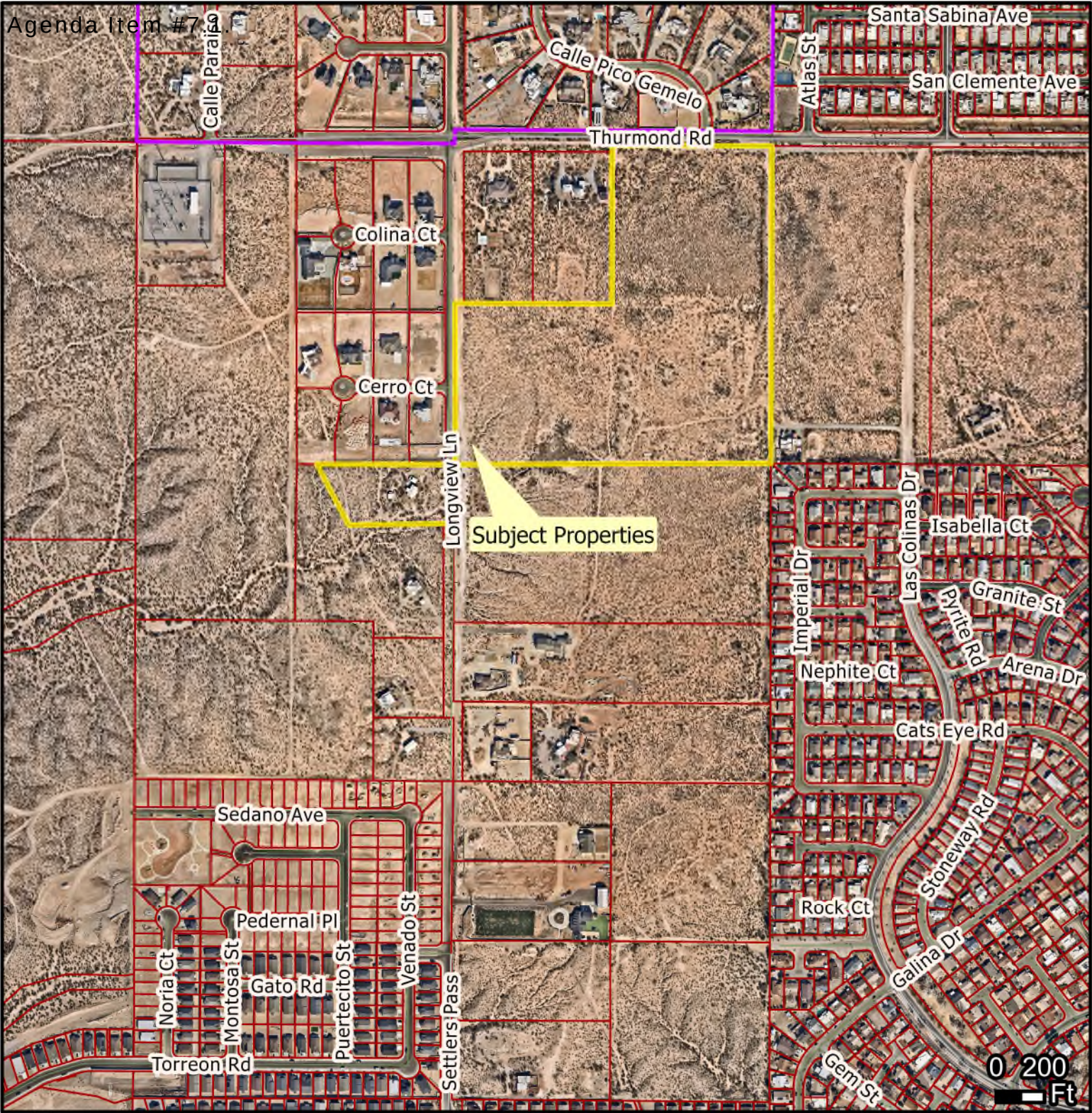
Agenda Item #7.1.

1. Vote "Yes", this will approve the proposed preliminary plat known as Summer Estates Subdivision as recommended by Staff and DRC.
2. Vote "No", this will deny the proposed preliminary plat.
3. Vote to "Amend", this could modify approval of the proposed preliminary plat by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table", this will postpone consideration of the proposed preliminary plat pursuant to further direction from the Commission.



ATTACHMENT "A"

ZONING MAP



ATTACHMENT "B"

AERIAL MAP

A 33.023± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 29 LOTS
SITUATED IN SECTION 20, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 13, 2026

A 33.023± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 29 LOTS
SITUATED IN SECTION 20, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 13, 2026



KEN THURSTON DEVELOPMENT CORP.
c/o KEN THURSTON
1880 E. LOHMAN AVE.
LAS CRUCES, NM 88001

LIBBIN UNDERWOOD
ENGINEERING & SURVEYING
1430 W. AMADOR AVE.
LAS CRUCES, NM 88005

KENNETH R. THURSTON & VICKI L. THURSTON
TRUSTEES OF THE KENNETH R. THURSTON
AND VICKI L. THURSTON REVOCABLE TRUST

5344 LONGVIEW AVE.
LAS CRUCES, NM 88012

REC# 2516308
FILED JULY 31, 2025

I HEREBY ACKNOWLEDGE AND CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED BY THIS PLAT.

I HEREBY ACKNOWLEDGE AND CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED BY THIS PLAT.

I HEREBY ACKNOWLEDGE AND CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED BY THIS PLAT.

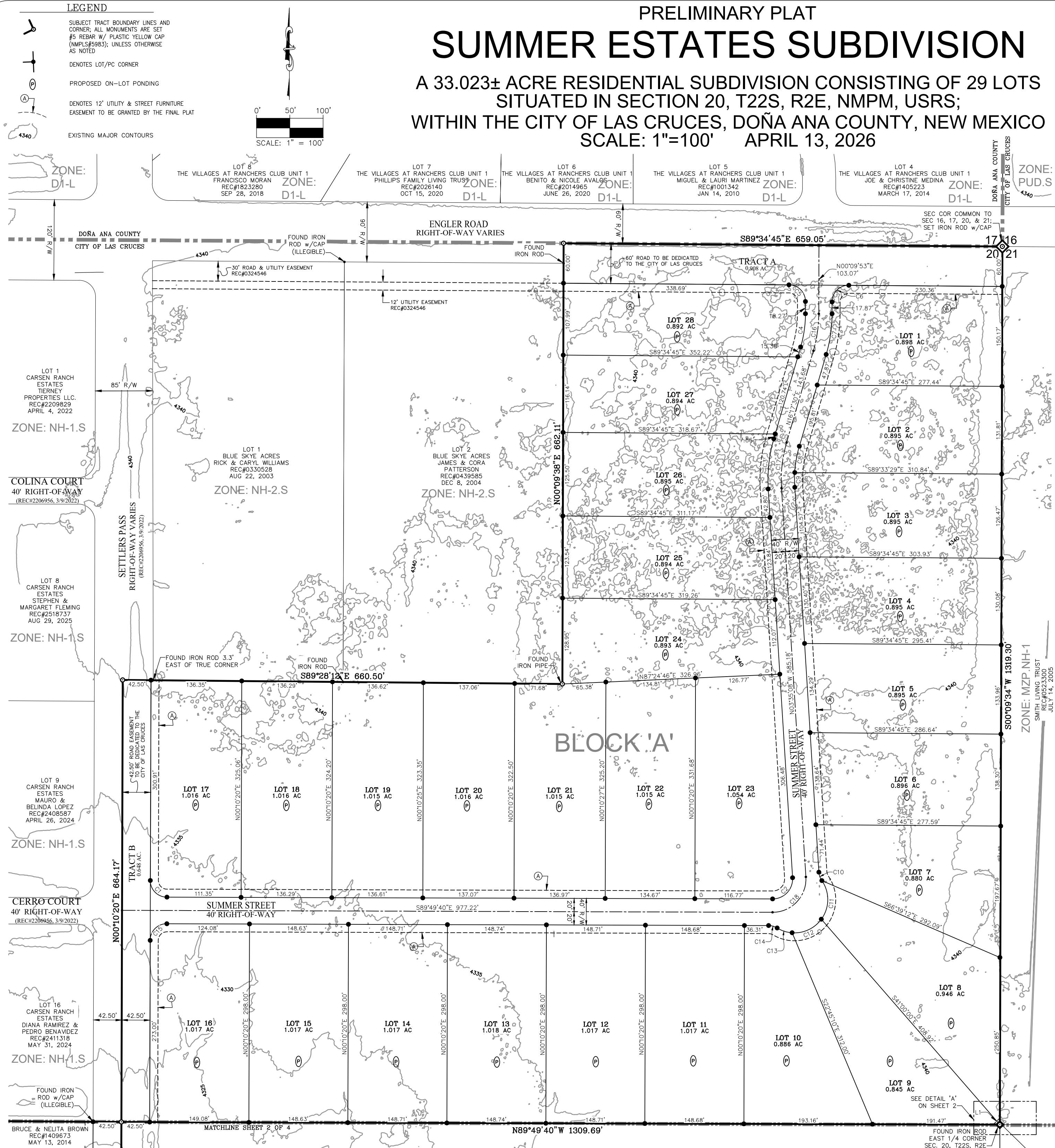
I HEREBY ACKNOWLEDGE AND CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY REPRESENTED BY THIS PLAT.

CITY OF LAS CRUCES
SUBDIVISION ADMINISTRATOR APPROVAL

THIS PRELIMINARY PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE CITY OF LAS CRUCES, AND ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE PLAT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES SUBJECT TO ANY AND ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS PLAT.

