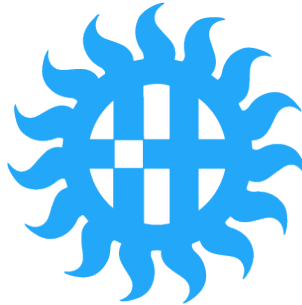


Planning & Zoning AGENDA

Tuesday, December 16, 2025 at 6:00 PM

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



CITY OF LAS CRUCES

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

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

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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Page

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

5.1. [11-18-25 PNZ Minutes](#)

3 - 28

6. **NEW BUSINESS**

- 6.1. A REQUEST FOR APPROVAL OF A MASTER PLAN KNOWN AS COYOTE CROSSING SUBDIVISION. THE PROPOSED MASTER PLAN ENCOMPASSES APPROXIMATELY 10.954 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY) AND LOCATED SOUTH OF HANSEN AVENUE AND WEST OF SPITZ STREET. THE MASTER

29 - 47

PLAN PROPOSES DESIGNATED RESIDENTIAL, DRAINAGE, OPENSOURCE, AND LANDSCAPED AREAS THAT WILL BE MAINTAINED AND OWNED BY THE DEVELOPER. ALSO INCLUDES RIGHT-OF-WAY DEDICATION TO THE CITY OF LAS CRUCES FOR SPITZ STREET. SUBMITTED BY GEM SURVEYING, ON BEHALF OF SALAS LLC. (CASE 25CS0500012)

[CASE 25CS0500012 - Pdf](#)

- 6.2. A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS COYOTE CROSSING SUBDIVISION. THE PROPOSED PRELIMINARY PLAT ENCOMPASSES APPROXIMATELY 10.954 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED SOUTH OF HANSEN AVENUE AND WEST OF SPITZ STREET. THE SUBDIVISION PROPOSES FIFTY-EIGHT (58) RESIDENTIAL LOTS TWO (2) TRACTS OF LAND APPROXIMATELY 2.49 ACRES FOR DRAINAGE AND OPEN SPACE, ONE (1) TRACT OF LAND FOR LANDSCAPING, AND ONE (1) TRACT OF LAND FOR THE EXPANSION OF SPITZ STREET. SUBMITTED BY GEM SURVEYING, ON BEHALF OF SALAS RENTAL LLC. (CASE 24CS0500127) 48 - 67

[CASE 24CS0500127 - Pdf](#)

- 6.3. A REQUEST FOR APPROVAL FOR A ZONE CHANGE, ZONING CODE AMENDMENT AND PLAN AMENDMENT. THE SUBJECT PROPERTY IS LOCATED AT 249 S. MIRANDA STREET, AND APPROXIMATELY 0.60 ACRES IN SIZE. THE APPLICANT IS PROPOSING A ZONE CHANGE FROM ADO-3 (ALAMEDA DEPOT OVERLAY 3 – NORTH AND SOUTH RESIDENTIAL CORES) WITH AN UNDERLYING ZONING OF R-2 (MULTI-DWELLING LOW DENSITY) TO ADO-5 (ALAMEDA DEPOT OVERLAY 5 – AMADOR CORE); A CODE AMENDMENT TO SECTION 36-2.D, FIGURE 36-2-13 (ALAMEDA DEPOT OVERLAY BOUNDARIES) OF THE 2025 REALIZE DEVELOPMENT CODE. SAID AMENDMENT WILL BE NECESSARY TO REFLECT THE ZONE CHANGE IF APPROVED; AND AN AMENDMENT TO MAP 5 (AREAS WITHIN ALAMEDA DEPOT OVERLAY) OF THE ALAMEDA DEPOT NEIGHBORHOOD PLAN. SAID AMENDMENT WILL BE NECESSARY TO REFLECT CONSISTENCY WITH THE PROPOSED ZONE CHANGE AND DEVELOPMENT CODE AMENDMENT PREVIOUSLY MENTIONED. SUBMITTED BY TED SCANLON, ON BEHALF OF ENCHANTMENT LLC., PROPERTY OWNER. (CASE 24ZO0500095) 68 - 138

[CASE 24ZO0500095 - Pdf](#)

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



**PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
November 18, 2025 at 6:00 p.m.**

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

- Enrico Smith, Member
- Connor Murray, Member

STAFF PRESENT:

- Chris Faivre, Director Community Development
- Sara Gonzales, Interim Deputy Director Community Development
- Adam Ochoa, Senior Planner
- Christine Rivera, City Clerk
- Natalie Green, Housing and Neighborhood Revitalization Administrator
- Katherine Harrison-Rogers, Parks and Recreation Administrator

1. CALL TO ORDER (6:00)

Thurston: All right, good evening. Today's November 18, 2025, six o'clock. My name is Kent Thurston. I'm the chair of the Planning and Zoning Commission. We're going to call a meeting to order

2. CONFLICT OF INTEREST

Thurston: And going on to does anybody have any conflict of interest for tonight? Seeing none.

