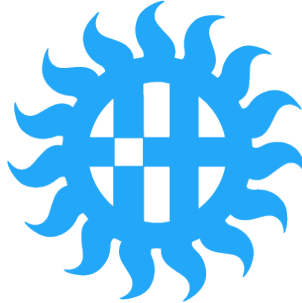


Planning & Zoning AGENDA

Tuesday, July 28, 2026 at 6:00 PM



CITY OF LAS CRUCES

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

CITY HALL
P.O. BOX 20000
LAS CRUCES, NM 88004

700 N. Main St.
PHONE (575) 541-2067

Council Chambers

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.

The City of Las Cruces provides equal employment opportunities and does not discriminate based on race, sex, age, disability, or any other protected class in employment or the provision of services. Individuals may request reasonable accommodations and language accessibility services at (575) 528-3043/TTY 711.

Page

1. **CALL TO ORDER**
2. **CONFLICT OF INTEREST**
3. **PUBLIC PARTICIPATION**
4. **ACCEPTANCE OF AGENDA**
5. **PLANNING & ZONING MINUTES**
 - 5.1. [06-23-26 PNZ Minutes](#) 3 - 10
6. **CONSENT AGENDA**
 - 6.1. A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW A CANNABIS-BASED BUSINESS WITHIN THE NH-3.U.MX (NEIGHBORHOOD-3 URBAN MIXED-USE CORRIDOR OVERLAY ZONE) ZONING DISTRICT. THE SUBJECT PROPERTY 11 - 20

ENCOMPASSES APPROXIMATELY 0.48 ACRES IN SIZE AND IS LOCATED AT 928 W. PICACHO AVENUE. SUBMITTED BY JUSTIN SEVEY, APPLICANT, ON BEHALF OF JOSEPH A. HERNANDEZ, PROPERTY OWNER. (26ZO1000047)

[26ZO1000047 - Pdf](#)

- 6.2. A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT FROM LI.U (LIGHT INDUSTRIAL URBAN) TO CR.U (COMMERCIAL/RETAIL URBAN) FOR A PROPERTY ENCOMPASSING 3.63 ACRES IN SIZE AND LOCATED AT 1725 MARQUESS STREET. SUBMITTED BY MOMENTUM CHURCH OF LAS CRUCES, INC., APPLICANT, ON BEHALF OF 4217 WINCHESTER ROAD, LLC., PROPERTY OWNER. (26ZO0500039)

[26ZO0500039 - Pdf](#)

7. NEW BUSINESS

- 7.1. A REQUEST TO APPROVAL OF A PRELIMINARY PLAT KNOWN AS LOMITA SUBDIVISION. THE PROPOSED SUBDIVISION ENCOMPASSES APPROXIMATELY 2.324 ACRES, IS ZONED NH-1.S (NEIGHBORHOOD-1 SUBURBAN) AND LOCATED ON THE NORTHSIDE OF SALOPEK BOULEVARD APPROXIMATELY 855 FEET WEST OF THE INTERSECTION OF SALOPEK BOULEVARD AND STERN DRIVE. THE PRELIMINARY PLAT PROPOSES TO SUBDIVIDE ONE (1) EXISTING TRACT OF LAND INTO NINE (9) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE (1) TRACT OF LAND FOR DRAINAGE THAT WILL BE MAINTAINED AND OWNED BY THE DEVELOPER. SUBMITTED BY ALLURE HOMES, REPRESENTATIVE ON BEHALF OF TRES SILLAS LLC, PROPERTY OWNER. (CASE 25CS0500100)

[25CS0500100 - Pdf](#)

8. DISCUSSION

9. STAFF ANNOUNCEMENTS

10. ADJOURNMENT



CITY OF LAS CRUCES

PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
June 23, 2026 at 6:00 p.m.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

Joaquin Acosta, Member

STAFF PRESENT:

Chris Faivre, Director Community Development
David Weir, Deputy Director Community Planning
Sara Gonzales, Deputy Director Community Development
Adam Ochoa, Senior Planner/Building Inspection Supervisor
Vincent Banegas, Interim Planner
John Castillo, Planner
Christine Rivera, City Clerk

1. CALL TO ORDER (6:00)

McCaslin: Good evening. I will now call to order the June 23, 2026 Planning and Zoning Commission at 6:00 p.m. I am Chair Crystal McCaslin.

2. CONFLICT OF INTEREST

McCaslin: First on our agenda is the conflict of interest. Does any member of the commission or any member of staff have any known conflict with any item on the agenda today? Great. Seeing none.

3. PUBLIC PARTICIPATION

McCaslin: We're going to move on to public participation. Next public participation at this time, I would like to invite anyone from the public to come up and speak on anything that is not on the agenda under new business, or if you want to

Agenda Item #5.1.

1 speak on any item under the consent agenda, please do so now. Seeing
2 none. I will end the public participation.
3

4. ACCEPTANCE OF THE AGENDA

5
6 McCaslin: And we have the acceptance of the agenda. By voting to approve the
7 acceptance of the agenda as presented, we will be approving the P&Z
8 minutes from our last meeting and the items on the consent agenda unless
9 a commissioner wishes to remove a case from the consent agenda, and we
10 can vote on the amended agenda.
11

12 Ja. Acosta: Madam Chair.
13

14 McCaslin: Commissioner Acosta.
15

16 Ja. Acosta: I move to accept all documents as presented.
17

18 McCaslin: Thank you.
19

20 Smith: I second.
21

22 McCaslin: Thank you. All those in favor?
23

24 Ochoa: I'll go do a roll call if you like.
25

26 McCaslin: Yes, please do.
27

28 Ochoa: Thank you, Chair. Commissioner Smith.
29

30 Smith: Yes.
31

32 Ochoa: Commissioner Thurston.
33

34 Thurston: Yes.
35

36 Ochoa: Commissioner Kaiser.
37

38 Kaiser: Yes.
39

40 Ochoa: Commissioner Acosta.
41

42 Ja. Acosta: Yes.
43

44 Ochoa: And Chair.
45

46 McCaslin: Yes. All right. Thanks so much.

Agenda Item #5.1.

5. PLANNING AND ZONING MINUTES – May 26, 2026

APPROVED UNANIMOUSLY.

6. CONSENT AGENDA

6.1. Case 26ZO1000018: A request for approval to allow the land use of auto sales and/or rentals, for a property zoned C-2 (General Commercial District), and located within the South Mesquite Overlay District. The subject properties encompass approximately 0.50 acres in size and are located at 801 E. Amador Avenue and 343 S. Esperanza Street. Submitted by Gabriel Gamboa, property owner.

6.2. Case 25ZO1000098: A request for approval of a Special Use Permit (SUP) to allow a cannabis dispensary (retailer) within the NH-3.U.MX (Neighborhood-3 Urban Mixed-Use Corridor Overlay Zone) zoning district and less than the required 300-foot distance from another cannabis retailer. The subject property is located at 1211 E. Idaho Avenue and encompasses approximately 0.11 acres in size. Submitted by Phat Grass LLC., on behalf of Frances Fernandez, property owner.

APPROVED UNANIMOUSLY.

7. NEW BUSINESS

7.1 Case 26ZO0500037: A request for approval of a zoning map amendment from NH-1.S (Neighborhood-1 Suburban) to CR.S (Commercial Retail Suburban) for a property encompassing approximately 0.987 acres in size and located at 1240 S. Valley Drive. Submitted by Jake Redferan, representative, on behalf of Chinook Pacific Corp., property owner.

McCaslin: So moving on to new business, we have item 7.1. Can I have a motion to approve item 7.1?

Ja. Acosta: Madam Chair, so moved.

McCaslin: Thank you.

Kaiser: Second.

McCaslin: Thank you. Do you want to call the vote?

Ochoa: I'll do a presentation. then open for public participation, and then we'll do the vote afterwards.

McCaslin: Oh right. Sorry. Yes, yes. I'm ready. I'm ready. I'm so ready tonight.

Agenda Item #5.1.

Ochoa: Ready to get this one done. Yes, ma'am. Adam Ochoa, Community Development, for the record. So our one case we have before you tonight is the zoning map amendment. We used to call these zone changes for a property located at 1240 South Valley Drive. The scope of discussion we'll have today for this proposed zoning amendment would be limited to the actual zoning map amendment. P&Z's role essentially for this is you're a recommending body to the City Council. So whatever recommendation you have, that's what recommendation will move forward to City Council for their final consideration and adoption of this as an ordinance or law basically. Discussion needs to focus basically on land use, zoning compatibility, density transitions, connectivity, kind of consistency and just overall fitting in with the area where the proposed zoning map amendment is being proposed in that area.

So the subject property here is located on the southwest corner of Valley Drive and Aspen Avenue. And encompasses just under an acre, about 0.987 acres in size. It is currently zoned NH-1.S, Neighborhood 1 Suburban. There is an existing shopping slash business center on the property. That shopping business center was developed I believe, in 2011. So it's been, it was developed under our previous zoning code, the 2001 Zoning Code, and was previously zoned C-2, commercial medium intensity, which was our middle of the ring type of intensity commercial zoning back then.

As you can see here, there is the subject property highlighted in pink. As you can see it's nothing, no other type of real zoning exists in the area minus NH-1.S, which is the residential area to the north, and those two big commercial corridors along Valley Drive. And Avenida de Mesilla, that everything is zoned CRS, which is commercial retail.

So that is the proposal for this property is a zoning map amendment to CRS, which is our commercial retail suburban, which would match the existing zonings found around the area. The CRS zoning designation is more consistent with the previous existing C-2 zoning designation for previous zoning code, and actually the existing NH-1.S zoning designation actually does not permit a shopping/slash business center on the property. So essentially, with the adoption of our new development code make the property a nonconforming property. So this zoning change would eliminate that nonconformity from the property.

There is that aerial again showing the shopping center here. There is also a wireless communication structure, which is also not permitted on site. So that would take care of that issue as well. And again, just calling out the residential area with multifamily, single-family to the north, and just nothing but commercial surrounding along Avenida de Mesilla and Valley. Once staff did their analysis we did not identify any real health, life, or safety

Agenda Item #5.1.

1 issues with the proposed zoning map amendment. It is consistent with the
2 zoning, as you saw that sea of red along Avenida de Mesilla and Valley. So
3 it's definitely not out of context. Additionally, on top of that per case law, it
4 has been voted on in the courts that if an error was identified on the current
5 zoning map by staff, then a zoning map amendment can occur, and the
6 proposed amendment will correct that error. The amendment to CRS will
7 better align the search property with the, it is located in what we call the
8 regional commercial place type, as called by Elevate Las Cruces
9 Comprehensive Plan. So the proposed zoning aligns with that a lot better
10 than the existing NH-1.S zoning designation. So with that, the staff does
11 recommend approval for the proposed zoning map amendment based on
12 the findings that an error did occur for the existing zoning map. It's located
13 in the regional commercial place type where CRS is encouraged. There's
14 numerous relevant goals, policies, and actions found within our
15 comprehensive plan that support the zoning map amendment. and it is
16 consistent with the zoning found in the surrounding area. Notice was sent
17 out to, well, reviews, first of all, were sent out to all relevant agencies,
18 departments, all supported the proposed zoning map amendment. Notice
19 was also sent to all properties per code, 500 feet away from the property,
20 making them aware of the proposed zoning map amendment. Staff did
21 receive one phone call seeking just additional information of what was
22 happening on the property. So with that, your options are one, to vote "yes"
23 and approve, recommend approval to the City Council for the proposed
24 zoning map amendment. Two, vote to deny. Three, vote to amend and
25 provide conditions deemed appropriate by the commission. Or four, to
26 postpone and direct staff accordingly. That is the conclusion of the
27 presentation. I stand for questions.