PLAT MAP
PRELIMINARY UTILITY PLAN
GRADING PLAN

- 1-2
- 3
- 4



PRELIMINARY PLAT

SUMMER ESTATES SUBDIVISION

A 33.023± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 29 LOTS
SITUATED IN SECTION 20, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 13, 2026

TABLE

BLOCK 'A'		
LOTS	ACREAGE	DENSITY
1-28	30.023	0.93 DU/AC

BLOCK 'B'		
LOTS	ACREAGE	DENSITY
1	3.000	0.33 DU/AC

PLAT NOTES:

- THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING MAIN UTILITY LINE EXTENSIONS, SEPARATE UTILITY STUB-OUTS TO EACH LOT AND FOR PROVIDING ANY AND ALL EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICE TO LOTS SHOWN HEREON.
- ALL CORNERS ARE 5/8" IRON ROD SET W/CAP (LS 5983) EXCEPT AS OTHERWISE NOTED.
- DRIVEWAY PLACEMENT TO BE IN CONFORMANCE WITH THE CITY OF LAS CRUCES DESIGN STANDARDS.
- BLOCK 'A' HAS A RESIDENTIAL DENSITY OF 0.93 DWELLING UNITS PER ACRE..
- BLOCK 'B' HAS A RESIDENTIAL DENSITY OF 0.33 DWELLING UNITS PER ACRE.
- SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 35013C08946, EFFECTIVE 7/6/2016.
- LOTS DESIGNATED WITH A  SYMBOL REQUIRE ON-LOT STORMWATER PONDING. ALL EXCESS RUNOFF SHALL BE RETAINED ON THE INDIVIDUAL LOT. STORMWATER PONDING AREAS SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER.
- TRACT 'A' SHALL BE DEDICATED TO THE CITY OF LAS CRUCES BY THE FINAL PLAT AND INCORPORATED INTO THE EXISTING RIGHT-OF-WAY OF ENGLER ROAD.
- TRACT 'B' SHALL BE DEDICATED TO THE CITY OF LAS CRUCES BY THE FINAL PLAT AND INCORPORATED INTO THE EXISTING RIGHT-OF-WAY OF SETTLERS PASS.
- TRACT 'C' SHALL BE DEDICATED TO THE CITY OF LAS CRUCES BY THE FINAL PLAT AND INCORPORATED INTO THE EXISTING RIGHT-OF-WAY OF SETTLERS PASS.
- THE PRELIMINARY UTILITY PLAN APPLIES ONLY TO LOTS 1-28, BLOCK 'A', WHICH ARE DESIGNATED FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. LOTS 1-2, BLOCK 'B' DEDICATE THE WEST 42.50 FEET FOR INCORPORATION INTO SETTLERS PASS.
- NEIGHBORHOOD CONNECTION WALKWAY EASEMENT: NO WALL, FENCE, BUILDING, STRUCTURE, OR OTHER IMPROVEMENT SHALL BE CONSTRUCTED, PLACED, OR MAINTAINED WITHIN THE DESIGNATED WALKWAY EASEMENT THAT WOULD OBSTRUCT, INTERFERE WITH, OR IMPAIR PEDESTRIAN ACCESS OR CONNECTIVITY. THIS EASEMENT SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES FOR ITS INTENDED PURPOSE.

LINE TABLE

LINE	BEARING	DIST
L1	N45°09'57"E	14.14'

CURVE TABLE

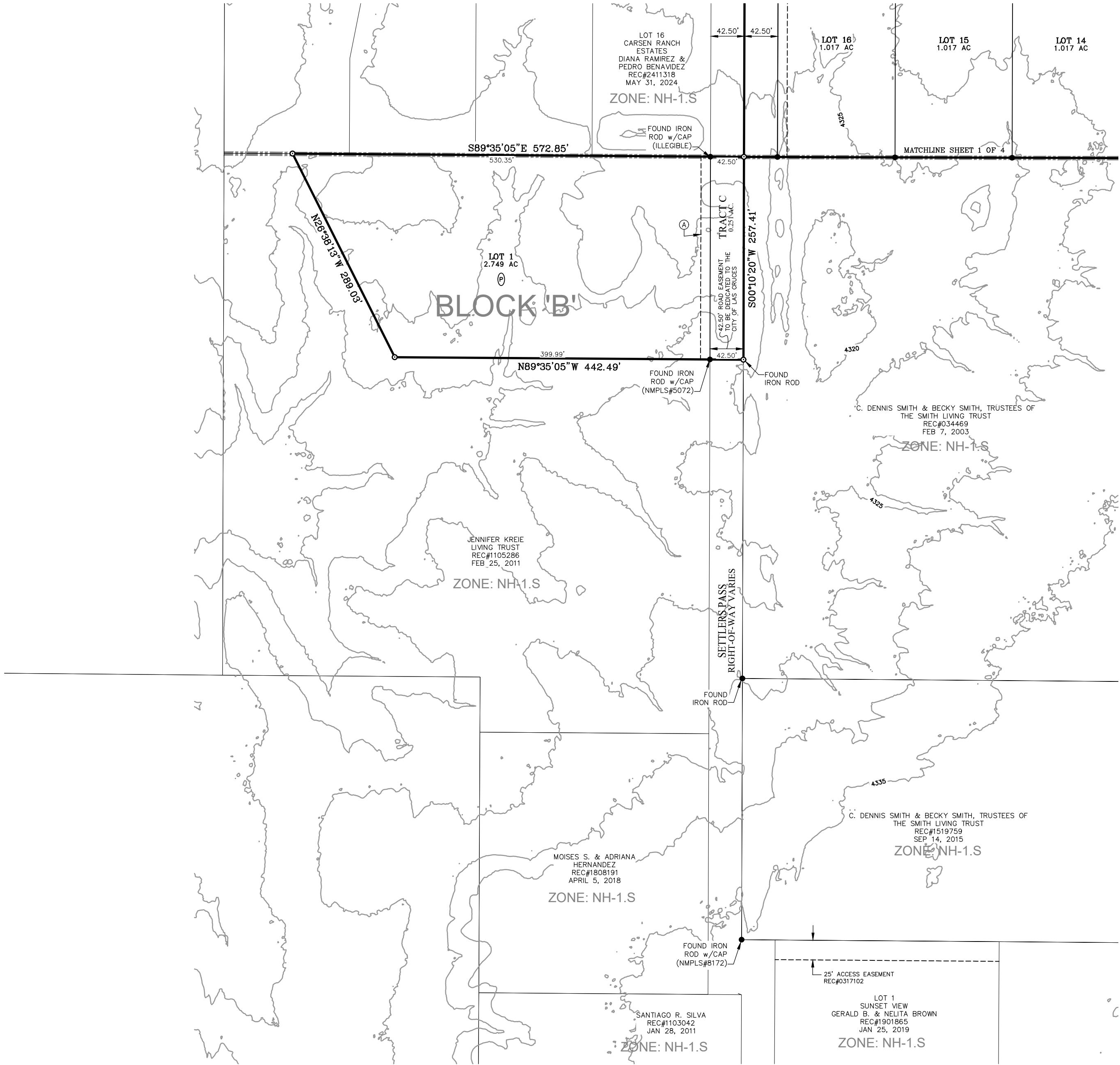
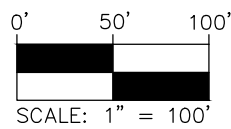
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIST
C1	39.27'	25.00'	90°00'00"	S44°49'40"E	35.36'
C2	49.09'	30.00'	93°45'28"	N43°17'36"E	43.79'
C3	76.32'	220.00'	19°52'38"	N6°21'11"E	75.94'
C4	50.66'	180.00'	16°07'38"	N8°13'41"E	50.50'
C5	39.16'	25.00'	89°44'38"	N44°42'26"W	35.28'
C6	39.38'	25.00'	90°15'22"	N45°17'34"E	35.43'
C7	61.92'	220.00'	16°07'38"	N8°13'41"E	61.72'
C8	40.16'	180.00'	12°47'01"	N9°54'00"E	40.08'
C9	22.29'	180.00'	7°05'37"	N0°02'19"W	22.27'
C10	13.53'	27.07'	28°38'29"	N19°07'13"W	13.39'
C11	61.86'	50.00'	70°53'16"	N0°47'19"E	57.99'
C12	50.45'	50.00'	57°49'01"	N65°08'28"E	48.34'
C13	23.73'	50.00'	27°11'32"	S72°21'15"E	23.51'
C14	13.53'	27.07'	28°38'29"	S74°17'35"E	13.39'
C15	39.27'	25.00'	90°00'00"	N45°10'20"E	35.36'
C16	56.29'	200.00'	16°07'38"	N8°13'41"E	56.11'
C17	69.38'	200.00'	19°52'38"	N6°21'11"E	69.04'
C18	81.82'	50.00'	93°45'28"	N43°17'36"E	72.99'

DETAIL 'A'

SCALE: 1"=20'

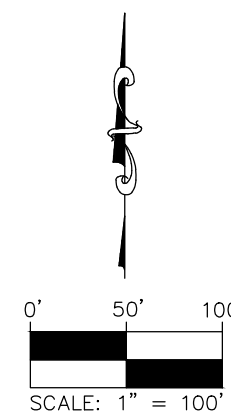
LEGEND

-  SUBJECT TRACT BOUNDARY LINES AND CORNER; ALL MONUMENTS ARE SET #5 REBAR W/ PLASTIC YELLOW CAP (NMPLS#5983); UNLESS OTHERWISE AS NOTED
-  DENOTES LOT/PC CORNER
-  PROPOSED ON-LOT PONDING
-  DENOTES 12' UTILITY & STREET FURNITURE EASEMENT TO BE GRANTED BY THE FINAL PLAT
-  EXISTING MAJOR CONTOURS



PRELIMINARY UTILITY PLAT SUMMER ESTATES SUBDIVISION

A 33.023± ACRE RESIDENTIAL SUBDIVISION CONSISTING OF 29 LOTS
SITUATED IN SECTION 20, T22S, R2E, NMPM, USRS;
WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
SCALE: 1"=100' APRIL 13, 2026



LEGEND

- BOUNDARY LINES & CORNER;
- DENOTES 12' UTILITY EASEMENT TO BE GRANTED BY THE FINAL PLAT
- EXIST 8" WATER LINE; UNLESS NOTED OTHERWISE
- EXIST 2" GAS LINE; UNLESS NOTED OTHERWISE
- PROPOSED 8" WATER LINE
- PROPOSED 2" GAS LINE
- APPROXIMATE PROPOSED FIRE HYDRANT LOCATION; UNLESS NOTED OTHERWISE
- APPROXIMATE PROPOSED STREET LIGHT LOCATION; UNLESS NOTED OTHERWISE

UTILITY NOTES

- THE STREET LIGHTS, FIRE HYDRANTS, WATER, SEWER, AND GAS MAIN LINES SHOWN HEREON ARE CONCEPTUAL. FINAL DESIGN SHALL BE DETERMINED AT TIME OF CONSTRUCTION DRAWING SUBMITTAL. SEE FINAL APPROVED SET OF PLANS.
- THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING MAIN LINE EXTENSIONS.
- WATER, GAS AND SEWER WILL BE PROVIDED BY LAS CRUCES UTILITIES.

LIBBIN UNDERWOOD
ENGINEERING & SURVEYING
1430 W. AMADOR AVE. LAS CRUCES, NM 87801 (505) 647-4329
PROJECT: 2598 | DRAWN BY: PA | SHEET 3 OF 4



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, May 6, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Michael Danner, Fire Investigator LCFD
Oscar Guerrero, Public Works
Chris Faivre, Director Community Development
Natashia Billy, Public Works
Christina Abeyta-Corella, Parks & Recreation

STAFF PRESENT: Sara Gonzales, Deputy Director Building Safety

OTHER PRESENT: Adrian Renteria, A&E Engineering
Pedro Achaval, Libbin Underwood Engineering
Kent Thurston, Ken Thurston Development

1. CALL TO ORDER (9:00 a.m.)

Weir: It's 9 o'clock, I'll go ahead and call the DRC May 6th to order. Are we good, Sara? Okay.