3. PUBLIC PARTICIPATION

Thurston: We're going to go on to the next one, public participation. Is there anybody here that would like to say anything on behalf of, that, well two things. If anything's on a consent agenda, now is your time for public participation or if you just have anything else that you would like to announce. Those of you who have something, go ahead and come on up to the mic and I will

1 swear you. Do I have to swear them in right here? I think I do, right? It's
2 just public participation. So go ahead. And I'm going to give you, I'll give
3 you three minutes.
4

5 Shervanick: Thank you. Thank you, Planning and Zoning. I'd like to give accolades to
6 where they belong and I've asked for these two city zoning signs to be put
7 up. This one is the most, the one from last year, 2024, and if you notice
8 that there's a font problem between case and where it says the number and
9 the actual black lettering which talks about the city. We talked about this
10 the last time I had asked the TAC people to please put it in the administrative
11 group that a QR code should be attached to that as well. Can I go to the
12 next one? Thank you. This one is from 2025 and it is one of the most recent
13 ones you have put out as a zoning thing. The QR code is there, people are
14 using it, however, we still have a font problem. The distance before
15 magnification was from the sidewalk or from the street curb edge. It's not
16 readable and therefore you're not communicating to people exactly what is
17 on there. Also, I had asked the TAC to put into the administrative group
18 that 500 feet in diameter was not a reasonable amount to contact people.
19 Some of the people here this evening didn't receive letters for another case
20 that is on the agenda. That's why 500 feet is not enough. I'm asking that
21 that be put on to the administrative changes and amendment to Realize Las
22 Cruces. Five hundred feet should be increased to 800 feet in terms of the
23 diameter between the zoning object and residential housing. Young Park
24 is a main example where, where is 500 feet? Which corner do you measure
25 that distance from? Those cases will be coming to you fairly soon. So I
26 want to thank you for the changes that you made, but they're not enough to
27 progress to a positive communication between the residents and the city
28 and to know what the city is doing on a particular piece of property,
29 especially since Realize now is almost administrative. So again, I thank you
30 for the progress. I believe there's more to be made and since the city has
31 already been asked to change the maps for Realize Las Cruces in terms of
32 a resolution amendment, I'm asking that the administrative distance and the
33 font size be increased also. Thank you very much.
34

35 Thurston: Thank you. Is there anybody else? Go ahead. Come on up.

36
37 Schunior: Good evening. My name is Bob Schunior. I live at 945 Delta Drive, which
38 is one house away from the 1701 Nevada request for a subdivision there.
39 On the sign it says they want to put on, or put in six townhomes. And I feel
40 that if you have six, you're going to have a minimum of two cars per
41 townhome. That's going to put 12 coming out of that small lot that according
42 to the paper here is three quarters of an acre. The street we have is already
43 very busy. Before you guys were probably on any board here, they redone
44 our street and they put in those side barriers which are supposed to slow
45 people down, and they don't. Nevada is a little race street because it's a
46 long street with no stop signs. Those little garden planters on the side,

1 people drive in and out of them sometimes and you can hear it and you can
2 see the oil all over the place sometimes. So that hasn't slowed down traffic
3 at all. So if we add a minimum of 12 cars coming in and out of that lot, I
4 think that's going to make it a very dangerous intersection there where Delta
5 comes into Nevada. And most likely those townhomes will be for rent and
6 not owned by the people living there. So I'm assuming college students.
7 And we've had that problem in the past with some of the houses being
8 rented to college students. And our residential neighborhood is bad enough
9 as it is right now, but if you add 12 more residents, 12 more cars, or possibly
10 20 if you put three per unit, I think that's too much for our neighborhood.
11 And the neighbors that I spoke to, there's a lot of older people on my actual
12 street and some handicapped people. They all feel that six is too many.
13 We understand that developing it is one thing, but six townhomes is just too
14 much for that small intersection. I see there's a few people here that are
15 my neighbors. I really don't know them by name, but I'm sure they're going
16 to agree with me. And that's about all I've got to say. Thank you very much.
17