28
29 McCaslin: Thank you, Adam. Commissioner Kaiser.

30
31 Kaiser: Just a clarifying question, because I think we had at least one of these come
32 before us recently. But did, because it's an error, was the applicant required
33 to pay the processing fee for this zone change, or did the city waive the
34 fees?

35
36 Ochoa: Commissioner Kaiser, Chair. No, they were not required. Staff did see the
37 error because of the error that occurred. We are doing this basically, it's a
38 city-initiated zoning map amendment, sir.

39
40 Kaiser: Great. Thank you.

41
42 McCaslin: Okay.

43
44 Ochoa: All right.

45
46 McCaslin: Thank you so much. Then I'm ready to call the vote.

Agenda Item #5.1.

1
2 Ochoa: Seeing nobody from the public. Yes ma'am.
3
4 McCaslin: There's no public.
5
6 Ochoa: Okay, let's see here. So this is on the motion to approve, recommend
7 approval to the zoning map amendment for the property located at 1240
8 South Valley Drive, case number 26ZO050037. Commissioner Smith.
9
10 Smith: Yes.
11
12 Ochoa: Commissioner Thurston.
13
14 Thurston: Yes.
15
16 Ochoa: Commissioner Kaiser.
17
18 Kaiser: Yes.
19
20 Ochoa: Commissioner Acosta.
21
22 Ja. Acosta: Yes.
23
24 Ochoa: And Chair.
25
26 McCaslin: Yes. Thank you so much, everyone. That is it for tonight.
27
28 **8. DISCUSSION**
29
30 McCaslin: I will, oh, what? Yes, sir. Oh, staff, yes.
31
32 Thurston: I just got one question for staff as well.
33
34 Ochoa: Yes, we are at discussion, so yes, go right ahead, Commissioner. Yes.
35
36 Thurston: In the Realize Las Cruces, the PIF funds and the fee-in-lieu, have I, I still
37 haven't got an answer back on the fee-in-lieu as to how that actually works,
38 where the money is going when a developer actually uses the fee-in-lieu.
39
40 Ochoa: And this is in reference to Parks and Rec, correct?
41
42 Thurston: Yes.
43
44 Ochoa: Okay.
45

Agenda Item #5.1.

Thurston: Because we know where Park Impact fees are going to, but the fee-in-lieu, like, that was one of our questions when we had passed that Realize Las Cruces. And I just still haven't gotten an answer on understanding where that money goes and what it can be used for. That's all.

Ochoa: Yes, sir. Staff will reach out to the Director and see if we can get some clarification for you, sir.

Thurston: Thanks.

9. STAFF ANNOUNCEMENTS

McCaslin: Are there any staff announcements? Sorry. Commissioner Kaiser, did you have a question?

Kaiser: I was going to make a motion.

McCaslin: Thank you.

Ochoa: Just a quick announcement. Summer's heating up. This is when we see a lot of subdivisions come in, so we are going to have a lot of Mylar signatures, unfortunately, so we thank you all for responding to e-mails. We try to get whoever we can as quickly as possible to get these signed and on their way. Just this past week, we had about a dozen subdivisions submitted to us, so we're moving pretty hot and heavy when it comes to these smaller, minor subdivisions. Some big ones coming down the pipe as well, so just make plans accordingly, because more than likely we'll be here the next few months with cases coming before you, including next month.

Thurston: I've got one last item.

McCaslin: Commissioner Thurston.

Thurston: On your plats, should we remove it being, if you're allowing any above the commissioners to do it, should we, should you change it to be like commissioner instead of chair and secretary?

Ochoa: Commissioner Thurston, Chair. Actually, that's a requirement per state statute. They don't mind who signs it, but it does have to say the chair and vice-chair, but it doesn't matter who signs. The county has been accepting that as is.

Thurston: Okay.

10. ADJOURNMENT (6:11)

Agenda Item #5.1.

1
2 Kaiser: Motion to adjourn.
3
4 Ja. Acosta: Second.
5
6 McCaslin: Thank you. All those in favor?
7
8 MOTION PASSES UNANIMOUSLY.
9
10 Ochoa: Adjourned at 6:11.
11
12 McCaslin: Thank you so much. Adjourned at 6:11.
13
14
15
16
17
18 _____
Chairperson



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	July 28, 2026			
Drafter:	Adam Ochoa	Department:	Community Development	
Program:	Community Planning	Line of Business:	aochoa	
Title:	A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT (SUP) TO ALLOW A CANNABIS-BASED BUSINESS WITHIN THE NH-3.U.MX (NEIGHBORHOOD-3 URBAN MIXED-USE CORRIDOR OVERLAY ZONE) ZONING DISTRICT. THE SUBJECT PROPERTY ENCOMPASSES APPROXIMATELY 0.48 ACRES IN SIZE AND IS LOCATED AT 928 W. PICACHO AVENUE. SUBMITTED BY JUSTIN SEVEY, APPLICANT, ON BEHALF OF JOSEPH A. HERNANDEZ, PROPERTY OWNER. (26ZO1000047)			

PURPOSE(S) OF ACTION:

Special Use Permit (SUP) approval.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODES UTILIZED:

2025 Development Code.

PURPOSE:

A Special Use Permit (SUP) is required when a land use is not permitted by right in a zoning district and requires review and approval by the Planning and Zoning Commission to determine impacts on the surrounding area. Land uses eligible for SUP approval are designated in Figure 36-3-2, Permitted Use Chart of the Zoning Regulations. Approval of an SUP is not a zoning map change meaning it is only for the proposed new business and does not run with the property in perpetuity.

PROJECT DESCRIPTION:

The applicant is proposing to utilize a small portion of the existing commercial building on the subject property located on the northeast corner of Picacho Avenue and Third Street for a new cannabis dispensary in addition to the existing hydroponic retailer use. This will be a minor addition to the applicant’s existing business. The subject property is currently zoned NH-3.U.MX (Neighborhood-3 Urban Mixed-Use Corridor Overlay Zone). A cannabis dispensary is required to seek a Special Use Permit (SUP) when it is proposed on a property zoned NH-3U (Neighborhood-3 Urban).

PROPERTY HISTORY:

The subject property has been utilized commercially by the applicant for a hydroponic retailer with plant and gardening supplies since 2016 and was utilized for commercial purposes prior. The subject property was zoned C-2 (Commercial Medium Intensity) under the previous 2001 Zoning Code, which would have permitted the proposed additional use of a cannabis dispensary on the property without the need of a SUP.

SITE SUITABILITY:

Agenda Item #6.1.

The subject property is an existing commercial property that is being utilized for commercial purposes, and the addition of a cannabis dispensary does not affect the property. The property is located within the Urban Place Type per the Future Development Map of the Elevate Las Cruces Comprehensive Plan where off-street parking is not required, and on-street parking can be utilized. The subject property can continue to utilize on-street parking along Third Street like other surrounding businesses. No additional improvements are required for the subject property.

ACCESS/TRAFFIC:

The subject property has direct access to Picacho Avenue, a fully improved principal arterial roadway as designated by the Mesilla Valley Metropolitan Planning Organization (MPO) and the Elevate Las Cruces Future Throughfare Map. No access improvements or roadway improvements are required with this proposal.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property is located in the Urban Neighborhood Place Type and within a Mixed-Use Corridor as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. The Urban Neighborhood Place Type and Mixed-Use Corridor which includes a variety of residential housing types at medium-to-high densities and areas of supporting neighborhood commercial development. The place type includes single-family and multi-family dwelling types, neighborhood retail and office uses and contains many of the City's established neighborhoods and historic residential areas closer to center city. This place type supports live-work units and a mix of residential and non-residential land uses along roadways or trail corridors. The comprehensive plan has numerous goals, policies and actions that support the proposed SUP, as referenced in Attachment "D."

PARK DEDICATION:

The proposed SUP does not require any park land dedication.

FLOOD PLAIN:

The property is not located within the flood zone.

ANALYSIS/CONCLUSION:

The proposed use meets all the requirements for a SUP including the distancing requirement from any school or day care center. In general terms, a Special Use is a use that is not permitted by right but may be approved upon consideration of potential impacts to the surrounding area by the Planning and Zoning Commission. Impact consideration may include factors related to traffic, development compatibility, mitigation technique implementation, etc. In terms of the proposed use, the business will function as any other business within the City. SUP decisions made by the Planning and Zoning Commission are final unless appealed to City Council. Based on the analysis staff recommends APPROVAL for the proposed SUP based on the findings found in Attachment "E."

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: June 18, 2026

Staff Returned: July 8, 2026

Review Complete: July 8, 2026

SUPPORT INFORMATION:

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

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

[Attachment "C", Site Plan & Applicant's Request](#)

[Attachment "D", Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions](#)

[Attachment "E", Findings](#)

Agenda Item #6.1.

PLAN(S):