2. APPROVAL OF MINUTES

2.1 April 15, 2026

Weir: The first item on the agenda was approval of minutes, but I don't believe those were distributed, so...

Gonzales: They were sent out through the e-mail as well, yes.

Weir: Were they?

Gonzales: Yes.

Weir: Okay. Okay, well then I would entertain a motion to approve minutes from April 15, 2026. And if no one has read them, we can postpone until the next meeting.

Nasir: So move.

1 Weir: Second?

2
3 Danner: Second.

4
5 Weir: Okay. All those in favor?

6
7 MOTION PASSES UNANIMOUSLY.

8
9 Weir: All those opposed. Okay, minutes approved.

10
11 **3. NEW BUSINESS**

12
13 **3.1 Case 25CS0500099: Summer Estates Subdivision Preliminary Plat**

- 14
15
 - A request for approval of a Preliminary Plat known as Summer Estates Subdivision.
 - The proposed subdivision is zoned NH-1S / NH-3S (Neighborhood-1 Suburban / Neighborhood-3 Suburban), encompasses approximately 33.023 acres in size, and is located south of Engler Road/ Thurmond Road and along the east side of Settlers Pass/ Longview Lane. The subdivision proposes to subdivide two (2) existing tracts into twenty-nine (29) new residential lots that range in size from approximately 0.880 to 1.018 acres
 - The subdivision proposes modifying the required local roadway cross-section from fifty (50) feet to forty (40) feet to align with right-of-way located in the development on the west side Settlers Pass/Longview Lane. Section 38-2.C.1.a & b allows cross-section deviations if approved by DRC.
 - Dedication of Settlers Pass/ Longview Lane and Engler Road/ Thurmond Road are proposed with the development.
 - In lieu of providing the required road improvements to the roadways immediately adjacent to the subdivision, the developer will be providing road improvement to Settlers Pass/ Longview Lane.
 - Submitted by Libbin Underwood Engineering and Surveying, on behalf of Thurston Kenneth R Trustees, & G Buce Brown Jr. & Nelita U, property owners.

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38 Weir: The next item on the agenda is new business. Summer Estate Subdivision Preliminary Plat. Ms. Gonzales, do you have a presentation?

39
40
41 Gonzales: Sure. So for this preliminary plat, it is Summer Estate Subdivision. The property encompasses about 33 acres in size. It is zoned NH-1 Suburban as well as NH-3 Suburban along the north side of the tract by Engler. The property is to be subdivided into 29 new lots. The reason it's 29 new lots is because in one tract, there will be block A, which has 28 lots. There is a second block B, which is going to have essentially one lot designated for it.

1 That's going to give us dedication for Longview Lane. So that's why it's
2 being included into the actual map.

3
4 The dedication is going to be provided as required for the subdivision along
5 Engler or Thurmond, whichever road you would consider it, as required for
6 the 60 feet. We're also going to see dedication adjacent to the subdivision
7 along Settlers Pass and Longview Lane, which is going to be 42.1/2 feet.
8 However, the applicant is requesting to take the improvements from this
9 area and relocate them and finish out Longview Lane to where we have a
10 full 42 1/2 foot cross section. And so that's going to essentially run from
11 Carson Ranch subdivision, which was filed about four years ago on the
12 north side. That will give us connection from there, and then take us
13 essentially to Arroyos at Settlers Pass Phase 2. And so the 42 1/2 foot
14 cross section would align to where there's a full paved cross section that
15 will now take us all the way from Engler essentially to Del Rey Boulevard as
16 an improved section.

17
18 The applicant is also requesting to deviate from the internal roadway, which
19 is known as Summer, I think it's Summer Street, yes Summer Street.
20 Instead of doing a 50 foot cross section for a local roadway, the applicant is
21 requesting to do a 40 foot cross section, which would be an alternate cross
22 section from our normal standards. We used to have in our code a large lot
23 subdivision. If you did a large lot subdivision you could do a 40 foot cross
24 section. When Carson Ranch came in, it was located on the west side of
25 this property. This is now the east side of the property to be developed.
26 And so they're just matching and aligning with what was existing, so that
27 way the roads are basically aligned with each other and they don't offset,
28 instead of doing the additional 10 feet. And so the cross section would
29 essentially be the same that was proposed from the other subdivision
30 located on the west side. So just a continuation.

31
32 Staff did send everything out for review. There were no additional
33 comments from anyone except for the requirement that DRC is to approve
34 the cross section or deny those cross sections since the alternatives from
35 the original code. Nothing else.

36
37 Weir: Sara, because of the large lots are not required to provide sidewalks, is that
38 the comment?

39
40 Gonzales: So what the applicant is proposing is the cross section you see before you.
41 So you would essentially have a four foot sidewalk.

42
43 Weir: Okay.

44
45 Gonzales: We have them called out as parkways. I think at this point staff would like
46 to see them as being sidewalks instead of parkways, knowing that parkways

do not actually provide any pedestrian activity. They are part of the right-of-way. And four feet does not actually supply where you can see trees or plants or anything growing within them. And so at that point staff would be looking for the parkways to be sidewalks or improved.

Weir: Okay. Mr. Thurston, anything you'd like to add or your representative?

Thurston: Just the main one I'm concerned on, not concerned on, but wanted to point out is just the connectivity that we're trying to do, more just for the record of showing why we're trying to do that. There's a need for connectivity out there, and the reason we were seeing it is instead of us going on the right-hand side and doing our improvements there, which you'll go from like a four-lane right back down to a two-lane, so it would be a piece of improvement that really would not be used. And you've seen that there on Mesa Grande Estates where it goes from four lanes to two lanes back to four lanes, and it's just kind of mixed all the way around. So we are really wanting to just take our existing improvements that we are supposed to do and then improve Longview Lane. Because you see that the houses on the left side or on the west probably won't get developed for quite a while, and so we believe that for a longer-term solution for the city is to have better connectivity out there. I just think it's a better use of funds, and I think it's better for the city as well for maintenance. It should be better for the Public Works to maintain as well. So we're crossing our fingers that you guys like that design. I think it's, I personally think it's great for the whole area. You're going to get some relief from adjacent subdivisions that will also use that new road. And I've chatted with some neighbors, and they have asked what's going on. And we've talked to them and told them that we were wanting to connect that, and every single person that we've talked to is excited and wanting that to go through. So that's just from our standpoint what we wanted to do.

Now the other part is, the other kind of waiver or deviation is the 40-foot right-of-way. We're just basically copying to the subdivision to the west that was done. And so we're not, we don't think we're really asking for very much other than just doing what used to be allowed that was just to the west, being that they're big lots. And we do not have, on Google Earth, if you look on it, there are no sidewalks on the other one. And so we were going to build it as such.

Renteria: Yes, that cross section in the past had an alternative for either a Type J curb or a sidewalk. And what they went with is a Type J, and that's what we're proposing on this one as well.

Weir: Okay. I know the 2001 codes, if you were greater than a half acre, sidewalks weren't even required, so I don't know if that's changed in the new code.

1
2 Gonzales: It's no longer within the new code.
3
4 Weir: Okay.
5
6 Gonzales: That's why. So at this point, that's why we're saying you know sidewalks
7 would be the preferred method, even with the alternative cross section.
8 Being the lots, that's why I say the area right now doesn't have sewer, which
9 is why they're required to put in septic tanks, which is why the lots are
10 required to be the size that they are. And so minimum standards from any
11 media is 0.75 acres or larger. And so that's the reason why the lots have to
12 be at a large acre.
13
14 Weir: Anybody, DRC members, any questions for staff or the applicant?
15
16 Billy: I just want to, I just want to reiterate what Sara mentioned, because that's
17 what Public Works supports as well, in terms of making those sidewalks and
18 potentially instead of the left side being six feet, making that side five feet
19 and then the other side five feet. And then you know just wherever we have
20 streetlights, it'll just dig down to you know like four feet and then go back
21 out to five feet, meander basically for that particular cross section.
22
23 Gonzales: So on the 40 feet, you would say this part, the four-foot parkway being
24 proposed in the outline would end up becoming a five-foot sidewalk.
25
26 Billy: Right. And you just take that foot from the other side towards the six feet.
27
28 Gonzales: So I'm turning to the applicant based on the light pole and then the sidewalk
29 and the four-foot clearance that we do have to still maintain for PROAG. If
30 we go down to five feet with the light pole base we wouldn't have enough
31 room.
32
33 Billy: Is that why?
34
35 Gonzales: Yes.
36
37 Billy: You're doing that on that side?
38
39 Gonzales: Yes, But I would say we could take the travel lanes and reduce the travel
40 lane.
41
42 Billy: Reducing the travel lane for the, maybe if you go down to 11 1/2 feet?
43
44 Gonzales: Because it is a local road, is why I'm thinking.
45

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1 Billy: Maybe if you go down to 11 1/2 feet, is that something that Fire would be
2 okay with?
3
4 Danner: It's going to be tight, just because I know here it's only shown on one side
5 as parking for street, but we all know that everybody parks on both sides.
6 So it's going to be tight. But because it's just a straightaway, we can make
7 it happen. If it was like within the entire neighborhood, that might be another
8 one.
9
10 Gonzales: And I would show there's a lot more when the larger lots, we're not seeing
11 as much on-street parking that is taking place within those areas because
12 there is so much more room within their property. So that would be some
13 of the consideration, which is why that with some of the rural areas were
14 given those exceptions for larger lots, no parking generally on the street.
15 Previous cross-section didn't have parking at all, and it wasn't a
16 requirement. And so by providing at least one opportunity, it does have it.
17 But you can see that most of the properties right now, they're not as utilized
18 as some of our more dense areas that are on local streets. So if the
19 consideration would be to reduce the travel lane, even if it's only 11 1/2 feet,
20 so we maintain the six feet to have clearance on the one side and only
21 reduce the parkway to, or the sidewalk, increase it to five. Would everybody
22 be okay with that? And we'd also look to the applicant if that is what you'd
23 be amenable to.
24
25 Thurston: Reduce it by a foot, the driving lane?
26
27 Gonzales: So we'd reduce the driving lane here by a foot to add a foot here to increase
28 it to a five-foot sidewalk.
29
30 Renteria: Fine.
31
32 Thurston: Five-foot sidewalk on both sides is what you're?
33
34 Billy: Yeah.
35
36 Gonzales: This is going to be sidewalk on this side and sidewalk here.
37
38 Billy: Well, we'd still leave it six. I know it's very, I know it's very preliminary, but
39 do you foresee streetlights on either side?
40
41 Renteria: It's typically just on one side.
42
43 Billy: Okay.
44
45 Renteria: Streetlights is where we run them through.
46