18 Thurston: Thanks for your comments. Anybody else? Let's go on the left side. You.
19 Yep, come on up. Go ahead and come on up.
20

21 Duran: My name is Frank Duran. I live at 980 Maple, right across from this
22 proposal. Now, like my neighbor here just said, our neighborhood has
23 already played with speedsters down our neighborhood in Nevada. I was
24 a participant in the Nevada Neighborhood Project. That property was
25 purchased to beautify and to bring about beautification to our neighborhood.
26 Projects for our children, just like the new developments that you have out
27 in the East Mesa, water parks, stuff like that. It was supposed to give us a
28 place to go and enjoy our neighborhood. These bump outs, not a very big
29 success. Our request for speed bumps and speed traffic signs like they
30 have on Idaho, were denied. There are a lot of things going on that may
31 not be on the agenda, such as my neighbor just mentioned, a lot of our
32 neighbors are on a fixed income. What is the economic impact on our
33 neighborhood when you bring these properties up to development? I just
34 didn't write these things down, I apologize, but I have a lot more questions
35 and I think we need to discuss this thoroughly. Thank you.
36

37 Thurston: Thank you. All right, to explain a little bit about how the agenda works. Is
38 if everything that is on consent, basically after we do an acceptance of the
39 agenda, all the consent, anything that is under the consent agenda will be
40 automatically passed. And so in order to bring one of those off, you would
41 have to have a council member basically pull it off the agenda. So just to
42 let you guys know on how that works. Is there anybody else on the right
43 side that would like to, or on the left side, I guess let's keep going down the
44 row on the left. Anybody else?
45

1 Fritz: Hello. Good evening. My name is Jesus Fritz. We live at 1715 Lester. And
2 there are four vacant houses within a block, one block radius. One at 911
3 Rio Grande, the other one at 1700 Lester, the other one at 1740 Lester and
4 across the street or next to our house at 1705 Lester Avenue. So we've got
5 four vacant homes there. Then we're going to build, or the proposal is to
6 build six townhouses to increase the traffic and yet nothing is being really
7 done as far as looking at what's already there. I mean you know you can
8 redevelop those homes. If somebody doesn't want a single-family home,
9 they could redevelop those because those homes for the most part are just
10 vacant and they're not being really used other than one rental. One of them
11 is a rental and that rental is across the street from us at 1700 Lester. So
12 we know that, we know the neighborhood there and we know that people
13 are just have those houses vacant and that issue is not being addressed by
14 the city, by the Economic Development Council that Chris Faivre whatever
15 his name is, I spoke to him and in regards to the fact that those homes are
16 not only vacant but there's nobody as far as codes compliance in relation to
17 maintaining the homes and yet those of us that live there are expected to
18 maintain our homes. So what's going to happen with those homes that the
19 proposed plan is to build homes on Nevada. If you're not taking care of the
20 vacant homes around there, what's the city going to do with those additional
21 homes that they're going to build off of Nevada? That's our objection. The
22 density in addition to the high traffic area that we already have there. Thank
23 you.

24
25 Thurston: Thank you. Anybody else on the left side? Go ahead and come on down.

26
27 Williams: I'm Dr. Williams. I'm here with Joe and Ralph regarding the property on
28 Tornillo. So our church is right across from the property. We've been
29 following the property, trying to find out who owned it, is it available for what
30 seemed like years. We finally, last thing we, when we got through to City
31 Hall was they asked us to make an offer. We made an offer.

32
33 Thurston: I'm going to interrupt you just for one sec. You're talking about on 7.1?

34
35 Williams: Yes, 7.1. Yes.

36
37 Thurston: Okay, we're going to hear that one tonight.

38
39 Williams: You are.

40
41 Thurston: So we'll come back to you when we get to that one.

42
43 Williams: All right.

44

Agenda Item #5.1.