Elevate Las Cruces

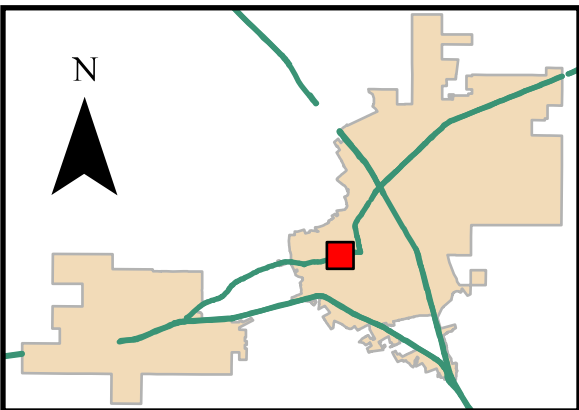
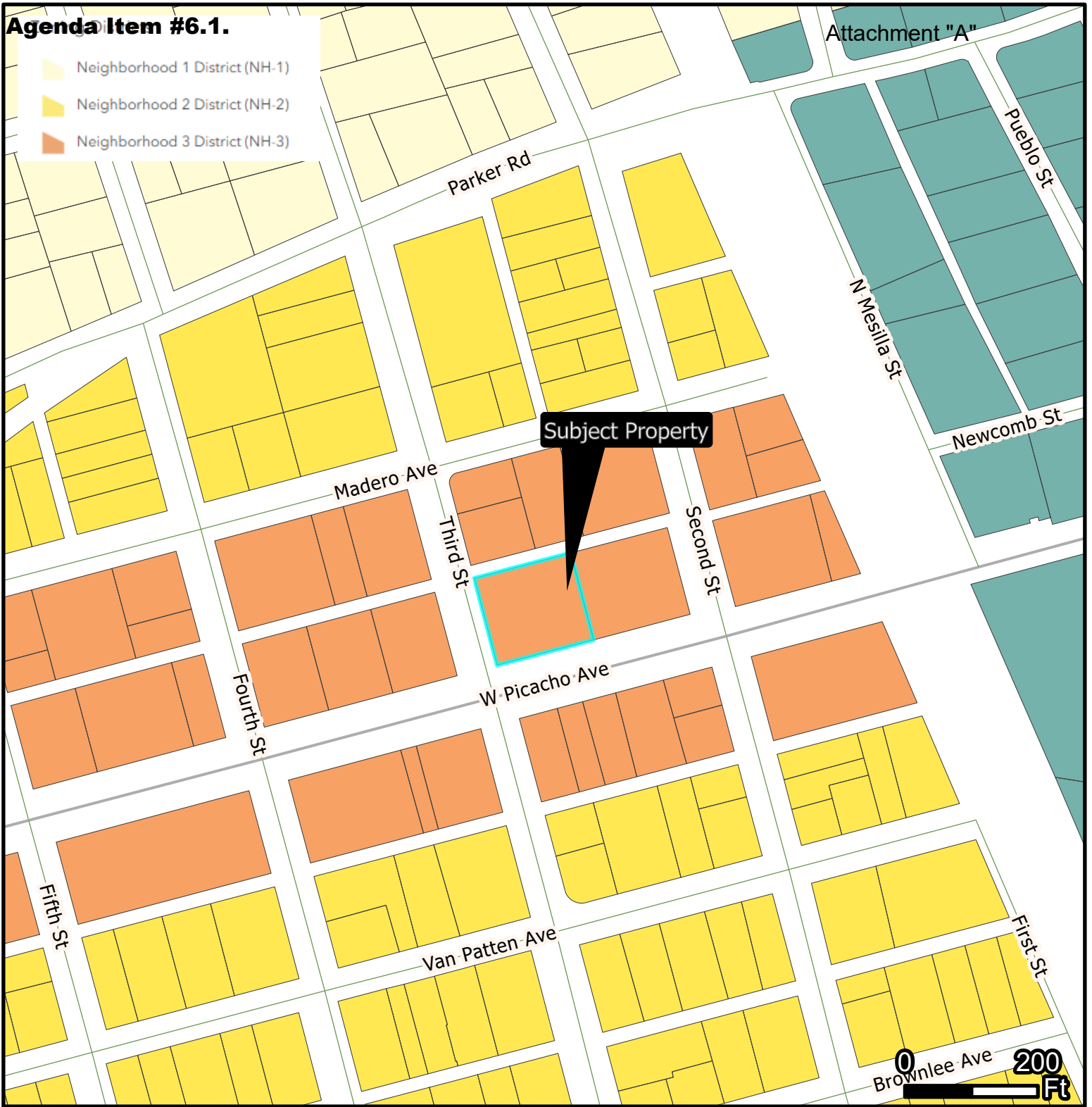
COMMITTEE/BOARD REVIEW:

None

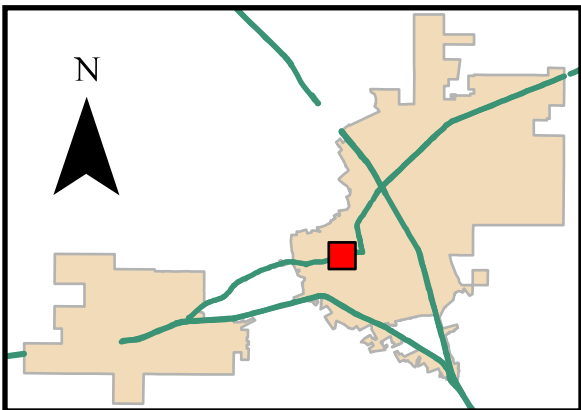
OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed Special Use Permit as recommended by staff.
2. Vote "No"; this will deny the proposed Special Use Permit.
3. Vote to "Amend"; this could modify the approval of the proposed Special Use Permit by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed Special Use Permit pursuant to further direction from the Commission.

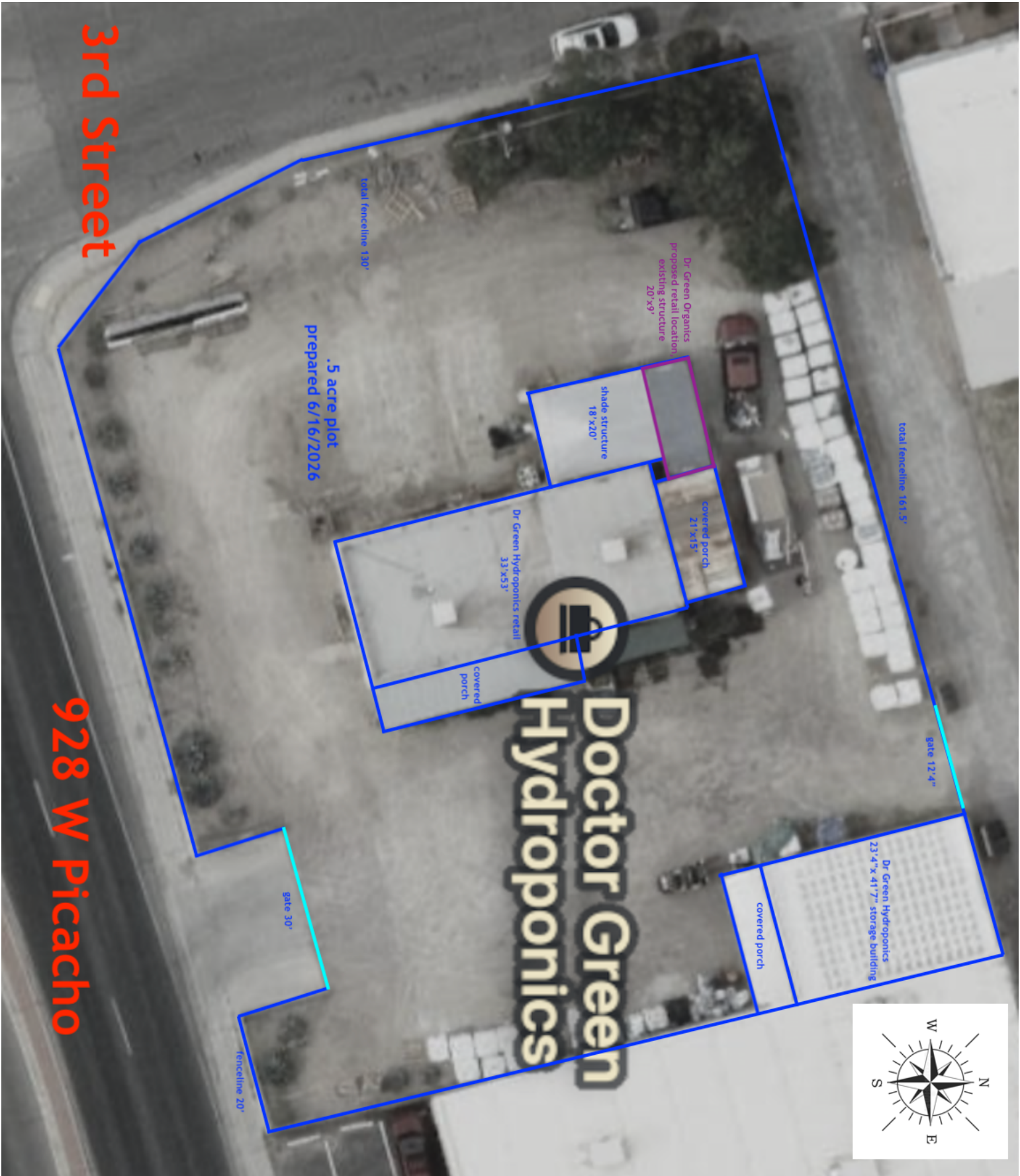
Agenda Item #6.1.



928 W. Picacho Avenue
Special Use Permit
Aerial Map



928 W. Picacho Avenue Special Use Permit Aerial Map



Agenda Item #6.1.

Letter of Intent

To the Honorable Officials of the City of Las Cruces,

My name is Justin Sevey, and I am the CEO of Dr. Green Organics Co. For the past four years, our company has operated as a team of five owner-operators, all proud native Las Cruces deeply committed to the growth and prosperity of our community.

In addition to Dr. Green Organics, I am also the owner of Dr. Green Hydroponics, a business that has served Las Cruces for nearly fifteen years, including the last ten years at our current location on West Picacho Avenue. Over that time, we have worked diligently to establish ourselves as a trusted resource within the local cannabis and agricultural communities. Our efforts have gone far beyond retail—we have dedicated ourselves to educating medical cannabis patients on how to cultivate safe, effective medicine, while also supporting local producers with the knowledge, supplies, and tools necessary to thrive within our regional economy.

Our guiding principle has always been **“community over industry.”** That philosophy has shaped everything we do and has allowed us to become, in many ways, a cornerstone of the local cultivation community.

It is with that same commitment to community that we submit our intent to open a cannabis dispensary at our existing hydroponics location at **928 W. Picacho Avenue**. This location is already a fully operational plant and garden supply business, making it a natural extension of the services we have provided for over a decade. We believe this would represent one of the few, if not the only, truly vertically integrated cannabis businesses in the City of Las Cruces—bringing cultivation expertise, product knowledge, and retail access together under one roof.

As an established and respected local business, we have built a strong and loyal customer base. Currently, many of our customers travel several miles south of town to access our retail operations, creating an inconvenience for patients and consumers alike. Expanding into the new Picacho tax district would improve accessibility for these customers while simultaneously drawing increased economic activity and tax revenue into this growing area of the city.

Our plan is to operate utilizing the existing small building on the north side of the property. Because the infrastructure is already in place, this project would require no additional improvements or development, allowing for a seamless and efficient transition into operation.

Above all, our goal is to continue serving Las Cruces in a meaningful way—supporting patients, strengthening local commerce, and contributing to the responsible growth of an industry that we have helped build from the ground up.

Thank you for your time, consideration, and service to our community.

Agenda Item #6.1.

Sincerely,

Justin Sevey

CEO, Dr. Green Organics Co.

Owner, Dr. Green Hydroponics

Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions

The following goals, policies, and actions from Elevate Las Cruces are relevant to the proposed zoning map amendment;

- Community Prosperity:
 - Goal CP-2: Economic Equity – Generate employment opportunities that create economic security for all residents.
 - Policy CP-2.2 – Support efforts to connect vulnerable populations to job opportunities.
 - Goal CP-3: Entrepreneurship – Create a nurturing regulatory environment that generates entrepreneurship and small business investment.
 - Goal CP-4: Diversification – Seek a balance of business recruitment, retention, and expansion to diversify economic opportunities.
- Community Environment:
 - Goal CE-1: Balanced Growth – Encourage efficient land use development patterns that accommodate projected growth in a sustainable manner.
 - Policy CE-1.2: Promote investment within older areas of the city through redevelopment.
 - Goal CE-3: Centers and Corridors– Support community growth through concentrated development at activity centers and along key corridors.
 - Goal CE-4: Complete Neighborhoods– Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment and civic uses.
 - Policy CE-4.2 – Incorporate employment nodes into new and redeveloping neighborhoods to provide residents with convenient access to services.