- 1 Billy: I'm just, because I know you have that curve in there, and sometimes your
2 lighting analysis may need something around there. I'm just, I'm just you
3 know talking about stuff in the future.
4
- 5 Gonzales: Right here.
6
- 7 Billy: Yes, just thinking about the potential for those streetlights. And you know
8 for some reason if it has to be on the other side. But I'm sure you guys can
9 make that work, just to make sure that it's ADA compliant as well.
10
- 11 Thurston: Due to the larger lot sizes, do we need sidewalks? Because I know it's a
12 desire, but it's, to be honest out there I don't see many people that will use
13 the sidewalks when you have such large areas. Most people will still, even
14 though you have a sidewalk, they'll still walk on the road.
15
- 16 Gonzales: I would say the sidewalks are preferred because parkways right now are
17 harder to maintain. And then property owners don't know necessarily that
18 they're to maintain those parkways in front of their properties. A lot of our
19 discussion when we went through the cross sections for the new
20 development code was to eliminate having parkways, just because they're
21 either, one, not wide enough for planting material or landscaping to go into.
22 And then they just basically create you know it's code enforcement
23 problems. And so at this point, the sidewalk actually provides more for a
24 separation from the roadway to the pedestrians, so it's easier for them to
25 walk on the sidewalk and have that ability as opposed to say it's not
26 necessary.
27
- 28 Thurston: Are you guys okay with us just putting a sidewalk on one side and not both
29 sides?
30
- 31 Billy: I think for ADA accessibility, it would be required on both sides. I don't know.
32 You know you start talking about locations for like mailboxes and stuff like
33 that for people to get to those. I don't know where that's going to be in the
34 subdivision. But there's a, you know moving forward with the code you
35 know we do want to increase those sidewalks for people you know to have
36 the opportunity to have that type of mobility.
37
- 38 Faivre: I think the expectation from Council now is that we are looking at more
39 pedestrian-friendly street design. And so I don't think there's going to be
40 support for doing no sidewalk or only sidewalks on one side.
41
- 42 Billy: I think the cross-section overall and with the addition of the sidewalk and
43 just if we can somehow increase the other side, Public Works is in support
44 of that.
45

1 Weir: Sara, can you go back to the plat? I just want to make sure I know. So the
2 alternative cross-section will be all the interior streets. And then the Settlers
3 Pass, Longview will be paved, and the alternative section to here?
4
5 Gonzales: We have a different one, and that's already paved, based on the previous
6 subdivision on the west side, so it's actually going further south. They're
7 being relocated.
8
9 Weir: So from basically here ...
10
11 Gonzales: Here going, actually this subdivision is built out from Cerro Court, so this is
12 Carson Ranch. It will actually start from the end of Cerro Court and go
13 down. So the improvements that are going from here are now going to start
14 from Cerro Court further down.
15
16 Weir: Okay.
17
18 Gonzales: And that way we can actually get the connection. So there's about 1,322
19 feet or so is what the applicants require to install. They're installing about
20 1,500 feet to make the linear path to actually make the connection. To
21 relieve a lot of the traffic that we're seeing in Metro Verde off of Sonoma
22 Ranch. So that's one of the big wins with getting the connection of that
23 road. Yes, so none of the improvements will be adjacent to the subdivision,
24 just the internal roadway.
25
26 Weir: And so the top of Thurman also is not ...
27
28 Gonzales: Right.
29
30 Weir: *(inaudible)*.
31
32 Gonzales: Right. You have to take basically the top of Thurman. This is about 850
33 feet or so, and then the other, that's going to be adjacent to Longview.
34 That's what's going to supplement the other side.
35
36 Weir: And my understanding is all staff is in support of that?
37
38 Gonzales: Of the connection, yes.
39
40 Weir: Okay.
41
42 Gonzales: Now we're just going through essentially the role where DRC has to be final
43 option saying these cross-sections can meet. So is everybody in agreement
44 that the sidewalks would be installed five feet for at least the one parkway
45 to be increased to five feet? Driving lanes can go down to 11 1/2 feet

1 essentially with each one making them still an area where you have 23 feet
2 to navigate.

3
4 Weir: So could I have a motion to approve the alternative cross-section, as we
5 discussed, internally to the subdivision?

6
7 Billy: Natasha Billy, Public Works.

8
9 Weir: Do I have a second?

10
11 Nasir: Second.

12
13 Weir: All those in favor?

14
15 MOTION PASSES UNANIMOUSLY.

16
17 Weir: Anybody opposed. Okay. And then I'd also like to get a motion to approve
18 taking the Thurman improvements and putting those to the off-site to make
19 a connection on Settlers Pass/Longview Drive as proposed. Do I have a
20 motion?

21
22 Billy: I have a question about this. Is there any way we can talk about that cross-
23 section separately?

24
25 Gonzales: Yes.

26
27 Weir: Okay. We can have the discussion now.

28
29 Gonzales: That's what I was going to ask you. You want a discussion first and then
30 we can just do the discussion with the alternative and the approval to move
31 it to the other side. Because I know this is what, so what was originally
32 proposed, we have two different ideas. So we have the cross-section for
33 the 42 1/2 feet. The applicant essentially proposed the three-foot parkway,
34 four-foot sidewalk, curb and gutter would be two feet, a four-foot bike lane.
35 You have the two driving lanes that are 12 feet wide, and then you would
36 have a 1 1/2 curb and gutter, and then a four-foot area that's essentially for
37 your turn lanes whenever it does actually come in. That will essentially be
38 the space where medians are going to go, if not a turn lane.

39
40 In reviewing that Public Works did come back with some of those comments
41 and provided some alternatives for the area. One, we wanted the wider
42 sidewalk, just knowing that you can have the two-foot parkway and then put
43 the sidewalk in, so that way it actually would create that six-foot area, so it's
44 a little bit wider. And then have an increased bike lane at five feet. Reduce
45 the traffic lanes to 11, just because there would be no on-street parking, so
46 there would be no impact to emergency services. This would just be the

1 two driving lanes. And then, essentially, a five-foot turn lane instead of just
2 having the four feet. So it's just kind of readdressing some of these numbers
3 to make some more room to make sure the walkability and the bike provides
4 a little bit more and not just the travel lanes. Natasha, anything to add?
5
6 Billy: Yes. Basically, we just wanted to reallocate some of the dimensions for
7 different uses.
8
9 Thurston: Yes, the cross-section we proposed kind of matches up with what's already
10 there on the north side, and on the south side so that's why we proposed
11 that cross-section is kind of what's already out there.
12
13 Billy: Yes, and Public Works supports the addition or the connection, but we didn't
14 feel like just moving forward with the code, and we know that's out there,
15 but these are the recommendations that we're making.
16
17 Weir: Okay.
18
19 Billy: The only other question that we had, just for clarification, on the plat, on the
20 first sheet we saw that there's 40 feet of right-of-way dedication, and then
21 on the third sheet we saw some areas that it said 50 feet of right-of-way
22 dedication. And I'm so sorry because this is for that local roadway. We just
23 wanted clarification if it was 40 or 50 feet.
24
25 Thurston: It's 40 feet.
26
27 Billy: Okay. Just because on the third sheet it says 50 feet on there. Actually it
28 was on the drainage plan or something.
29
30 Weir: You can work with staff to clarify, correct the third sheet of the plan.
31
32 Gonzales: Oh, it's just right here. See that 40 right here is where it says 50. It's just
33 right underneath the street name, so we just have to clarify the sheet three.
34
35 Billy: Okay.
36
37 Thurston: Okay.
38
39 Gonzales: It shows 40, 40, and then it goes 50, 50, and that's all it is.
40
41 Renteria: I guess at some point we're going back and forth.
42
43 Weir: Okay.
44
45 Gonzales: Yes.
46

1 Weir: Can you go back to the alternative cross-section, Sara? And so this does
2 have sidewalk just on one side of the street, so that's.

3
4 Gonzales: Yes, because right now being the cross-section is only half of what a
5 collector would have required. So the cross-section would be 85 feet in total
6 for collectors. In the new development code, it is increased. However, this
7 is just basically finalizing an area that has the gap, right. So we're
8 continuing the gap. With the 42 1/2 feet, we were able to get dedication for
9 a smaller portion that's right above Arroyos at Sellers Pass through the
10 purchase on Monday from City Council. They approved that purchase.

11
12 Weir: Okay.

13
14 Gonzales: That gives us the 42 1/2 feet. Other 42 1/2 feet has either been dedicated
15 throughout the process before it was annexed into the City of Las Cruces
16 when it was still part of the county. And then there was one portion which
17 is why it becomes that second tract. They have to dedicate their 42 1/2 feet,
18 which is why they are part of Block B right here. It's this lot there off, right
19 here. Because this lot has not dedicated yet. And so we're getting all of
20 the dedication necessary in order to build it and keep it aligned in a straight
21 line. If not, the dedication would have had to gone to the east side, which
22 means you would be dealing with a curve from the north side and then
23 another curve going back to the south side from where the improvements
24 currently are, which is why everything is being located onto the east side.
25 Everything will be 42 1/2 feet. And the cross section, I know the north side
26 and the south side, they had matched, and so you were trying to be
27 comparable to what those match. I know moving forward we're trying to get
28 as close as we can, knowing that, one, we're not going to see this cross
29 section ever be 115 feet as to what a collector is called now, but we do want
30 to follow as much more of making sure that the different types of
31 transportation needed on a road are going to be impacted and implemented
32 into whatever cross section we can find. So providing wider sidewalks,
33 providing wider bike lanes, and then not always having just a higher driving
34 or vehicle lane, knowing that the 11 feet can still be amenable when you
35 don't have parking necessarily on both sides of the road is what we're going
36 to try moving forward with. And so that's why the recommendations were
37 made is to get closer to what our development code has, knowing that we're
38 still constrained by the limited right-of-way we do have.

39
40 Weir: Okay. Thank you.

41
42 Renteria: I got one question on this cross section.

43
44 Gonzales: Okay.

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1 Renteria: Are we going to have, I'm assuming on where we're tying into, is it Luke or
2 is that Carson on the. Tying into the north road and then on the south road
3 to connect those two, are we going to have any alignment issues from what
4 is existing to what is proposed?
5

6 Thurston: Yes, there has to be because there's, I mean it's not matching up. The back
7 of curbs aren't matching up, so there's going to have to be some transition,
8 right.
9

10 Gonzales: They'll be off by about a foot.
11

12 Billy: Yes, you'll have to have a transition between the two.
13

14 Thurston: Okay. Is, I don't know if somebody from traffic is here. I don't know if they've
15 looked at that. Because I know they might have some heartburn involved.
16

17 Renteria: Yes. Are they going to have any issue with that curb coming back in
18 another? Is that coming in too? Is that going to bring the curb to the?
19

20 Billy: What's the speed limit on this?
21

22 Gonzales: Thirty-five is what Sellers Pass is.
23

24 Billy: Yes, you would just need to put in a transition you know based on, you know
25 AASHTO MUTCD to meet those.
26

27 Weir: Okay. Any other questions on that portion of roadway?
28

29 Abeyta-Corella: No, but for our Parks and Rec, I know that we will support it, but we do
30 want the gravel mulch to be installed, and we want it to be at least three
31 inches in depth to finish grade, and then half below the top of the concrete,
32 so this way it's not a tripping hazard. Just for the little bit of parkway that's
33 left, which is two or three feet.
34

35 Gonzales: That two-foot area.
36

37 Renteria: What are we talking about?
38

39 Abeyta-Corella: The parkway.
40

41 Weir: The parkway.
42

43 Gonzales: Right here.
44

45 Renteria: Just the parkway.
46

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1 Abeyta-Corella: Just the parkway.