1 Thurston: Because in the public, so this will be the public participation basically for like
2 6.1, if anyone had something 6.1, 6.2, 6.3. Or 7.1 we're going to hear
3 tonight. So you'll have the opportunity to come back on that.
4
5 Williams: Thank you.
6
7 Thurston: Thanks.
8
9 Tankesly: Hi, good evening. My concern for the development of the plot on Nevada
10 is that they will be two story houses I'm assuming with a number of
11 properties there. So that's a concern. I
12
13 Thurston: I'm sorry, I'm going to interrupt you one more time. I haven't been asking
14 people their names so I'm going to have to see if you can give us your name
15 for the record.
16
17 Tankelsy: Oh yes, Melissa Tanksley. I live on Mimbres Court.
18
19 Thurston: Thank you.
20
21 Tankelsy: And another concern that I have is that if it was to be for low income, low
22 income dwellings, I think the rate that they might go into foreclosure or be
23 vacated would be somewhat higher than normal and then there's the issue
24 of squatters. So that was a concern for me. And I was unclear, is it six
25 dwellings or 12 dwellings? Is there an answer? Can I get an answer to that
26 one?
27
28 Thurston: During public participation it's just.
29
30 Tankelsy: It's just public participation.
31
32 Thurston: Yes.
33
34 Tankelsy: Okay. And in years past, I understood it was going to, we were looking into
35 building a community garden there and having walking trails which I think
36 would benefit our community more so than additional housing there. It is a
37 very crowded area and very busy street and no way to curb the traffic.
38 Thank you.
39
40 Thurston: Thank you. Anybody on the right? Go ahead. And I just need you to state
41 your name.
42
43 Stirman: Kay Stirman.
44
45 Thurston: Thank you.
46

1 Stirman: I received a letter that many of my neighbors did not. I feel like it's evasive
2 and not full disclosure. Like who owns this property?
3

4 Thurston: Once again, it's just public participation.
5

6 Stirman: And then a survey was ordered. We have no blueprint. Are these dwellings
7 going to be two story, three story, access in and out? We don't have that
8 information. And does that mean on my lot I could build three dwellings and
9 sell them individually? Because usually in a subdivision, to sell a piece off
10 you have to have it approved by the subdivision, surveyed, all of those kinds
11 of things. So what is that, how is that going to impact others? I'm on
12 Mimbres court. I have a very large lot, almost as large as this one. So what
13 are you opening the door to and who does own this property? I understood
14 tonight, I'm not sure it's accurate, but I understood tonight that the city owns
15 it. Really? And if they own the property, is it for free enterprise, profit?
16 What was the purpose for the city owning this property? So, and also just
17 the traffic being that close to Young Park, we have a lot of, I don't know the
18 proper word to use and be politically correct. But there's a lot of stuff floating
19 in our neighborhood, spreading out. From the incident at the park, it's not
20 very well supervised. And who will be in charge of the maintenance of these
21 townhouses? Is it going to be low income? Will there be background
22 checks or are they going to be individually sold? That's not clear. And I
23 think that it should be. And I understood you to say something, I don't know
24 how to get this off the agenda, but you said something about getting it
25 removed or if it's up for vote or where that is. And if we could have some
26 clarity on that. Thank you. And thank you for listening.
27

28 Thurston: Thank you.
29

30 Shervanick: Good evening, Planning and Zoning.
31

32 Thurston: I need you to state your name.
33

34 Shervanick: My name is Gregory Shervanick. And I would like to give a historical
35 background as to this property.
36

37 Thurston: On this one, how do I? What are the rules on public participation?
38

39 Shervanick: Wait, wait, wait.
40

41 Thurston: Okay. So I'm being told on the rules that you get one shot on the public
42 participation.
43

44 Shervanick: I'm not talking about public participation. I am talking about the item 6-2,
45 which you have on the consent agenda that you allowed other people to
46 speak about, and it is fair that you allow me to speak about it, because your

1 body, including Mr. Faivre and a number of people in your department,
2 received e-mails from me. Yes, I'm going to keep talking now. This property
3 is city property and was purchased.
4
5 Thurston: You have only, you already have, we're still in public participation.
6
7 Shervanick: Okay. Are you going to discuss 6-2?
8
9 Thurston: We're in public participation. So that is up to the council to whether they're
10 going to pull the agenda or not, that off the agenda.
11
12 Shervanick: All right.
13
14 Thurston: Off the consent. So it is up to them.
15
16 Shervanick: Then, Chairman, I would like you to ask the council to pull 6-2. Thank you.
17
18 Thurston: We will do. Thanks. Is there anybody else on public participation? Okay.
19
20 Kaiser: Before we make a motion to accept the agenda, I'd like to pull item 6-2,
21 hoping staff can give a presentation and address some of the concerns that
22 have been raised tonight.
23
24 Thurston: Can I get a second?
25
26 McCaslin: Second.
27
28 Faivre: This is on the motion to remove item 6-2 from the agenda. Councilor
29 Acosta, or Commissioner Acosta.
30
31 Jo. Acosta: 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: Yes.
44
45 Faivre: And Chair.
46

1 Thurston: No.

2
3 Faivre: Thank you.