FINDINGS

- The subject property meets the distance separation requirements from any school and nursery/day care.
- The subject parcel as it exists is surrounded by commercial land uses of similar context.
- In terms of the proposed use, the business will function as any other business within the City.
- All applicable requirements as outlined in the Realize Las Cruces Development Code and those stipulated by the State of New Mexico must be adhered to for subsequent operation of the proposed business.
- The proposed SUP meets the intent and purpose of the Elevate Las Cruces Comprehensive Plan.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	July 28, 2026			
Drafter:	Adam Ochoa	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT FROM LI.U (LIGHT INDUSTRIAL URBAN) TO CR.U (COMMERCIAL/RETAIL URBAN) FOR A PROPERTY ENCOMPASSING 3.63 ACRES IN SIZE AND LOCATED AT 1725 MARQUESS STREET. SUBMITTED BY MOMENTUM CHURCH OF LAS CRUCES, INC., APPLICANT, ON BEHALF OF 4217 WINCHESTER ROAD, LLC., PROPERTY OWNER. (26ZO0500039)			

PURPOSE(S) OF ACTION:

Zoning map amendment approval.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODES UTILIZED:

2025 Development Code.

PURPOSE:

The applicant is requesting a rezoning of a parcel of land located at 1725 Marquess Street. The subject property is currently zoned LI.U (Light Industrial Urban) and the applicant is proposing a zoning designation of CR.U (Commercial/Retail Urban). The proposed zoning map amendment would permit the use of a place of worship on the subject property.

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.

PROJECT DESCRIPTION:

The subject property currently consists of a large vacant commercial building. The applicant is requesting a zoning map amendment to CR.U (Commercial/Retail Urban) in order to allow the redevelopment of the subject property for the new location of the Momentum Church of Las Cruces. The subject property is currently zoned LI.U (Light Industrial Urban) and the LI.U zoning designation does not permit a place of worship.

PROPERTY HISTORY:

The subject property was developed in 1985 and was originally utilized for an auto dealership. A multitude of businesses were also run out of the property with the last business utilizing the property as a professional, scientific and technical services business, which closed in 2021. Under the 2001 Zoning Code the subject property was previously zoned M-1/M-2 (Industrial Standard) which would have permitted the use currently being proposed (place of worship) by the applicant.

Agenda Item #6.2.

SITE SUITABILITY:

The subject property is fully improved including parking, drainage, and some landscaping. The way the property is developed lends itself more to commercial use than industrial use. The size of the existing building and amount of existing parking makes the subject property ideal for a place of worship. The property met the development codes in which it was developed in 1985. Since the property has been vacant for over two years, it will be required to be brought into compliance with the 2025 Development Code including landscaping requirements.

ACCESS/TRAFFIC:

The subject property has two access points to Marquess Street, a fully improved local roadway. Both access points provide adequate access to the subject property, and no additional roadway improvements are required.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The subject property lies within the Regional Commercial Place Type on the Future Development Map of the Elevate Las Cruces Comprehensive Plan. The Regional Commercial Place Type is defined by large retail and professional service uses, often located in multi-tenant shopping centers and office buildings, as well as hotels, restaurants, and other services. Regional Commercial land uses are of a scale and character to serve as a city wide and regional draw. The proposed zoning map amendment to CR.U would align the zoning of the subject property with the Regional Commercial Place Type.

The Elevate Las Cruces Comprehensive Plan includes numerous relevant goals, policies, and action items that support the zoning map amendment and are outlined in Attachment "D."

PARK DEDICATION:

The proposed zoning map amendment does not require any park land dedication.

FLOOD PLAIN:

The property is not located within the flood zone.

ANALYSIS/CONCLUSION:

The proposed zoning map amendment is consistent with the zoning found in the surrounding area and shows no evidence of any health, safety, or welfare issues. The subject property is also located within the Commercial Regional Place Type where the proposed CR.U zoning designation is encouraged. Based on the analysis staff recommends APPROVAL for the proposed zoning map amendment based on the findings found in Attachment "E."

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: May 28, 2026

Staff Returned: June 6, 2026

Review Complete: June 6, 2026

SUPPORT INFORMATION:

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

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

[Attachment "C", Site Plan & Applicant's Request](#)

[Attachment "D", Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions](#)

[Attachment "E", Findings](#)

Agenda Item #6.2.

PLAN(S):

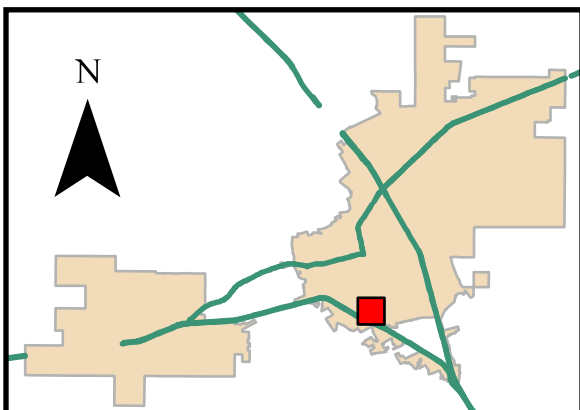
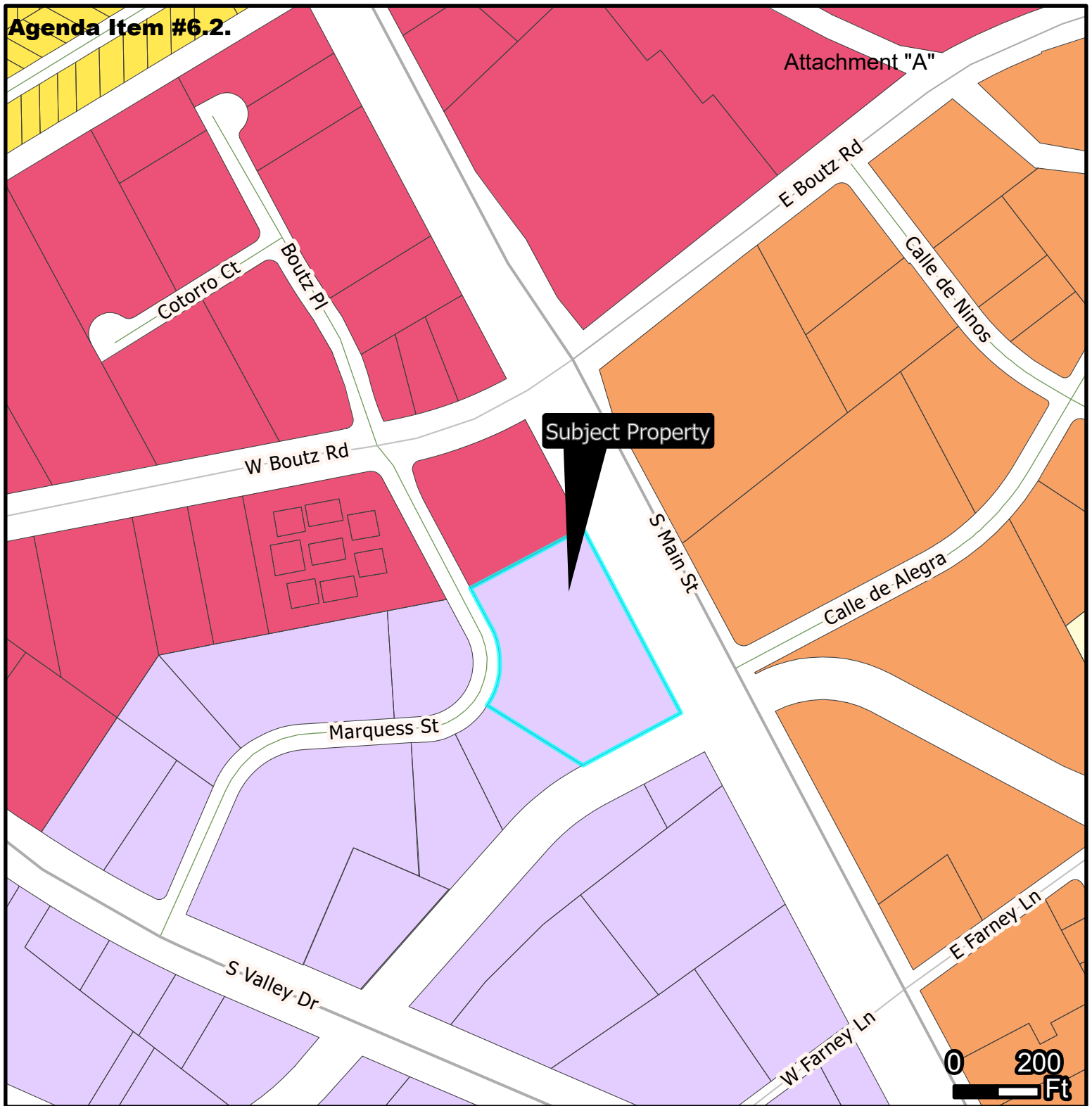
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

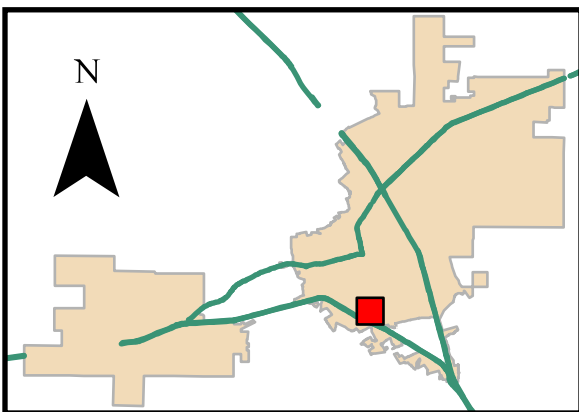
None

OPTIONS / ALTERNATIVES:

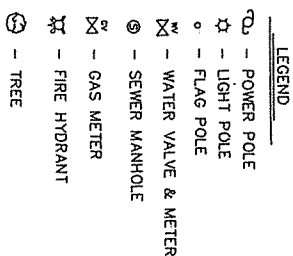
1. Vote "Yes"; this will recommend approval for the proposed zoning map amendment as recommended by staff.
2. Vote "No"; this will recommend denial for the proposed zoning map amendment.
3. Vote to "Amend"; this could modify the recommendation of approval of the proposed zoning map amendment by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed zoning map amendment pursuant to further direction from the Commission.