2

3 Renteria: Ended up one-foot or two-foot of parkway.

4

5 Abeyta-Corella: Yes.

6

7 Gonzales: Yes, because the numbers.

8

9 Renteria: Just the gravel mulch. Do you just want the crusher fine?

10

11 Abeyta-Corella: Yes, grey crusher fine is fine.

12

13 Thurston: Okay.

14

15 Billy: I'd like to, from Public Works standpoint, I would just make sure that the
16 gravel mulch isn't so small that it washes out and creates an ADA issue on
17 the sidewalk.

18

19 Abeyta-Corella: So compaction or something that's been taken in place.

20

21 Weir: So is that something that needs to be part of this approval?

22

23 Abeyta-Corella: Yes, please.

24

25 Thurston: I think that's just an added expense for not, you're not going to achieve very
26 much for that in practicality. My only issue with that is you're to the west of
27 it, it's just all desert land. I don't really see the benefit of just having the
28 native dirt there and getting the native dirt to the sidewalk height versus
29 bringing in crusher fine for the sidewalk height. I just don't see the, I don't
30 see the actual benefit of it personally.

31

32 Gonzales: So you'd rather concrete it?

33

34 Thurston: I don't know, just dirt.

35

36 Billy: At this point, can we switch the location of the parkway and the sidewalk?
37 Can we flip those two? To put a buffer between the sidewalk and traffic?

38

39 Abeyta-Corella: The bike lane.

40

41 Billy: The bike lane.

42

43 Guerrero: So it would be preferable for that sidewalk to be in the edge over there by
44 the right-of-way and have that two-foot buffer between the sidewalk and the
45 curb. We'll have more separation from the traffic in the travel lanes. And
46 that is preferred from active transportation point of view to have a better

1 separation from the sidewalk and the curb and the travel lanes. So if we
2 are going to have that parkway, we should at least have it between the
3 sidewalk and the curb.

4
5 Gonzales: My only concern with that is we already have two cross sections where
6 they're developed and built out where the bike lane is on the opposite side.
7 So we're going to have a gap in between so the bike lane is actually in the
8 right-of-way. If we swap where the sidewalk is, we don't have a way for the
9 bikes to get back in between two. The sidewalk's already built and then the
10 bike lane is in the actual right-of-way.

11
12 Abeyta-Corella: The bike lane will stay in the right-of-way.

13
14 Gonzales: Oh, you're just talking about the parkway and the sidewalk.

15
16 Abeyta-Corella: And the sidewalk. Yes.

17
18 Gonzales: Oh, okay.

19
20 Renteria: Then are we going to have any issue with light poles? So now that trail's
21 going to meander.

22
23 Weir: It's a six-foot sidewalk they're requesting so there'll be plenty of clearance.

24
25 Gonzales: So just swapping these two.

26
27 Renteria: A sidewalk and then there'll be.

28
29 Abeyta-Corella: It'll be five feet at the, so we want a six-foot sidewalk, but it'll be,

30
31 Billy: Five feet at the post.

32
33 Abeyta-Corella: Yes, depending on however you make your foundations. With the
34 foundations, we typically see like a two-foot foundation, but if you make
35 them flush, then that could be part of the clearance.

36
37 Weir: So the recommendation is that the sidewalk be pushed to the back of the
38 right-of-way. The two-foot parkway that will exist will have the mulch and
39 crusher fine.

40
41 Abeyta-Corella: The gray crusher fine.

42
43 Weir: And that the driving aisles be reduced to 11 feet. Okay. And the parkway
44 or the,

45
46 Gonzales: The turn lane.

1
2 Weir: What'll, future turn lane will be five feet right-of-way. So was there anything
3 I left out on the alternative? And Sara, you've got it all, so we can request
4 a ...
5
6 Gonzales: An update to it.
7
8 Weir: An update before we take this to Planning and Zoning Commission.
9
10 Gonzales: So DRC would be the recommending, or final action for cross-sections.
11
12 Weir: Okay.
13
14 Gonzales: We can still include those as part of it to understand what was discussed
15 and what we've all been able to see and view from here, so that way they
16 do have that.
17
18 Weir: Okay.
19
20 Gonzales: Yes.
21
22 Weir: Okay. Any other discussion on this?
23
24 Thurston: So every light pole that's there, then we're going to have to make that
25 sidewalk meander around it.
26
27 Weir: No, it'll be part of the sidewalk. It'll be built into the sidewalk.
28
29 Billy: It'll just be this, and the pole will be in.
30
31 Weir: Within the sidewalk.
32
33 Billy: Within the sidewalk.
34
35 Thurston: So I'm going to, you put the parkway from the back of the curb two feet out,
36 and then the edge of the right-of-way, you'll have that six, you'll have a six-
37 foot walking trail, and then I'm going to put a straight road, or not a road, a
38 straight sidewalk, and then wherever that light pole is, it'll just reduce to four
39 feet.
40
41 Billy: Yes.
42
43 Thurston: Okay. And keep that parkway uniform.
44
45 Renteria: Okay, I get it now. And then crusher fine in between.
46

1 Gonzales: And your two-foot parkway that's going from three to two.
2
3 Thurston: Now if the parkway is on the right side, now I would see why you would want
4 crusher fine there. But if it was on the west side, just where the desert is, I
5 don't see the use of that. But if you're on the right side of it, I can see why
6 you'd want crusher fine.
7
8 Gonzales: So then we're all good?
9
10 Thurston: Fine.
11
12 Gonzales: Okay.
13
14 Weir: So do I have a motion to approve the modified alternative cross-section as
15 discussed?
16
17 Billy: Natasha, Billy, Public Works.
18
19 Weir: Okay. Do I have a second?
20
21 Nasir: Rocio Nasir, Utilities.
22
23 Weir: Okay, I'll go ahead and do a voice vote again. All those in favor, say "aye."
24
25 MOTION PASSES UNANIMOUSLY.
26
27 Weir: All those opposed Okay. And so the two alternative cross-sections have
28 been approved by DRC. And we'll just, Community Development will need
29 those updated for our records, and then before you submit for the
30 construction drawings.
31
32 Was there any comment on the plat itself, the layout, the connection to the
33 road, lot sizes, drainage, utilities?
34
35 Billy: The only comment that we have for the roadway drainage is that during
36 construction time the roadway, we need to just know how it's going to be
37 mitigated, just because we know that there are on lot ponds here. But with
38 roadway runoff you know there's potential to increase velocities, volumes,
39 flows, and if that's going to be the roadways are dedicated to the city, then
40 we need to know how the roadway runoff is going to be mitigated. So that
41 can be just part of the construction review process with Community
42 Development.
43
44 Weir: So it's kind of heads up. You need to be sure and address that when you
45 submit your construction drawings. Okay. If that's the case, I will entertain

1 a motion to approve the preliminary plat for Summer Estate Subdivision. Do
2 I have a motion?

3
4 Abeyta-Corella: Motion.

5
6 Weir: Do I have a second?

7
8 Billy: Natasha.

9
10 Danner: Second.

11
12 Weir: Okay.

13
14 Billy: You can have it.

15
16 Weir: Okay. We'll just do a voice vote again. All those in favor say "aye."

17
18 MOTION PASSES UNANIMOUSLY.

19
20 Weir: All those opposed. Okay. So we've got a positive recommendation to the
21 Planning and Zoning Commission for the preliminary plat with the
22 alternative cross section.

23
24 **4. DISCUSSION**

25
26 Weir: Next item on the agenda is discussion. Is there anything that the group
27 wants to discuss in relation to development or updates? Okay. That's great.

28
29 **5. ADJOURNMENT (09:33a.m.)**

30
31 Weir: Last but not least is adjournment. Do I have a motion to adjourn?

32
33 Nasir: So moved.

34
35 Weir: I have a second.

36
37 Guerrero: Second.

38
39 Weir: All those in favor say "aye."

40
41 MOTION PASSES UNANIMOUSLY.

42
43 Weir: Okay. We're adjourned.

44
45
46

Agenda Item #7.1.

- 1
- 2
- Chairperson
-

FINDINGS:

- Based upon review by relevant City staff, the proposed preliminary plat known as Summer Estates Subdivision complies with the requirements and standards of the City of Las Cruces Subdivision Code.
- The proposed new lots that are being created comply with all the requirements of the Development Code of the 22025 Development Code, except for the alternate cross-sections which were approved by DRC.
- Following the goals and actions outlined in Elevate Las Cruces, the proposed subdivision will allow for large lot developments and alternate housing options.
- The extension of Longview Lane/ Settlers Pass will provide an alternative route and disperse the traffic congestion for residents within the Metro Verde development.