4
5 **4. ACCEPTANCE OF THE AGENDA**

6
7 Thurston: So now we will go to the acceptance of the agenda. Is that correct? Or is
8 there? Yes because. That is the acceptance of it. Okay.

9
10 **5. PLANNING AND ZONING MINUTES – October 28, 2025**

11
12 APPROVED UNANIMOUSLY.

13
14 **6. CONSENT AGENDA**

15
16 **6.1 Case No. 24CS0500113:** A request for approval of a non-administrative replat
17 known as Hacienda Acres Replat No. 9. The proposed non-administrative replat
18 encompasses approximately 0.864 acres, is zoned NH-3S (Neighborhood 3
19 Suburban), and located on the south side of Bataan Memorial East, approximately
20 450 feet east of its intersection with Hacienda Avenue. The subdivision proposes
21 to subdivide one existing lot into two new lots that are equally divided and
22 approximately 0.432 acres in size. Submitted by Moy Surveying, representative.

23
24 **6.3 Case No. 24CS0500087:** A request for approval of a non-administrative replat
25 known as M. Boyce Tracts. The proposed non-administrative replat encompasses
26 approximately 7.00 acres, is zoned NH-3S (Nh 3 Suburban) and located at 3300
27 Del Rey Boulevard. The subdivision proposed to subdivide one existing lot into
28 two new lots that are 2.87 and 3.84 acres in size. Submitted by Libbin Underwood
29 Engineering and Surveying, representative.

30
31 APPROVED UNANIMOUSLY.

32
33 **6.2 Case No. 25ZO0500080:** A request for approval of a non-administrative replat
34 known as Hacienda Acres Replat No. 10. The proposed non-administrative replat
35 encompasses approximately 0.914 acres, is zoned NH-3S (Nh 3 Suburban), and
36 is located on the south side of Bataan Memorial East, approximately 300 feet east
37 of its intersection with Hacienda Avenue. The subdivision proposes to subdivide
38 one existing lot into two new lots that are approximately 0.460 and 0.454 acres in
39 size. Submitted by Carter Surveying and Mapping, representative.

40
41 Thurston: So now we need to have a motion to hear 6-2.

42
43 Kaiser: Make a motion to hear 6-2.

44
45 Ja. Acosta: I'll second that, Mr. Chair.

46

1 Gonzales: Good evening. Sara Gonzales with Community Development. Before you
2 is the proposed subdivision for Alley's at Nevada. Property is located at
3 1701 Nevada Avenue. It is approximately 0.752 acres in size. It is currently
4 zoned R-1a, which is single-family medium density. It is located within our
5 infill boundary or urban core. It is a vacant, undeveloped parcel. And it is
6 owned by the City of Las Cruces.

7
8 Here is a zoning map of the subject property. Right here you can see where
9 the parcel is located. You would have Lynn Middle School over here, you
10 have Young Park, you do have Walnut, and then you have Lohman across
11 up to the north side. As you can see the area is zoned R-1a, which is our
12 single-family zone under the 2001 Zoning Code. We do have multi-family
13 that's on the other side of Walnut Avenue.

14
15 Here's an aerial map of the subject property. As you can see, this parcel is
16 vacant. There are still a few other parcels that are vacant located within the
17 area. Here is the school as well as Young Park, so you can see that this is
18 primarily single-family. There are different lot sizes and variations.

19
20 Tonight, the applicant is proposing to subdivide the one lot into six
21 townhouse lots, which would include essentially six new dwelling units,
22 which are considered townhouses. The lots do range from 0.125 to 0.126
23 acres in size, and they are accessed from Nevada Avenue. These
24 townhouse developments are basically permitted by right through our
25 Zoning Code as they have met the minimum requirements. When you're
26 developing a townhouse lot, you are able to use the exemption, which is 38-
27 62 from our Zoning Code, which allows you to provide a lot frontage of 24
28 feet in width, and you're allowed to have a square footage of 2,880. And so
29 in that standard, when we look into the plat, each one of these lots are 33
30 feet in width, which has met the minimum lot frontage of the 24 minimum
31 standard, and then they're 110 feet deep, which is more than the
32 requirement of the 2,880 square footage. So you do have six lots. When
33 you're looking at townhouses in some form, they are attached to one
34 another. You can have different variations when you do townhouses. That
35 means you can have two attached to each other, three, or you can have all
36 six. It just depends on how the design is done or how the development
37 comes in.