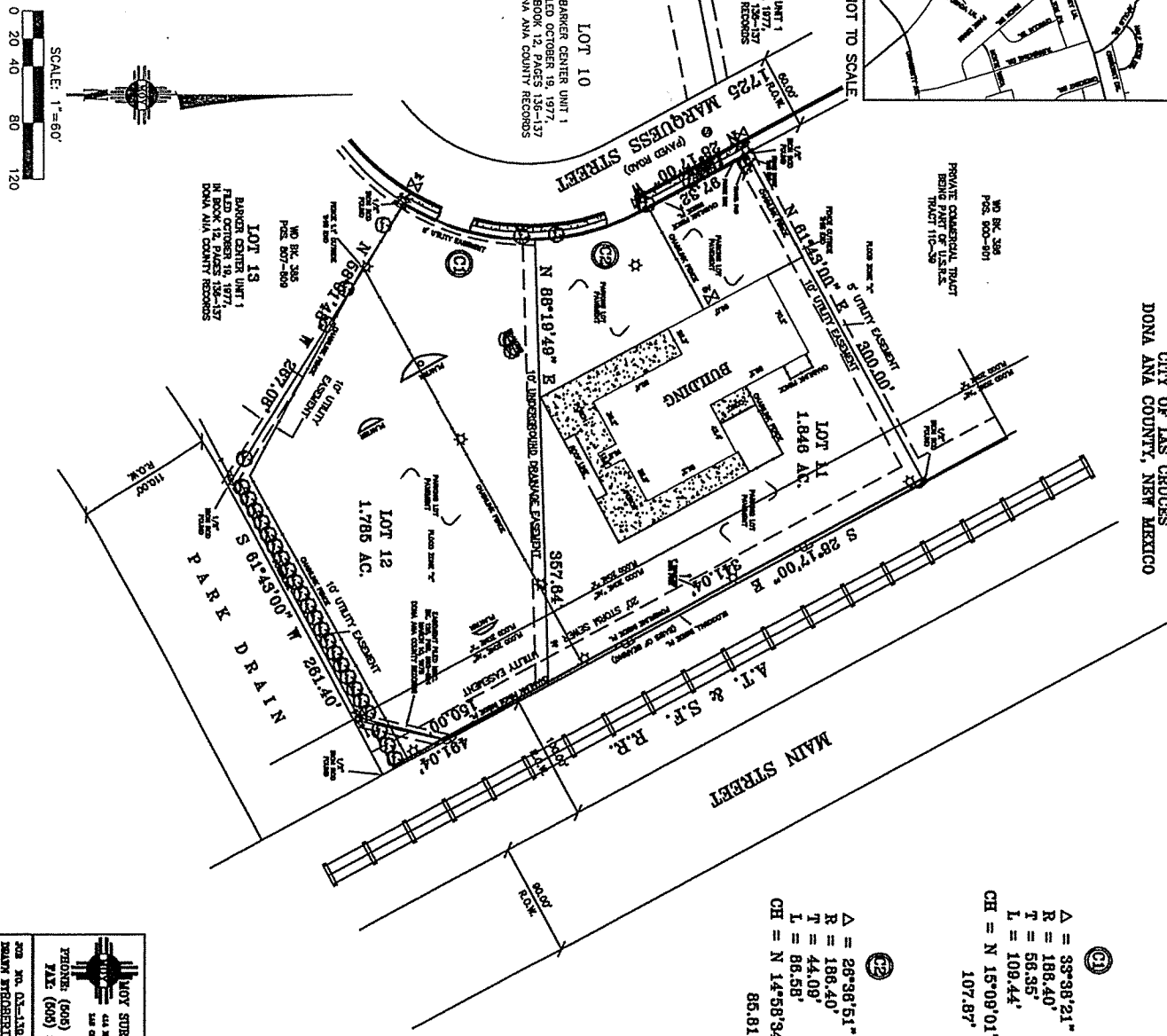
1725 Marquess Street Zoning Map Amendment Zoning Map



1725 Marquess Street Zoning Map Amendment Aerial Map



ALTA SURVEY
ON LOTS 11 AND 12
BARKER CENTER UNIT 1
FILED OCTOBER 19, 1977,
IN BOOK 12, PAGES 136-137
DONA ANA COUNTY RECORDS
CITY OF LAS CRUCES
DONA ANA COUNTY, NEW MEXICO



$\Delta = 33^{\circ}38'21''$
 $R = 186.40'$
 $T = 56.35'$
 $L = 109.44'$
 $CH = N\ 15^{\circ}09'01''\ E$
 $107.87'$

$\Delta = 26^{\circ}38'51''$
 $R = 186.40'$
 $T = 44.09'$
 $L = 86.58'$
 $CH = N\ 14^{\circ}58'34''\ W$
 $85.81'$

CERTIFICATION

The undersigned registered surveyor, Jorge Mui hereby certifies to Messia Valley Land Trust Co. and First American Title Insurance Company, 10000 Highway 100, Suite 200, Minneapolis, Minnesota 55412, that the following is a true and correct copy of the original survey of the property described in the title block of the referenced deed:

(a) this survey of said real hereon was prepared from an actual on-the-ground survey of the real property described in Clerk's Book 382, Page 1583, Donau and County records, (b) such survey was conducted in accordance with the Minnesota Surveying Act, (c) this survey was personally made on the site of survey, and the location, site and type of material hereof are correctly shown; (d) except as shown hereon, there are no observable encroachments on the property or observable protrusions therefrom; there are no observable discrepancies between the measurements and the distances shown hereon, and all sita, location and type of improvements are shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distances indicated; (f) the Property has access to and from Marquette Street; (g) recorded easements listed hereon are shown hereon; (h) all other easements, rights, servitudes, limitations and other details shown hereon are shown to the best of the surveyor's knowledge and belief; (i) the survey was made in accordance with the Minnesota Surveying Act, and the appropriate accuracy standards of the Uniform Code A.C. (j) this Property is located in flood zone "X"; crests determined to be elevated 500'-year flood plain, and flood zone "AE" base elevations determined in map no. JS01200631 E, revised August 9, 2002.

JORGE MOY N.M.P.S. 5939



SCALE: 1"=60'

0 20 40 80 120

MOY SURVEYING INC.
414 N. SHAWNEE AVE.
TULSA, OKLA. 74103
PHONE: (906) 626-0663
FAX: (906) 624-3236



May 27, 2026

City of Las Cruces
700 N. Main St.
Las Cruces, NM 88001

Dear Mr. John Castillo,

On behalf of Momentum Church of Las Cruces, Inc., we formally request a Zoning Map Amendment for 1725 Marquess St. from Light Industrial Urban (LIU) to Commercial/Retail. The property will serve as a church and community center offering worship services, educational programming, and social services to Las Cruces residents.

Alignment with the Elevate Las Cruces Comprehensive Plan

The subject property sits entirely contiguous to an established Commercial/Retail corridor along its north property line, making this amendment a logical extension of that designation. The Comprehensive Plan envisions a transition toward Commercial/Retail as the predominant use in this hub area.

Our proposal advances that vision through three commitments:

- Renovating the building and site to a high standard – including improved landscaping and parking, befitting the property's prominent visibility from South Main St.
- Serving a diverse audience that complements the existing retail and commercial activity along Marquess St./W. Boutz and the South Main St. corridor.
- Creating functional spaces for community interaction, social services, and civic engagement.

Compatibility and Community Benefit

A church and community center is highly compatible with the adjacent Commercial/Retail corridor. Compared to permitted LIU uses, this project generates lower traffic volumes, operates primarily during off-peak hours, and produces no industrial noise or environmental impact. The renovation represents a significant private investment that will upgrade an underutilized site, enhance a high-visibility corner, and deliver meaningful community services – all consistent with the City's vision for this area.

We respectfully request a favorable recommendation and welcome the opportunity to present additional information at the Commission's convenience. Please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Alvarez", is written over a circular stamp that is partially visible.

Carlos Ivan Alvarez
Founder/Senior Pastor

1630 HICKORY LOOP, SUITES E-H, LAS CRUCES, NM 88005

WWW.MOMENTUMLASCRCES.COM

Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions

The following goals, policies, and actions from Elevate Las Cruces are relevant to the proposed zoning map amendment;

- Goal CE-1: Balanced growth: Encourage efficient land use development patterns that accommodate projected growth in a sustainable manner.
 - Policy CE-1.1: Create consistency between the Elevate Las Cruces Future Development Program recommendations and development regulations.
 - Action CE-1.1.5: Consider the appropriateness of future development proposals with place type designations and their relationship with surrounding land uses.
- Goal CE-3: Centers and corridors: Support community growth through concentrated development at activity centers and along key corridors.
 - Policy CE-3.2: Allow for a mix of development type and intensity along major thoroughfares that reflects surrounding urban, suburban, and rural contexts.
- Goal CE-4: Complete neighborhoods: Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment, and civic uses.
 - Policy CE-4.2: Incorporate employment and shopping nodes into new and redeveloping neighborhoods to provide residents with convenient access to services
- Goal CP-2: Economic equity: Generate employment opportunities that create economic security for all residents.
- Goal CP-3: Entrepreneurship: Create a nurturing regulatory environment that generates entrepreneurship and small business investment.

Findings

1. The subject property is located within the Regional Commercial Place Type where the proposed CR.U zoning designation is encouraged.
2. Numerous relevant goals, policies, and action items outlined in the Elevate Las Cruces Comprehensive Plan support the proposed zoning map amendment.
3. The proposed zoning map amendment is consistent with the zoning found in the surrounding area.
4. The size of the existing building and amount of existing parking makes the subject property ideal for the proposed new use and other commercial uses.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	July 28, 2026			
Drafter:	John Castillo	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST TO APPROVAL OF A PRELIMINARY PLAT KNOWN AS LOMITA SUBDIVISION. THE PROPOSED SUBDIVISION ENCOMPASSES APPROXIMATELY 2.324 ACRES, IS ZONED NH-1.S (NEIGHBORHOOD-1 SUBURBAN) AND LOCATED ON THE NORTHSIDE OF SALOPEK BOULEVARD APPROXIMATELY 855 FEET WEST OF THE INTERSECTION OF SALOPEK BOULEVARD AND STERN DRIVE. THE PRELIMINARY PLAT PROPOSES TO SUBDIVIDE ONE (1) EXISTING TRACT OF LAND INTO NINE (9) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE (1) TRACT OF LAND FOR DRAINAGE THAT WILL BE MAINTAINED AND OWNED BY THE DEVELOPER. SUBMITTED BY ALLURE HOMES, REPRESENTATIVE ON BEHALF OF TRES SILLAS LLC, PROPERTY OWNER. (CASE 25CS0500100)			

PURPOSE(S) OF ACTION:

Preliminary Plat Approval

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

2025 Development Code

PURPOSE:

The purpose of the preliminary plat is to determine general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and conformance with the development’s Master Development Plan, if applicable.

The Planning and Zoning Commission shall act upon the proposed preliminary plat by reviewing the zoning standards and subdivision requirements outlined in the 2025 Development Code, as amended, for the development of an NH-1.S (Neighborhood-1 Suburban) zoned property.

LAND USE HISTORY:

In 1979 the City of Las Cruces annexed approximately 103.266 acres of land known as the Stull-Salopek Annexation per Ordinance 195, which the subject parcel was a part of. The subject property was zoned R-1(1981 Zoning Code). In 1995 the zoning for the subject property was amended to R-1a under Ordinance 1444. The subject property is a part of the University Mesa master plan approved by the Planning and Zoning Commission.

PROJECT DESCRIPTION:

Agenda Item #7.1.

The proposed preliminary plat, Lomita Subdivision, encompasses approximately 2.324 acres of vacant/undeveloped land that is zoned NH-1.S and located on the north side of Salopek Boulevard approximately 855 feet from the intersection of Salopek Boulevard and Stern Drive. The subdivision proposes the development of nine (9) single-family residential lots to be developed in a single phase and a drainage area that is approximately 0.254 acres in size, which will be maintained and owned by the developer.