ENGINEER'S SEAL

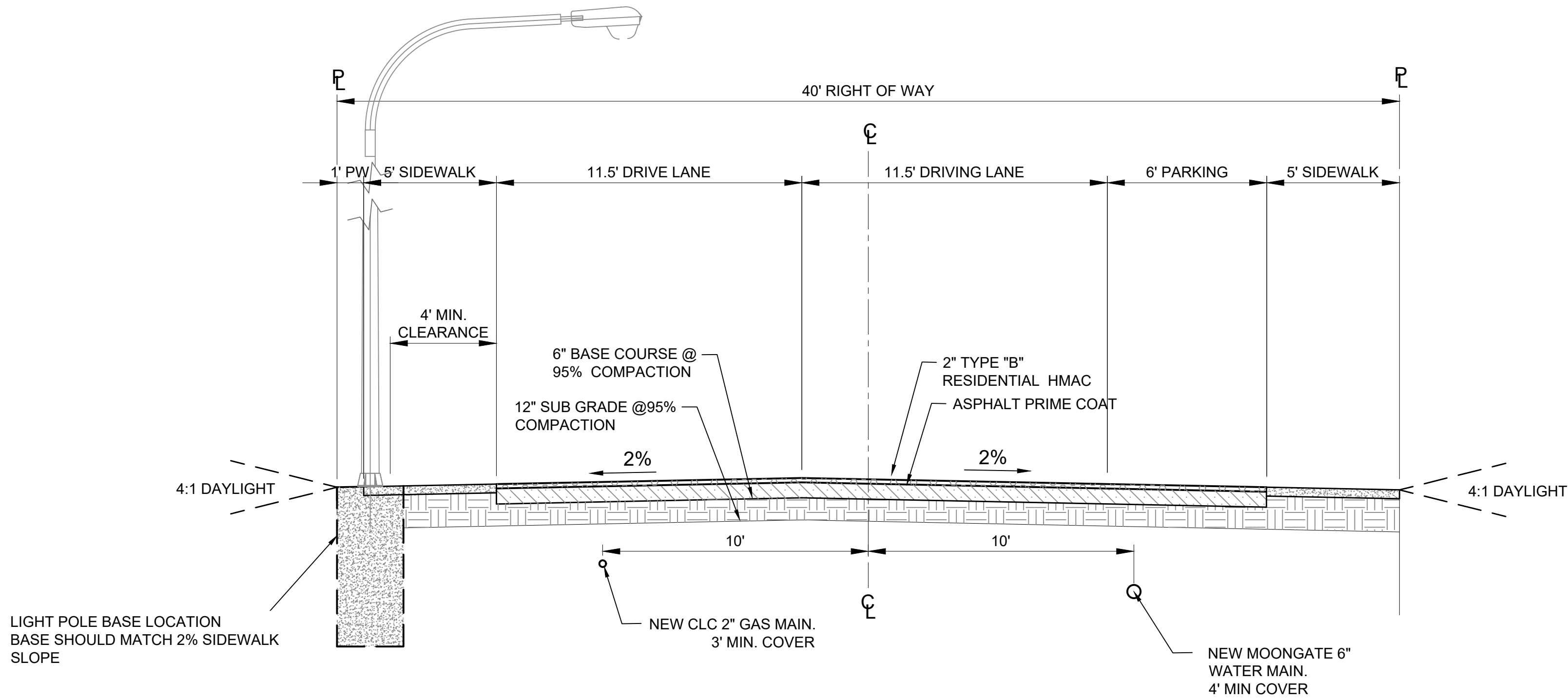


SUMMER ESTATES
PROPOSED ROAD CROSS
SECTIONS

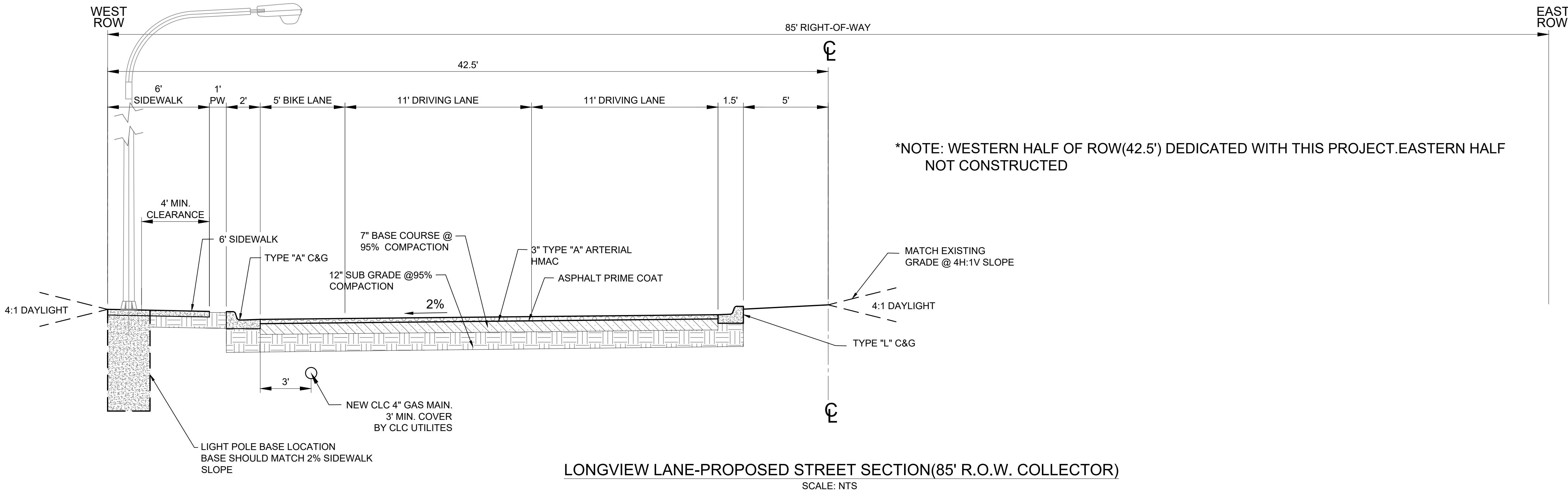
CHECKED BY: ADRIAN RENTERIA, P.E.	DATE:
DRAWN BY: CARLOS G.	
DWG. FILE:	PROJECT #: XXX-XX-XX
REVISION #: 1	REVISION DATE: XX-XX-XXXX

SHEET NO.

C-1



STREET SECTION(40' R.O.W. LOW DENSITY LOCAL-2)
SCALE: NTS



LONGVIEW LANE-PROPOSED STREET SECTION(85' R.O.W. COLLECTOR)
SCALE: NTS

*NOTE: WESTERN HALF OF ROW(42.5') DEDICATED WITH THIS PROJECT.EASTERN HALF NOT CONSTRUCTED



To Request a Line Locate Dial 811

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	May 26, 2026			
Drafter:	Sara Gonzales	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT FOR AN UNSUBDIVIDED PARCEL WITHIN THE ROYAL CROSSING DEVELOPMENT. THE PROPERTY IS LOCATED SOUTH OF MERCY DRIVE, ENCOMPASSES APPROXIMATELY 22.08 ACRES, IS ZONED NH-2U (NEIGHBORHOOD 2 URBAN), NH-3U (NEIGHBORHOOD 3 URBAN), AND OS-1U (OPEN SPACE RECREATIONAL URBAN). PROPOSED ZONING IS NH-1U (NEIGHBORHOOD 1 URBAN), NH-3U (NEIGHBORHOOD 3 URBAN), OS-1U (OPEN SPACE RECREATIONAL URBAN), AND OS-2U (OPEN SPACE DRAINAGE URBAN). NO CHANGES TO THE TOWN CENTER OVERLAY. SUBMITTED BY SOUDER MILLER AND ASSOCIATES ON BEHALF OF LC LAND LLC., PROPERTY OWNER. (26ZO0500015)			

PURPOSE(S) OF ACTION:

Approval of multiple zoning map changes.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODES UTILIZED:

2025 Development Code.

PURPOSE:

The applicant is requesting a rezoning of several planning parcels within the Royal Crossing development. The properties are currently zoned NH-2U (Neighborhood 2 Urban), NH-3U (Neighborhood 3 Urban), and OS-1U (Open Space Recreational Urban). The proposed change would reclassify the parcels to NH-1U (Neighborhood 1 Urban), NH-3U (Neighborhood 3 Urban), OS-1U (Open Space Recreational Urban), and OS-2U (Open Space Drainage Urban).

The Zoning Map may be amended, including rezonings, boundary adjustments, or district changes in accordance with NMSA 3-21-6, as amended. Zoning is a primary tool for regulating land use, including building size, lot dimensions, lot coverage, and compatibility of uses. In February and December 2025, City Council approved and adopted the 2025 Development Code along with the associated Zoning Map. Royal Crossing was subsequently rezoned by aligning the original zoning standards and regulations with those established in the newly adopted development code.

The applicant is now requesting a zoning amendment to reduce the designated drainage area based on the approved master drainage report, realigning the linear trail to create a walkable and active connection to Apodaca Park and the Outfall Channel, and allow for housing that is complimentary to the surrounding

Agenda Item #7.2.

neighborhoods. Only the approximately 22.08 acres of undeveloped land are under discussion, as the other parcels within the Royal Crossing Development are not included in this request.

PROJECT DESCRIPTION:

The property proposed for rezoning is currently undeveloped and lies south of Mercy Street within the Royal Crossing development. It is presently zoned NH-2U (Neighborhood 2 Urban), NH-3U (Neighborhood 3 Urban), and OS-1U (Open Space Recreational Urban), which allow for a range of uses including various housing types, as well as office, commercial, recreational, and open space uses. Residential density varies by district, with NH-1U permitting up to 40 dwelling units per acre (dua), NH-2 up to 50 dua, and NH-3 up to 60 dua. The site is also designated as part of the Mixed-Use Corridor and Town Center in the Future Development Map of Elevate Las Cruces, where development standards support increased residential density and adjusted build-to lines.

In alignment with the Apodaca Blueprint, the applicant intends to incorporate key design elements such as rear-located parking, buildings oriented along the street to enhance walkability, variation in building scale and height, and a mix of land uses to support both services and housing.

SITE SUITABILITY:

Based on the applicant's legal descriptions, the subject property encompasses approximately 22.08 acres and is currently vacant. It is situated within the urban core and is surrounded by a mix of commercial and residential development along Main Street, N. Solano Drive, and the Country Club Park Subdivision. The development of the Three Crosses Hospital served as a catalyst for the redevelopment of the former vacant golf course.

The drainage report indicates a reduction in area necessary for stormwater retention, which allows for an increase in single-family residential units within the areas identified as "Cottage Residential" in the Apodaca Blueprint, as well as within the Flex District aligned with Neighborhood 3 zoning. This designation supports a mix of professional office and residential clustering uses.

ACCESS/TRAFFIC:

The Royal Crossing development has two main entry points, one at N. Solano Drive and Samaritan Drive, and another at Main Street and Samaritan Drive. The subject property can be accessed via Legacy Drive, Mercy Street, or Martha Drive, all of which are 50-foot-wide local roads. Martha Drive was improved and dedicated to the City of Las Cruces in 1963 as part of the Country Club Park Subdivision Plat No. 4 for future connection to the subject property. No additional roadway improvements will be necessary if the proposed rezoning is approved.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property lies within an area identified as an Urban Neighborhood Place Type, as well as within a Town Center on the Future Development Map of the Elevate Las Cruces Comprehensive Plan. The Urban Neighborhood designation encourages a range of residential housing options along with supporting neighborhood-scale commercial development. Town Centers are intended to feature a blend of residential and non-residential uses that together foster a vibrant, walkable environment. These areas accommodate institutional, cultural, employment, retail, and entertainment uses, while also offering higher-density housing to support an active live-work-play setting.

Within the broader framework of the comprehensive plan, more detailed guiding documents such as the Apodaca Blueprint Plan are recognized as "Areas of Special Consideration." Both the comprehensive plan and the blueprint include numerous relevant goals, policies, and action items, which are outlined in Attachment "D."

PARK DEDICATION:

With the adoption of the new development code, the project meets the required total park land dedication acreage. The proposal includes a linear park extending south from the intersection of Camino del Rex and Legacy Drive, passing through the NH-1U district and connecting to Apodaca Park. Planned improvements to the linear park include a shade structure on the north side, landscaped trees, an irrigation system, and a 10-foot-wide asphalt path. This design provides a safe, dedicated route separated from vehicular traffic while also establishing an eastern buffer adjacent to existing residential neighborhoods. Additionally, the development

Agenda Item #7.2.

fulfills a conceptual feature outlined in the Apodaca Blueprint by incorporating a network of public multi-use trails that connect on-site character areas, nearby residential neighborhoods, Apodaca Park, and the regional trail system via the Outfall Channel Trail and Triviz Trail.