38
39 Here is one of the renderings that they were looking at from the City of Las
40 Cruces. As you can see here, this is where the property line would run.
41 You'd have one dwelling unit on this side and one dwelling unit on the other
42 side. Then you would have this courtyard area. You'd have the same
43 moving along. So in this case, if this scenario were to be developed or built
44 out, you would have essentially two units being connected throughout. So
45 you'd have two, two, and two based on the six units. This does go through
46 our Development Review Committee. Being that all the infrastructure is

1 already in place, that means utilities, right-of-way, all of that is already
2 installed. There were no concerns from the DRC as they have met the 2001
3 Zoning Code based on the allowance from 38-62. There is going to be a
4 condition though, if they were not approved tonight. This would be allowed
5 and Realize by right. So moving forward, the subdivision would not have to
6 come to the Planning and Zoning Commission meeting. However, there is
7 a condition that if they are not approved, they would be required to pay the
8 \$18,592 for the parkland dedication and fees, which is the primary reason
9 of which we are here this evening. So with that, staff's recommendation is
10 approval. It does comply with the city's standards. It does comply with the
11 City of Las Cruces Zoning Code and the subdivision code. It does comply
12 with Section 38-62 of the exceptions provided to develop townhouse
13 development. And it does promote, essentially an alternative style of living
14 or housing option, which is promoted through Elevate Las Cruces, our
15 comprehensive plan.

16
17 The notice was sent out to the 500 feet within the boundary. We did receive
18 no information. I did not receive any e-mails or public comment provided
19 prior to this meeting. With that, this is the commission's options. I do stand
20 for any questions. We do have Natalie with Neighborhood Services to
21 represent and answer any questions on behalf of the City of Las Cruces as
22 they are part of the development process. And then we do have Katherine
23 Harrison-Rogers here from Parks and Rec.

24
25 Thurston: Does anybody have any on, not anybody, do you have any further things
26 you want to add onto this presentation?

27
28 Green: Good afternoon, Mr. Chair. Natalie Green, for the record. The only thing
29 I'll add is this piece, we are looking to take into our affordable housing land
30 bank. So while there are renderings, we don't have an official development
31 plan yet. It is intended to be for home ownership, so it will not be rentals,
32 it'll be home ownership. Typically we work with Tierra del Sol to do that
33 program, but we're not necessarily tied to them. Because it does not have
34 any federal funds, it is allowed to go up to 120% of area median income.
35 So for a family of four, that's a family making less than \$85,000. But again,
36 depending on the funding sources that are allocated to the project, will help
37 dictate some of those income levels and design requirements. And just as
38 a matter of practice, we typically don't do two stories for our programs. So
39 I don't anticipate that they would be two stories. They would be a single
40 story. Typically, we build between 1,100 square feet and 1,500 square feet.
41 So it's small starter home entry level housing.

42
43 Thurston: Thank you. All right, before we go to public participation, just to give a little
44 clarification on this. What we're going to do is we're going to open it back
45 up for those who have comments. We're going to give you, we'll give you
46 two minutes. What we're going to do is, you ask the questions and then we

1 will, we as commissioners don't always have the answer because we're not
2 really the applicant, we're just an approving board. And so what we will do
3 is we'll take your questions and then we'll have those written down. And
4 then we'll ask back the applicant if they have any other, if they can answer
5 some of those questions. So if you'll come up and go ahead, and we're
6 going to start here on the left hand side, and then I need to swear you in.
7 And then we'll go ahead and just give us the questions that you have or the
8 testimony that you want to give as well. All right, so before you come up, I
9 gotta say, I gotta have your name.

10
11 Duran: Frank Duran.

12
13 Thurston: Okay, do you swear or affirm that the testimony you're about to give is the
14 truth and nothing but the truth under penalty of law?

15
16 Duran: Yes, sir.

17
18 Thurston: Thank you.

19
20 Duran: One of my questions is, I was a member of the neighborhood Nevada
21 project, was to improve our neighborhood's driving issue, or those bump
22 outs. This property was also purchased under that program, and I would
23 like to know what changed. Why was this property not maintained for the
24 purpose it was purchased for? And that's most important. I do live right
25 across the street, so I see this every day when I walk outside my house.

26
27 Secondly, the economic impact on our already fixed income residents in the
28 area, what are we going to do to protect them against our already increased
29 property taxes. Furthermore, that's what I have. Thank you.

30
31 Thurston: Thank you. All right, on the left, let's keep going. Can you please state your
32 name?

33
34 Shervanick: Gregory Shervanick. S-H-E-R-V-A-N-I-C-K.