SITE SUITABILITY:

The property offers flexible development potential, accommodating a range of residential housing types ranging from single-family residences to multi-family residences. Based on the NH-1.S standards the applicant can choose to subdivide the subject area in a multitude of ways if the new lots meet all the density, dimension, and design standards of the existing zoning district. The preliminary plat will subdivide the property, creating nine (9) single-family lots following the NH-1. S zoning district development standards. As designed, the proposed new lots meet the minimum standards as required by the 2025 Development Code.

ACCESS/TRAFFIC:

Access to lots within a subdivision shall be from the construction of a dedicated and accepted improved public right-of-way built to the City of Las Cruces Design Standards, which will be a 50-ft wide roadway that includes sidewalk, curb, gutter, pavement and streetlights. The developer provides a single point of access, from Salopek Boulevard, classified as a local roadway. Currently, Salopek Boulevard is 100 feet in width and fully developed with a median, parkways, and sidewalks and would not require any further dedication of right-of-way.

PARK LAND DEDICATION:

The proposed subdivision is required to dedicate 0.65 acres for parkland or pay a fee in lieu because it increases the number of residential lots. However, this area is too small to reasonably accommodate a functional park, therefore a fee in lieu of dedication is requested, estimated at \$3,718.56, to be paid at time of plat recording which the applicant is willing to pay the fee.

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 will allow the property owners to subdivide and continue to develop the vacant land in a manner that is compatible with the existing neighborhoods and continue to provide housing opportunities for those desirous to live in the area.

Polices 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.

FLOOD PLAIN:

The property is not located within a flood zone.

DRC/STAFF RECOMMENDATION:

On July 1, 2026, the Development Review Committee (DRC), which includes Community Development, Fire, Public Works, Parks, and Utilities Department Directors or designees, reviewed the proposed preliminary plat. The DRC reviews preliminary plats from an infrastructure, utilities and improvement standpoint. After some discussion of the location and proposed development of this area, the DRC voted to recommend APPROVAL for the preliminary plat. For addition information please refer to Attachment "D" for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Lomita Subdivision Preliminary Plat meets the intent of the University Mesa Master Plan, all requirements of the Subdivision Code, and all other 2025 Development Code, as amended, requirements. The

Agenda Item #7.1.

proposed preliminary plat also meets all technical requirements of a preliminary plat as required by the Subdivision Code. The proposed development is compatible with the surrounding area. Furthermore, the forthcoming final plat and construction drawings will be required to meet any remaining or additional requirements of the Zoning Code and Design Standards.

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. At the time of this report was drafted staff received no comments and/or concerns on the proposed preliminary plat request.

APPLICATION TIMELINE:

Applicant Submitted: December 06, 2025

Staff Returned: December 06, 2025

Applicant Returned: December 12, 2025

Staff Returned: December 19, 2025

Applicant Returned: June 3, 2026

Staff Returned: June 15, 2026

DRC Recommended Approval: July 1, 2026

SUPPORT INFORMATION:

[Attachment A - Zoning Map](#)

[Attachment B - Aerial Map](#)

[Attachment C - Lomita Subdivision Preliminary Plat](#)

[Attachment D - 07-01-26 DRC Minutes](#)

PLAN(S):

City Council Strategic Plan

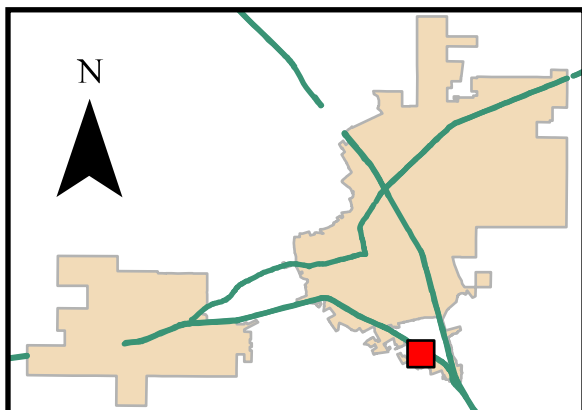
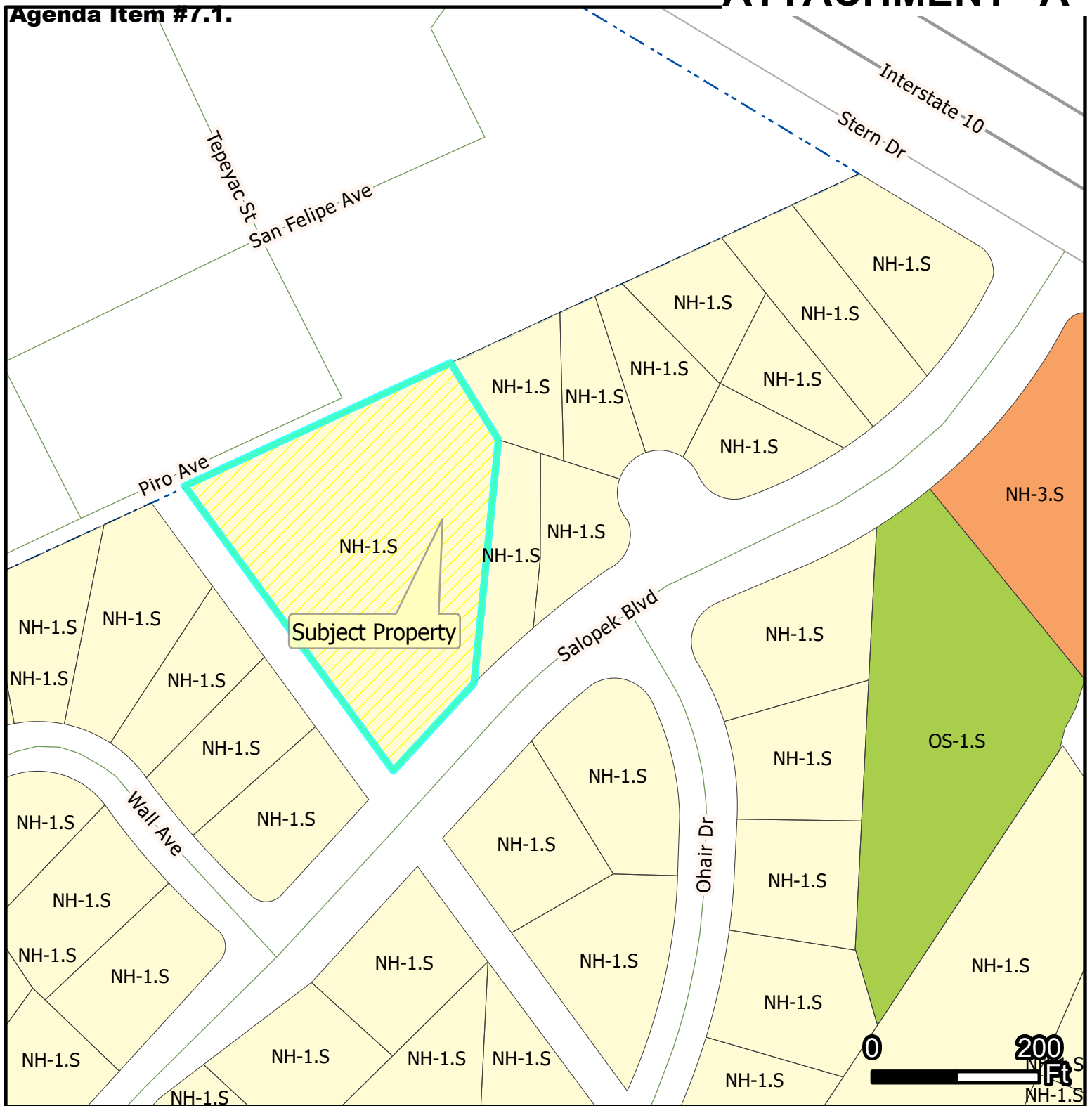
COMMITTEE/BOARD REVIEW:

DRC

OPTIONS / ALTERNATIVES:

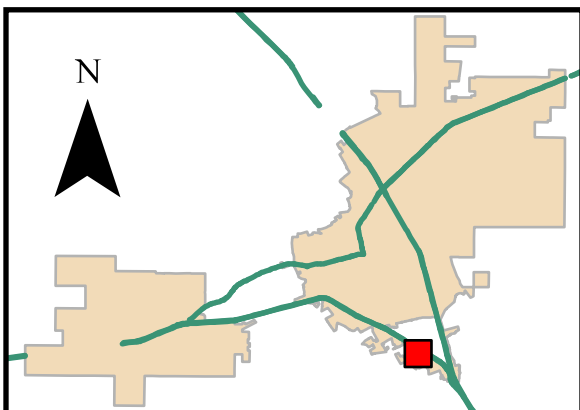
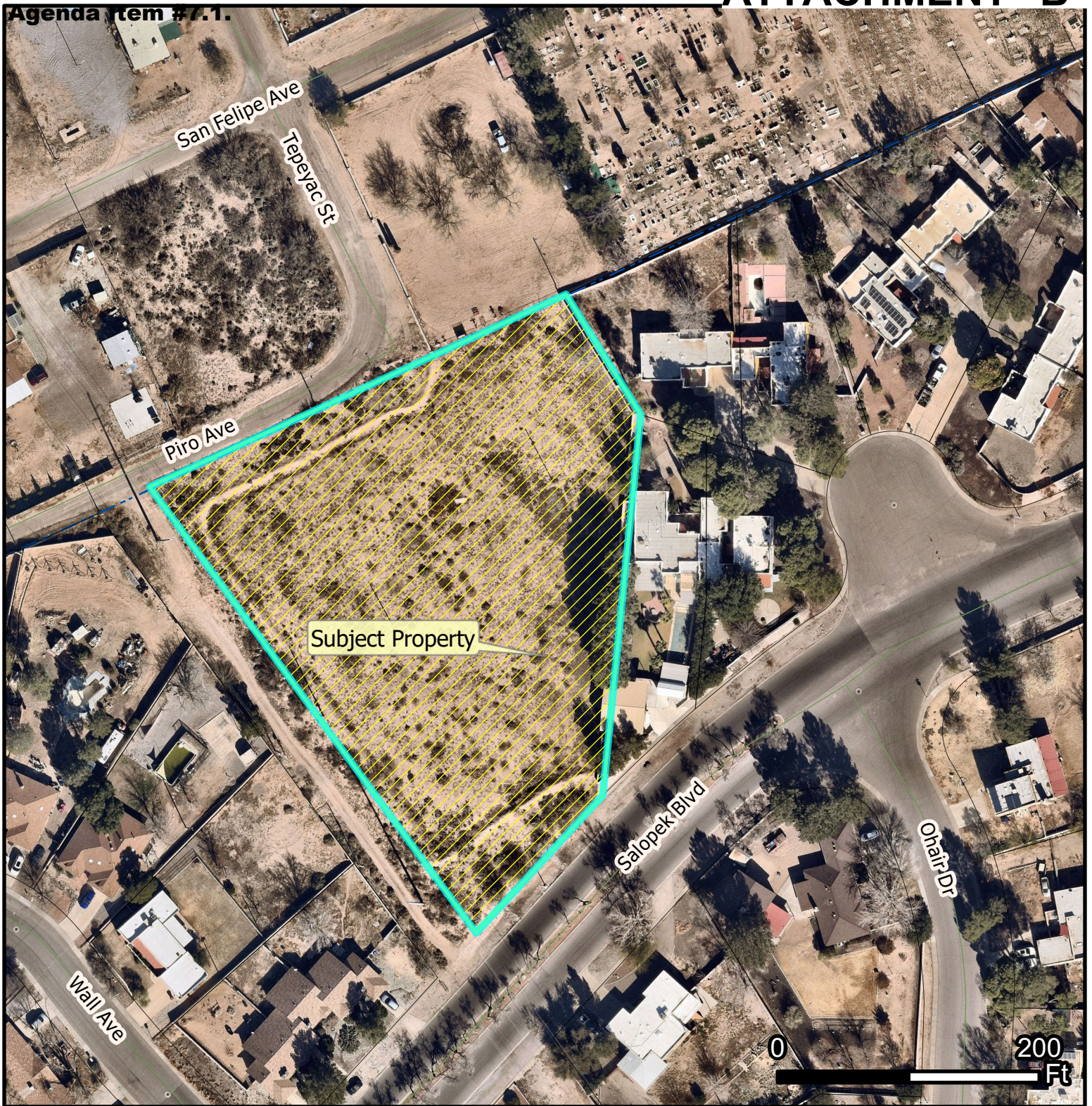
1. Vote "Yes" this will approve the proposed preliminary plat known as Lomita Subdivision as recommended by staff.
2. Vote "No" this will deny the proposed preliminary plat.
3. Vote to "Amend" this could modify approval of the proposed preliminary plat by adding conditions as the Planning and Zoning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

Agenda Item #7.1.