FLOOD PLAIN:

The property is not located within the flood zone.

ANALYSIS/CONCLUSION:

Staff's recommendation for approval is largely based on the finding that the current zoning of the subject property remains compatible with and consistent with the Elevate Las Cruces Comprehensive Plan, the Apodaca Blueprint, and the 2025 Development Code. Staff has identified no changes in conditions that would conflict with the existing zoning, nor any errors in the original adoption of the plan ordinance, including the zoning designation.

Overall, the parcels provide a more appropriate transition between the existing single-family residences to the east and the proposed mix of housing, office, and neighborhood commercial uses to the west. These updates support improved access to goods and services for both current and future residents. Additionally, enhanced connectivity is achieved through multiple access points, improving access for the surrounding neighborhood.

NOTICE:

The Notice of Public Hearing was mailed to all property owners within 500 feet of the subject property. All comments and concerns received will be discussed as applicable during case presentation.

APPLICATION TIMELINE:

Applicant Submitted: March 30, 2026

Staff Returned: April 13, 2026

Applicant Returned: May 5, 2026

Review Complete: May 8, 2026

SUPPORT INFORMATION:

[Attachment "A" - Zoning Map](#)

[Attachment "B" - Aerial Map](#)

[Attachment "C" - Proposed Zoning Map Amendment](#)

[Attachment "D" - Elevate Las Cruces and Apodaca Blueprint](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

None

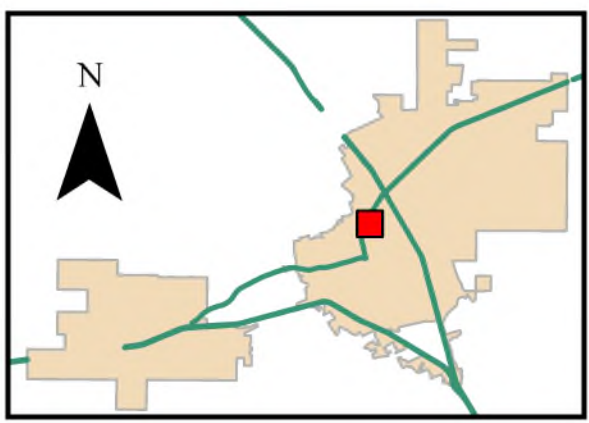
OPTIONS / ALTERNATIVES:

1. Vote "Yes", this will recommend approval for the proposed zone changes that correspond with the Royal Crossing development as recommended by staff.
2. Vote "No", this will recommend denial for the proposed zone changes.
3. Vote to "Amend", this could modify the recommendation of approval of the proposed zone changes by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table", this will postpone consideration of the proposed zone changes pursuant to further direction from the Commission.



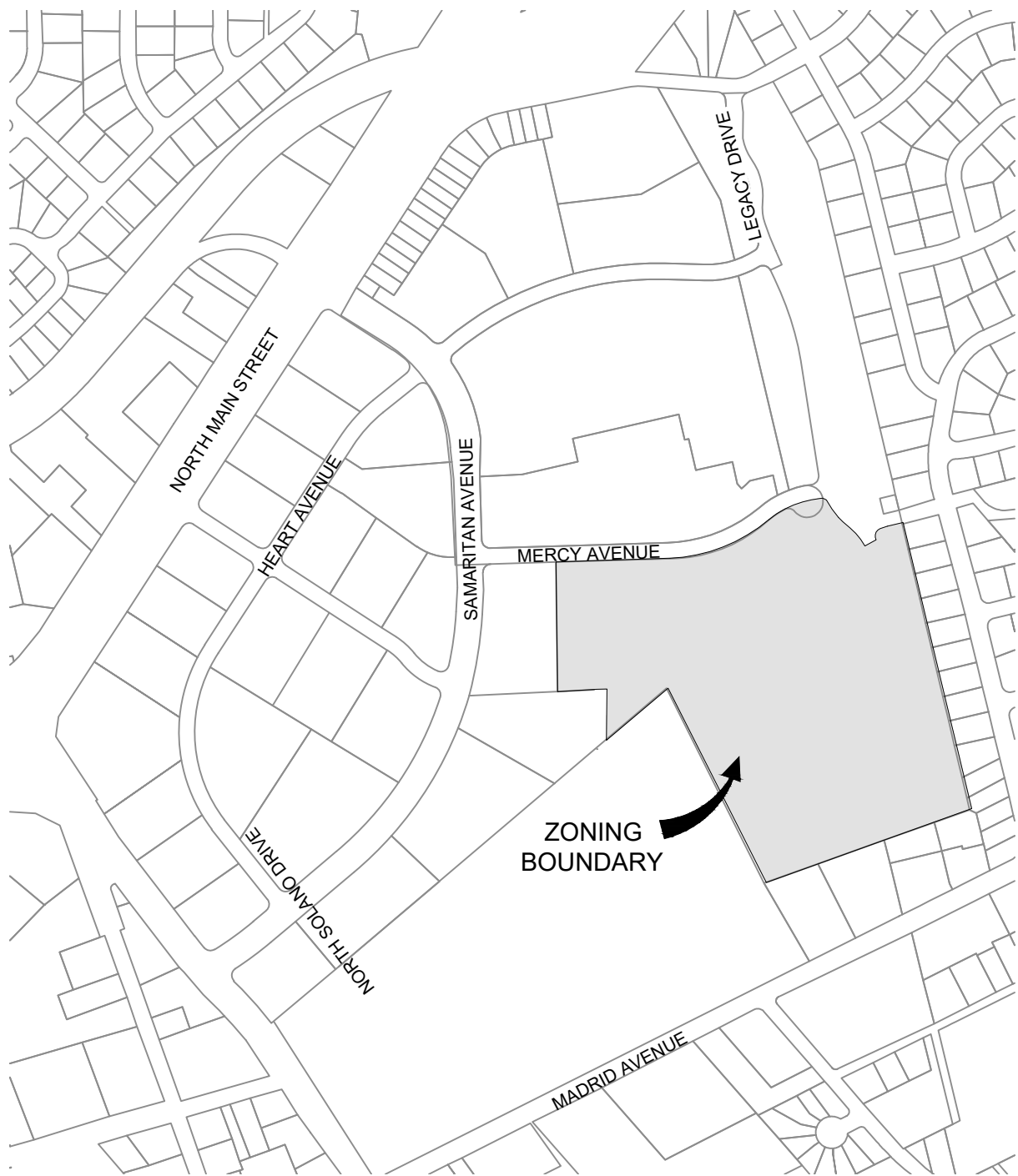
ATTACHMENT "A"

ZONING MAP



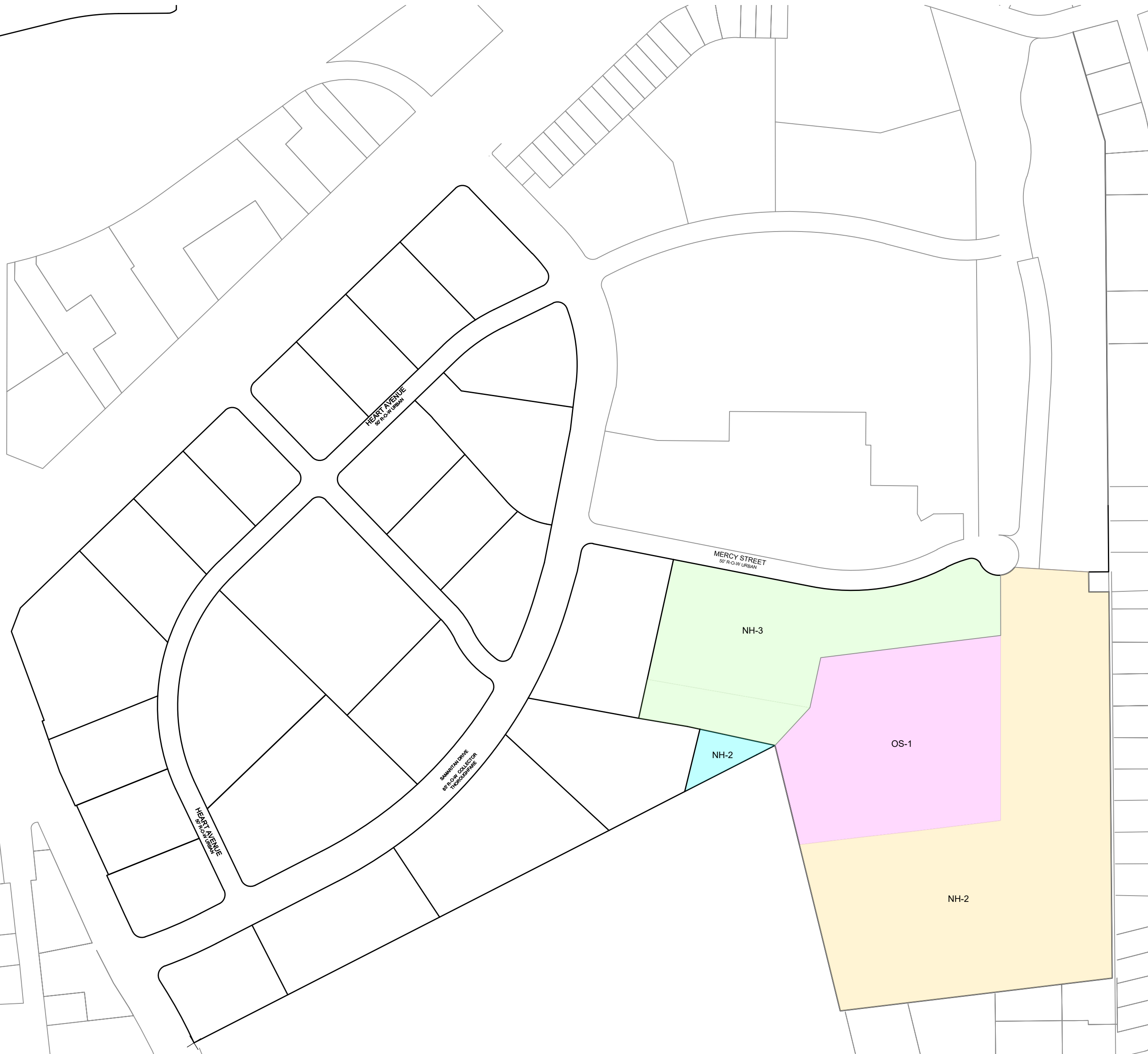
ATTACHMENT "B"