35
36 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
37 and nothing but the truth under penalty of law?

38
39 Shervanick: I do.

40
41 Thurston: Thank you.

42
43 Shervanick: And thank you, fast thinker. You don't want me to speak longer. This is a
44 travesty tonight. The information that you were given in your packet is
45 misinformation. This property was bought by the city of Las Cruces, who is
46 the applicant here for a park. And it was bought with money from Dona Ann

1 Community United. This gentleman just spoke about, but he didn't
2 remember the name. And it was given to the city through that program.
3 Counselor Vasquez pushed it really hard. The mayor also commented on
4 it. So please go back to the resolution of the purchase of this property. This
5 is not just a zoning deal. This is park property. It has been used in the
6 calculation of which you voted on for impact fees. How do you separate a
7 plus or minus sign from a multiple, from mathematics and a solution? I only
8 have one question, because we have the experts from Realize here. An
9 appeal on this subject is still under current Las Cruces LCMU items. Or is
10 it a Realize Las Cruces? Because the rush for this is amazing. I got an e-
11 mail on the 14th of November. Okay. By the 29th of November, DRC had
12 already pushed it through for a zoning project. Thank you.

13
14 Thurston: Thank you.

15
16 Shervanick: Yes, I would like you to answer the question. If I appeal this as an amicus,
17 is it under the current Las Cruces municipal code, or is it under Realize?

18
19 Thurston: Thank you. I stated it earlier how we will do this. We'll answer the questions
20 as they come afterwards. Thank you. Anybody else on the left? Okay. We
21 will. No one left on the left. Anybody on the right that would like to come
22 back up?

23
24 Stirman: I'm not sure.

25
26 Thurston: I need to have you state your name real quick.

27
28 Stirman: Kay Stirman.

29
30 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
31 and nothing but the truth under a penalty of law?

32
33 Stirman: I do.

34
35 Thurston: Thank you.

36
37 Stirman: There seems to be some legal things, how the city can purchase property
38 for a cause, not use it for the cause. Then what is the city going to do with
39 the money that they make from the sale? Then the other thing is on the
40 appeal. If this is passed, do we have to go to the City Council? Or where
41 can we get advice on that to follow this down the road? Or am I asking the
42 wrong group? The wrong council, I mean.

43
44 Thurston: We'll get to that. Keep asking your questions, and we'll see if we can get
45 those.

- 1 Stirman: Okay. Because of the impact it's going to have on our neighborhood, that
2 what is the city going to do to enhance our area, which was the original
3 intent for them to have this property/ Do you see what I'm saying? And
4 then here's the police force. It's very hard to get that area patrolled, even
5 after the incidences at what used to be the old Lynn School, what we have
6 at Young Park, and then the traffic and damage. It's like a racing center
7 through there. And yes, there is a stop sign. As a matter of fact, there's
8 two. But very often, when you take that curve to go up to Lee's Drive, it's
9 not enforced. They're not stopping at the stop signs. And that's a separate
10 issue. But the issue is the danger that this will bring to the neighborhood.
11 Thank you.
12
- 13 Thurston: Thank you. Anybody else on the right? Okay. We're going to close the
14 public participation and go to the councilors. Does any of the councilors
15 have any, or commissioners, sorry, I shouldn't call it councilors,
16 commissioners, have any questions?
17
- 18 Kaiser: Yes, we should ask how council feels about us taking their titles. I've got a
19 few questions. First of all, thanks for staff for providing some clarity. I think
20 this is a really fantastic project on its face. Though, hearing some of the
21 things that were raised tonight, and then again, going back to the staff
22 report, it would seem that we didn't do ourselves many favors here. I think
23 we're maybe unintentionally stoking some vibes of secrecy or conspiracy.
24 So I'm hoping that staff can address some of the questions that were both
25 raised by some of the speakers this evening. Starting with the fact that the
26 city is not listed as an applicant for this application, which in fact I believe
27 they are. And in fact, it wasn't even mentioned at all that this was city-
28 owned property until you got into the minutes from the DRC meeting as an
29 attachment. So my first question is, why is the city not listed as the
30 applicant? And why not identify that in the staff report at the outset?
31
- 32 Gonzales: Mr. Chair and Commission. When you look at any one of our P&Z packets,
33 we generally will say on there that it does have the representative. It's the
34 applicant who has submitted the subdivision application. So in this case,
35 the applicant was Carter Surveying who had submitted the application for
36 the subdivision, as it is a subdivision for the city. But the applicant
37 essentially is Carter Surveying. The property owners have not all been
38 listed on any of the packets that you move forward with. You generally will
39 see Souter Miller. They're the representative for Sierra Norte. You will see
40 the same information going on to all of your packets.
41
- 42 Kaiser: But this applicant cannot file anything without the city's consent, correct?
43
- 44 Gonzales: Mr. Chair. That is correct. Yes. When the plat comes in, it is signed off by
45 the City of Las Cruces. We do get the mayor to sign off as they contest to
46 the property basically being subdivided. That is correct. But the applicant