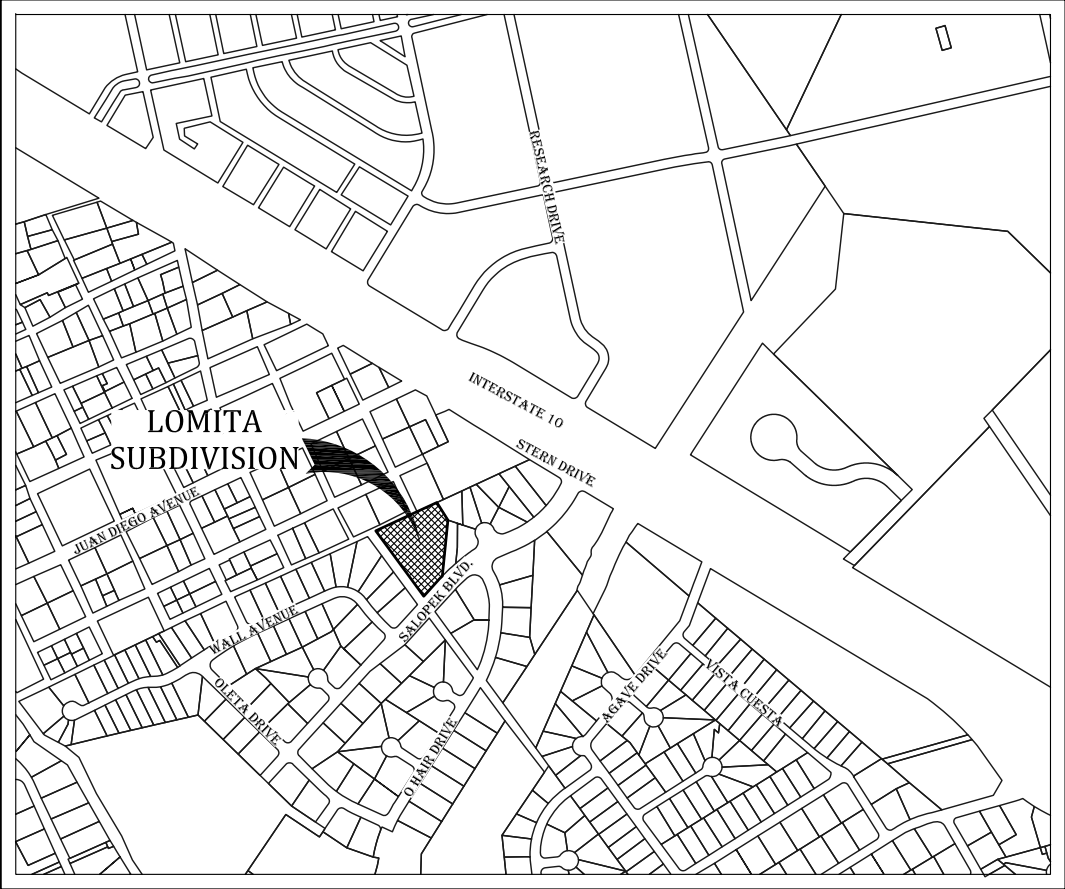


Lomita Subdivision Zoning Map

Agenda Item #7.1.



Lomita Subdivision Aerial Map



VICINITY MAP
NTS

OWNERS:

LOMITA DEVELOPMENT, LLC
PO BOX 5019
LAS CRUCES, NM 88003

INSTRUMENT NO. 2428400 FILED DECEMBER 27, 2024 (REAL ESTATE CONTRACT)

I HEREBY ACKNOWLEDGE THAT I AM THE PROPERTY OWNER OF THE PROPERTY REPRESENTED BY THIS PLAT.

MIKKO NOOPILA, MEMBER _____ DATE _____

TRES SILLAS, LLC
PO BOX 2187
MESILLA PARK, NM 88047

INSTRUMENT NO. 2016620 FILED JULY 13, 2020 (SPECIAL WARRANTY DEED)

I HEREBY ACKNOWLEDGE THAT I AM THE PROPERTY OWNER OF THE PROPERTY REPRESENTED BY THIS PLAT.

CHARLIE TREGO, MEMBER _____ DATE _____

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

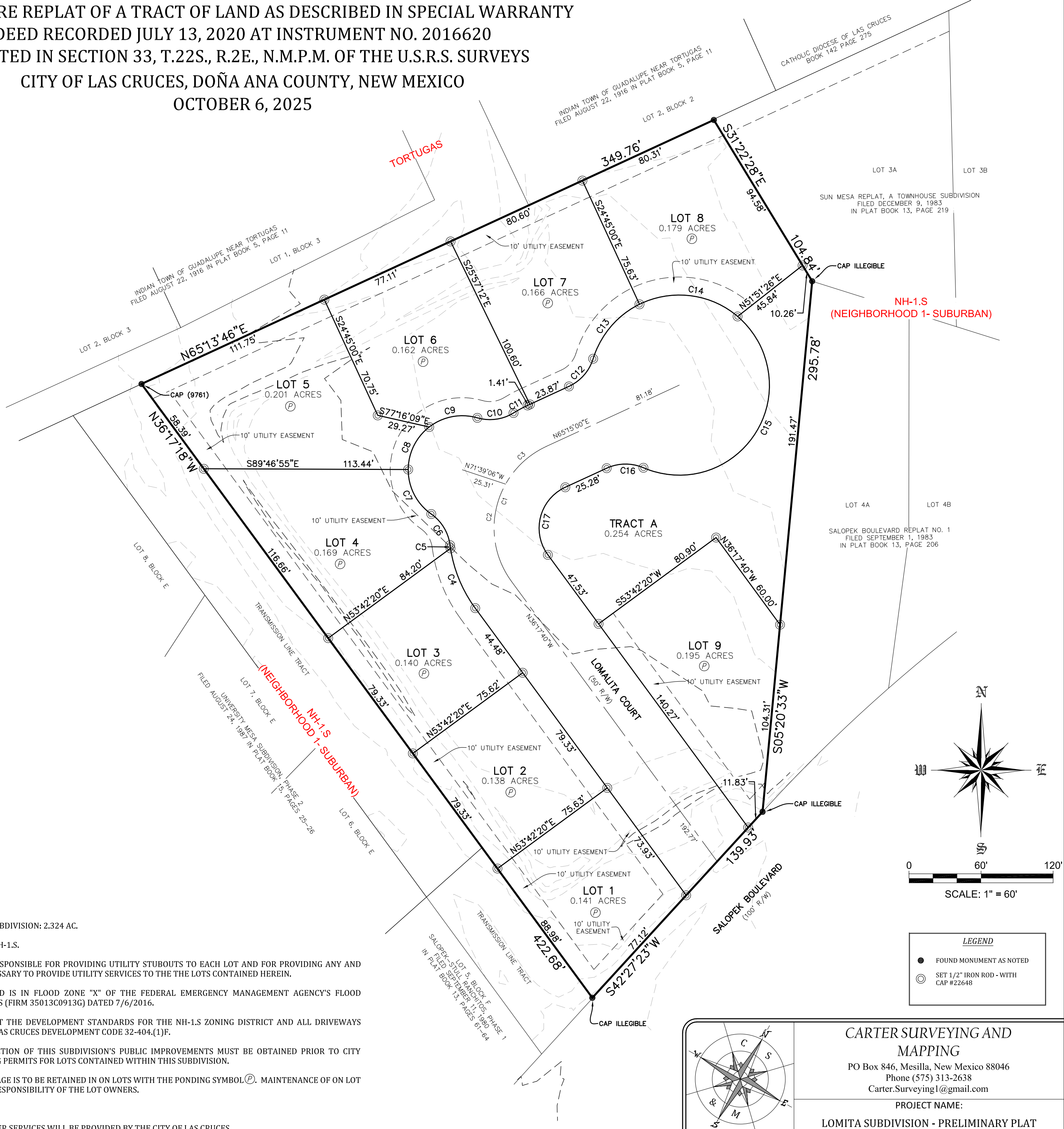
SUBDIVISION ADMINISTRATOR _____ DATE _____

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.61	50.00	101°32'40"	S14°28'40"W	77.46
C2	57.23	50.00	65°34'48"	S03°30'16"E	54.16
C3	31.38	50.00	35°57'52"	S47°16'04"W	30.87
C4	36.25	75.00	27°41'35"	N22°26'53"W	35.90
C5	1.78	75.00	1°21'24"	N07°55'23"W	1.78
C6	20.82	25.00	47°43'20"	N31°06'21"W	20.23
C7	28.89	30.00	55°11'05"	N27°22'28"W	27.79
C8	27.26	30.00	52°03'17"	N26°14'43"E	26.33
C9	28.23	30.00	53°55'28"	N79°14'05"E	27.20
C10	20.82	25.00	47°43'20"	N82°20'10"E	20.23
C11	8.87	75.00	6°46'30"	N61°51'45"E	8.86
C12	21.03	25.00	48°11'23"	N41°09'18"E	20.41
C13	40.77	50.00	46°42'55"	N40°25'04"E	39.65
C14	58.07	50.00	66°32'42"	S82°57'07"E	54.86
C15	142.35	50.00	163°07'09"	S31°52'48"W	98.92
C16	21.03	25.00	48°11'23"	S89°20'41"W	20.41
C17	44.31	25.00	101°32'40"	S14°28'40"W	38.73

LOMITA SUBDIVISION - PRELIMINARY PLAT

A 2.324 ACRE REPLAT OF A TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JULY 13, 2020 AT INSTRUMENT NO. 2016620
LOCATED IN SECTION 33, T.22S., R.2E., N.M.P.M. OF THE U.S.R.S. SURVEYS
CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
OCTOBER 6, 2025

- NOTES:
- TOTAL ACREAGE OF SUBDIVISION: 2.324 AC.
 - PROPERTY IS ZONED NH-1.S.
 - THE DEVELOPER IS RESPONSIBLE FOR PROVIDING UTILITY STUBOUTS TO EACH LOT AND FOR PROVIDING ANY AND ALL EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE THE LOTS CONTAINED HEREIN.
 - THIS PARCEL OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C0913G) DATED 7/6/2016.
 - ALL LOTS SHALL MEET THE DEVELOPMENT STANDARDS FOR THE NH-1.S ZONING DISTRICT AND ALL DRIVEWAYS SHALL MEET CITY OF LAS CRUCES DEVELOPMENT CODE 32-404.(1)F.
 - SUBSTANTIAL COMPLETION OF THIS SUBDIVISION'S PUBLIC IMPROVEMENTS MUST BE OBTAINED PRIOR TO CITY ISSUANCE OF BUILDING PERMITS FOR LOTS CONTAINED WITHIN THIS SUBDIVISION.
 - EXCESS STORM DRAINAGE IS TO BE RETAINED IN ON LOTS WITH THE PONDING SYMBOLⓈ. MAINTENANCE OF ON LOT PONDS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
 - TRACT A IS PONDING.
 - WATER, GAS AND SEWER SERVICES WILL BE PROVIDED BY THE CITY OF LAS CRUCES.