AERIAL MAP



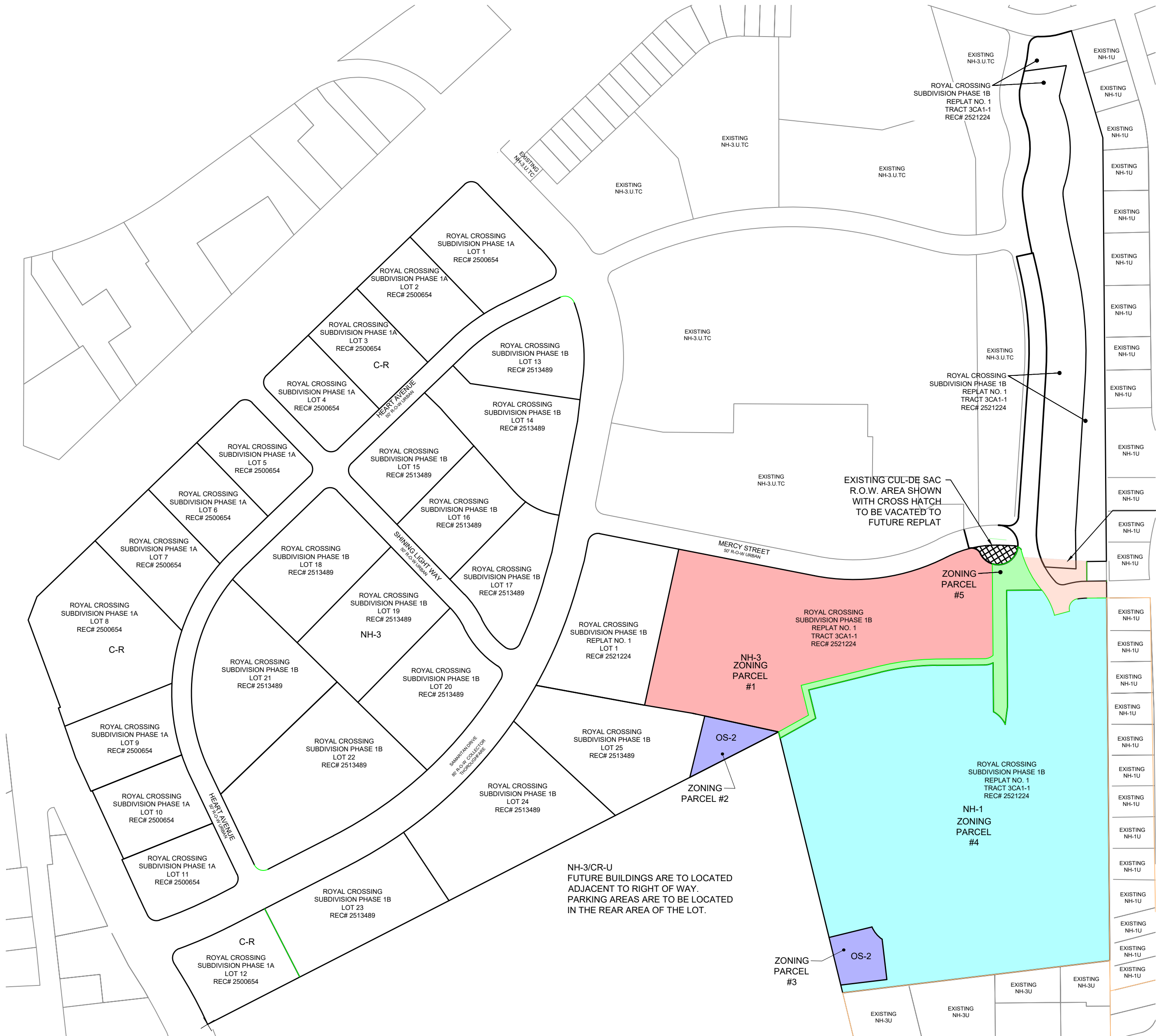
VICINITY MAP
NOT TO SCALE

EXISTING ZONING - KEY MAP			
ZONING DESIGNATION	EXISTING ZONING		TOTAL ACREAGE
	NEIGHBORHOOD 3 DISTRICT	NH-3	± 5.40
	NEIGHBORHOOD 2 DISTRICT	NH-2	± 0.35
	OPEN-SPACE PRESERVE AND RECREATIONAL DISTRICT	OS-1	± 5.41
	NEIGHBORHOOD 2 DISTRICT	NH-2	± 10.84

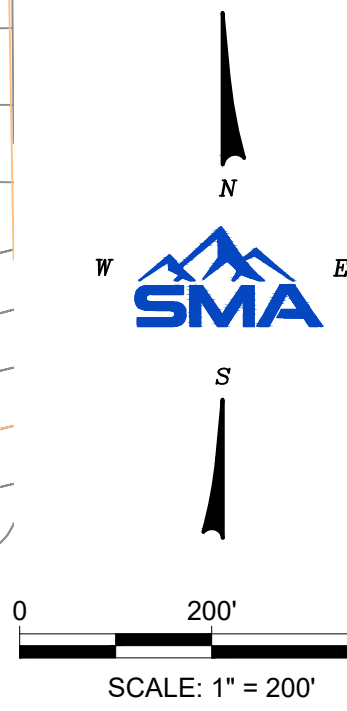


EXISTING ZONING MAP
SCALE: 1" = 200'

PROPOSED ZONING - KEY MAP			
ZONING DESIGNATION	EXISTING ZONING		TOTAL ACREAGE
	NEIGHBORHOOD 1 DISTRICT	NH-1U	± 14.11
	NEIGHBORHOOD 3 DISTRICT	NH-3U	± 6.08
	OPEN-SPACE PRESERVE AND RECREATIONAL DISTRICT	OS-1	± 0.68
	OPEN-SPACE-DRAINAGE DISTRICT	OS-2	± 0.72
	AREA REMOVED FROM ORIGINAL ZONING MAP. RESERVED FOR FUTURE R.O.W. AND OPEN SPACE.		± 0.41



PROPOSED ZONING MAP
SCALE: 1" = 200'



ROYAL CROSSING SUBDIVISION ZONING

LOCATED IN SECTION 6, TOWNSHIP 23 SOUTH, RANGE 2 EAST
N.M.P.M. OF THE U.S.G.L.O. SURVEYS
CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
MAY 2026
22.00 A.C. ±

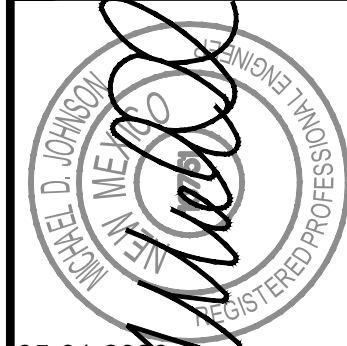
ATTACHMENT "C"

Rev #	Date	Description	By	Chkd
1	03/26/26	ISSUED FOR CLC REVIEW #12 / #13	WJ	WJ

SOUDER, MILLER & ASSOCIATES
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Las Cruces, NM 88011
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LAS CRUCES, NEW MEXICO
**ROYAL CROSSING SUBDIVISION
ZONING AMENDMENT**
LLC LAND, LLC
LAS CRUCES, NEW MEXICO



05-01-2026
THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED
Designed MJ Drawn TB Checked MJ
Date: May 2026
Scale: Horiz: Vert:
Project No: 9333255
Sheet: C100



CITY OF LAS CRUCES

Elevate Las Cruces Comprehensive Plan:

Representative Land Uses for Urban Place:

- Single-family residential (detached and attached)
- Multi-family residential
- Neighborhood scale commercial services
-

Representative Land Uses for Town Center:

- Single and multi-family residential
- Commercial services
- Professional office

Development Strategies Urban:

- Permit a diverse mix of single-family detached housing types including variations in lot sizes, build-to lines, and other special characteristics.
- Incorporate small-scale commercial uses or mixed-use buildings on major thoroughfares.
- Incorporate neighborhood/civic parks to provide access from all residential areas within a ¼ mile walkshed.

Development Strategies Town Center:

- Create a development character that mixes land uses within individual parcels and buildings.
- Incorporate civic parks for public gathering and relaxation.
- Allow for centers of employment along major corridors.
- Reduce off-street parking requirements using on-street parking spaces and shared parking provisions.
- Locate development along transit and trail corridors to promote transit-oriented and trail-oriented development.

Smart Growth Principals:

- Mix land uses
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Provide a variety of transportation choices

Goals and Actions:

Goal CE-1: Balanced Growth: Encourage efficient land use development patterns that accommodate projected growth in a substantiable manner.

- Action CE-1.2.1: Facilitate infill and/or higher density mixed use development in downtown and at key activity centers and along transit corridors.

Goal CE-3: Centers and Corridors: Support community through concentrated development at activity centers and along key corridors.

- Action CE-3.1.3: Distribute neighborhood centers throughout urban neighborhood and suburban neighborhood place types at or near the intersection of two (2) major thoroughfares or at locations where a multi-use trail corridor intersects with a major thoroughfare.
- Action CE-3.1.5: Apply town center and neighborhood center zoning designations to eligible property through zoning map amendments in conjunction with the land development process.

Goal CE-7: Accessible Social Spaces: Create a community-wide network of social spaces through the design and distribution of parks, public grounds, and public rights-of-way.

- Action CE-7.1.4: Develop unique proximity and design standards for the incorporation of civic parks into mixed-use and urban developments beyond standard recommendations contained in the PRMP.

Goal CE-4: Complete Neighborhoods: Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment, and civic uses.

- Action CE-4.1.3: Encourage single-family attached and multi-family housing options in transitional areas between single-family detached housing and neighborhood centers, corner commercial sites, and civic spaces.

Goal CL-7: Transportation-Land Use Connection: Develop an accessible and efficient transportation system that provides seamless connectivity to surrounding land uses and complements various development patterns.

- Action CL-7.2.3: Promote a functional system of alleys and promote shared access in urban development to reduce curb cuts on the street and access shared parking.

Apodaca Blueprint Plan:

The proposed zone change amendment reduces development density adjacent to existing neighborhoods, helping provide an appropriate transition and buffer to nearby single-family residential areas. Consistent with the vision of the Apodaca Preserve, the proposal emphasizes open space preservation and connectivity by creating a connection between the Outfall Channel Trail and Apodaca Park through an integrated trail system and public open space network. Overall, the project brings neighborhoods together through expanded public access, connected trails, and thoughtfully planned development that aligns with the adopted character area goals.

The Flex District within the proposed zone change amendment further supports these objectives by accommodating a mix of professional office, small-lot single-family, and townhouse residential development that can respond to changing market conditions while remaining compatible with surrounding neighborhoods. The division of the Flex District into two sub-areas with differing development intensities allows for appropriate transitions in scale and land use, reinforcing the reduced density approach near existing residential areas while providing opportunities for housing, services, and employment uses in a cohesive, connected environment.

City staff continues to request that future development proposals incorporate the key development elements identified in the Blueprint, including shared parking opportunities and a connected network of streets and pedestrian pathways designed in a regular grid pattern. Staff also continue to emphasize buildings and activity spaces oriented close to the street to create an engaging, pedestrian-scaled environment that promotes walkability, connectivity, and neighborhood interaction. The proposed zone change does not impact staff's ability to continue requesting these elements.