CARTER SURVEYING AND MAPPING

PO Box 846, Mesilla, New Mexico 88046
Phone (575) 313-2638
Carter.Surveying1@gmail.com

PROJECT NAME:
LOMITA SUBDIVISION - PRELIMINARY PLAT

DATE: 10-06-2025	PROJECT NUMBER: 25181	SHEET 1 OF 1
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CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, July 1, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Jimmy Moreno, Interim Public Works Director
Kyle Arend, Engineering Mgr, Public Works
Adrienne Widmer, Utilities Director
Christina Abeyta-Corella, Parks and Recreation

STAFF PRESENT: John Castillo, Planner, Community Development

OTHER PRESENT: David Rodriguez, Lomita

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

Weir: I'll go ahead and call the meeting to order, the Development Review Committee meeting of July 1st.

2. APPROVAL OF MINUTES -

2.1 June 17, 2026

Weir: Our first order of business is approval of minutes. Should have been distributed with information the June 17th, 2026 minutes. Do I have a motion to approve, or modify, or deny?

Nasir: So move.

Weir: Okay. Do I have a second?

Arend: Second.

Weir: Okay. Let's go ahead and do an acclamation vote. All those in favor, say "aye."

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed. Okay, so we have approved minutes.

3. NEW BUSINESS

Agenda Item #7.1.

3.1 Case 25CS0500100: Lomita Subdivision Preliminary Plat

- A request for approval of a Preliminary Plat known as Lomita Subdivision.
- The proposed subdivision encompasses approximately 2.324 acres, is zoned NH-1.S (Neighborhood-1 Suburban) and located on the north side of Salopek Boulevard, approximately 810 feet west of its intersection with Stern Drive.
- The preliminary plat proposes to subdivide one (1) existing tract of land into nine (9) single-family residential lots and one (1) tract of land for drainage that will be maintained and owned by the developer.
- Submitted by Allure Homes, representative, on behalf of Tres Sillas LLC, property owner.

Weir: We have one case on new business. It's a preliminary plat for Lomita Subdivision. Mr. Castillo, you want to give us an overview of that and what's being requested?

Castillo: So today we have a request for approval of a preliminary plat known as Lomita Subdivision. This subdivision encompasses approximately 2.324 acres. It's currently zoned NH-1.S, which is our neighborhood one suburban. And it's located approximately 810 feet west of the intersection of Stern Drive and Salopek Boulevard.

So this preliminary plat proposes to subdivide the existing tract of land into nine single-family residential lots, and one tract of land for drainage that will be maintained and owned by the developer. And we do have a representative here as well, too.

Weir: Okay. Mr. Rodriguez, anything you want to add?

Rodriguez: No, sir.

Weir: Okay. Are there any questions or comments from any of the DRC members?

Arend: Was there any thoughts or consideration or attempts to look at connecting into Tortugas' Piro Avenue?

Castillo: As far as I know, I haven't been involved greatly in discussions with connecting, so I haven't had any discussions with connecting to the Tortugas side.

Agenda Item #7.1.

1 Weir: I spoke with Adam Ochoa earlier today. He said it's all built out in that area,
2 and then the road that goes east-west, I don't think it's identified there, is
3 basically a lane and a half, just having driven by it before.
4
5 Arend: Yes.
6
7 Weir: Yes. And then I believe the other thing, that's in the Village of Tortugas but
8 it's outside the city limits.
9
10 Arend: Right.
11
12 Weir: And so I think there was some consideration of not connecting it just so
13 there wouldn't be a maintenance type of issue on that. But anything else?
14
15 Arend: No.
16
17 Weir: Comments or anything you thought should be looked at further, Kyle?
18
19 Arend: No. I mean as it stands right now, there's a median on Salopek, so their
20 entry into their subdivision would end up, you know either they have to
21 remove the median or they're going to end up with a right in, right out, but
22 then we would also end up with a bunch of U-turns for people wanting to
23 leave.
24
25 Weir: Mr. Rodriguezm, anything you want to add about that matter?
26
27 Rodriguez: No. We thought about removing the median.
28
29 Arend: Okay. So that's being considered still?
30
31 Rodriguez: Yes.
32
33 Weir: Would that be something that would be reviewed during construction
34 drawings?
35
36 Rodriguez: Yes.
37
38 Weir: Okay.
39
40 Moreno: Can you show the utilities on there, John? Comes with the cost.
41
42 Widmer: I know, huh? Understood.
43
44 Arend: Everything we do comes with the cost.
45
46 Widmer: Apparently.

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1
2 Widmer: It seems like everything's running just a little... I couldn't even open Adobe,
3 so I don't know if it's just catching up.
4
5 Castillo: Yes, I can't seem to open it up.
6
7 Nasir: We are having issues. I cannot open GIS, and I'm connected directly to my
8 desktop.
9
10 Weir: So wasn't your cyber training?
11
12 Nasir: No, I did that back in April.
13
14 Widmer: So you're planning on sewer anyway, right?
15
16 Rodriguez: Yes.
17
18 Widmer: And the only other thing I'm concerned about is because a lot of times in
19 cul-de-sacs we get water quality issues, and we've been trying to make it
20 where even if you have a cul-de-sac that it would be better if it ties in
21 somewhere else to make sure that water is continually distributed. Which
22 you may be able to overcome that depending on the size of line that you put
23 in and what the fire flow requirement is. So that'll be something you want
24 your engineers to look at. Look at that, so that if they have water quality
25 issues, they're not calling in all the time, and then we're flushing.
26
27 Rodriguez: Perfect.
28
29 Widmer: Yes. Those would be my only comments.
30
31 Nasir: What do we have also allotted on the standards is to do a smaller pipe, a
32 six-inch, or a flushing hydrant at the end.
33
34 Widmer: Correct.
35
36 Nasir: Because it doesn't look like they're going to have a space to connect
37 anywhere else.
38
39 Widmer: Well, not unless they go through...
40
41 Arend: Into Tortugas.
42
43 Widmer: Parcel and then go up to San Felipe to tie in.
44
45 Arend: So we do a rope around? So we just make it a U and come back and tie
46 in? It would be a double tie-in.

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1
2 Widmer: Yes, so that's going to increase your cost, obviously, for the installation of
3 water. But I think depending on what the fire flow requirement is in that
4 area, because it's tying into an eight-inch, kind of like what Rocio was talking
5 about, because obviously we're going to need a fire hydrant, I would
6 imagine, somewhere in there.

7
8 Arend: Is there not one right before the entrance?
9

10 Widmer: There may be.
11

12 Arend: No, it's not there.
13

14 Nasir: And for a preliminary plat, we haven't looked at construction drawings yet.
15

16 Arend: Correct.
17

18 Nasir: To make a lot of this determination.
19

20 Weir: But I think it's good for the applicant to hear that these are things that you
21 wanted them to address at the time of construction drawings, potential
22 concerns.
23

24 Abeyta-Corella: Yes, for the plat, Parks and Rec doesn't have anything specifically related
25 to the plat, but the size of the park, the dedication of a park will not meet the
26 requirements. So you could either do the 0.065 acres of parkland, or you
27 could do the fee in lieu of, which would be the \$3,718.56.
28

29 Rodriguez: I think they're going with the fee.
30

31 Abeyta-Corella: Okay. That's fine. Just so this way we make sure that it's on record.
32

33 Weir: And from Parks and Rec there's a park just up the road from there. They
34 can't do improvements to that or anything to meet their...
35

36 Abeyta-Corella: No, I know that we're going to be working on something related to that
37 park. I'm not sure exactly what's going to be done. I know they're having
38 problems with some of the trees with the, oh, my goodness, mistletoe, over-
39 investing or infecting the trees. So they're looking at seeing what other
40 options they have. So I don't know when work is going to be done on this
41 park, but I know that they're looking. This is one of the parks that is being
42 looked at for repairs and modifications. And the money, the fee in lieu of,
43 may be used for that, but I'm not sure what it will go to because it kind of
44 just gets put in a pot, and then whatever they're working on, it goes
45 dedicated to that.
46

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- 1 Weir: Okay. Thank you. Any other comments from staff, or from the DRC?
2 Nothing. John, did you have a recommendation?
3
- 4 Castillo: A recommendation of approval.
5
- 6 Weir: Okay. No conditions?
7
- 8 Castillo: No conditions.
9
- 10 Weir: Okay. If that's the case and there's no more commentary or responses, I
11 would entertain a motion to recommend approval of the preliminary plat to
12 the Planning and Zoning Commission.
13
- 14 Arend: Recommend approval of the plat as expected.
15
- 16 Weir: Do I have a second?
17
- 18 Abeyta-Corella: Second.
19
- 20 Weir: Okay. I'll go ahead and do a roll call vote for that. I'll go ahead and vote for
21 CD first. Yes. Public Works.
22
- 23 Arend: Yes.
24
- 25 Weir: Utilities.
26
- 27 Nasir: Yes.
28
- 29 Weir: Okay. Fires absent. Parks and Rec.
30
- 31 Abeyta-Corella: Yes.
32
- 33 Weir: And Active Transportation?
34
- 35 Moreno: Yes.
36
- 37 Weir: Okay. So we've made a 5-0-1 recommendation for approval of the Lomita
38 Subdivision preliminary plat. So you can get with John and he'll tell you
39 about the time and scheduling it for P&Z meeting.
40
- 41 We don't have it on the agenda, but is there anything the DRC wants to
42 discuss as a group? Not seeing that.
43
- 44 **5. ADJOURNMENT (09:12 a.m.)**
45
- 46 Weir: The next item of business is adjournment. Do I have a motion to adjourn?

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1
2 Nasir: So moved.
3
4 Weir: Do I have a second?
5
6 Arend: Second.
7
8 Weir: All those in favor?
9
10 MOTION PASSES UNANIMOUSLY.
11
12 Weir: All those opposed. Okay. We are adjourned at 9:12. Thank you everyone.
13
14
15
16
17
18

Chairperson