1 who's submitting the application is not the city. It is the subdivider that is
2 placing it basically onto the property. So if we were to go through all of the
3 four cases we had this evening, and you look through all of your packets,
4 our packets stay consistent. We provide the representative who has
5 submitted those applications.

6
7 Kaiser: I understand that. I guess the frustrating part is a property owner has to
8 consent. They're on the application. Because I cannot come before the city
9 and submit a subdivision application for a property that I do not own,
10 correct?

11
12 Green: Mr. Commissioner. I just want to add that as a matter of practice, our team
13 hires professional surveyors, and they do the subdivisions on our behalf.
14 And so yes, the city did have to go through a sign-off process and affidavit
15 that we are the legal owner. As the Housing and Neighborhood Services
16 Administrator, I'm the designee for Affordable Housing and Land Bank and
17 Trust Fund, so I do sign some of those affidavits.

18
19 Kaiser: Yes, I appreciate that. And I understand what you're saying. I guess what,
20 what's confusing to me is this is a city project, city-owned property, and yet
21 we don't mention any of that anywhere in the staff report. It's not until the
22 DRC, if you read the minutes, where that became apparent. And I guess I
23 just don't, why? Why are we not being forthcoming there? I mean,
24 obviously a private developer, private property owner, you know if they're
25 not obligated to disclose that they're the owner in this forum, that it's just the
26 person submitting the applicant, it is what it is, those are the rules. But we're
27 the city. I mean, we should hold ourselves to a little bit more transparency
28 here.

29
30 Gonzales: Mr. Chair and Commission. We do have our standard practices in which
31 we do relay. The information has not come up. This is one of the first city
32 projects that have been moved forward. When you look at our packets,
33 they're pretty standardized as to who is represented on those applications.
34 When we do go to DRC and it is presented, we may see the owner be
35 present, or you still see representatives, and that's where it is coming out.
36 I don't think the standard necessarily is different, as we do have to hire out
37 as well to do our cases and our packets. They are the representatives that
38 are providing the information and coming to the public hearing to meet those
39 standards.

40
41 Kaiser: Thank you for that. My next question is, and you answered it in your
42 presentation, but I guess could you expand a little bit on the reason why the
43 city chose to go with the old code and not the current code?

44
45 Gonzales: Mr. Chair and Commission. When you're looking at Realize Las Cruces,
46 there is the parkland dedication that is now required or payment in lieu.

1 When you're looking at development of the six parcels that would be on the
2 property, they were required to essentially pay the \$18,000 that would have
3 been payment in lieu of. That gets added on to essentially that development
4 for those affordable housing costs. If they went through the 2001 Zoning
5 Code, they did not have those fees associated with them. So that was the
6 primary goal was to not essentially pay those because they will still pay
7 impact fees on the development when it comes in, but not the parkland
8 dedication.
9

10 Kaiser: But what does that say when the city is trying to take advantage of a small
11 loophole to get out of paying an impact fee. What does that say about our
12 impact fee?
13

14 Green: Mr. Commissioner. What the city's intent, this is a pass-through subsidy to
15 the home buyer. So we're trying to reduce the cost for the end user. So
16 reducing the fees inherently reduces the cost of the homes and makes them
17 more affordable for the homeowners.
18

19 Kaiser: So we're basically stating in this forum right now the impact fees and
20 increased costs for homeowners, even though I believe we've presented
21 evidence in other forums that that's not necessarily the case.
22

23 Green: Affordable housing is not treated any differently than regular market rate
24 housing. So we pay impact fees, although we do have a waiver process on
25 occasion that we utilize. But again, we're obligated to pay permit fees, the
26 park in lieu fees if this carries on to the next phase. We'll pay public safety
27 and park impact fees as well. So, and all of that becomes a pass-through
28 to the end user. So the homeowners would have to absorb that cost. So
29 again, going under the 2021 code will reduce the per lot cost for the
30 homeowners.
31

32 Kaiser: All right. I don't think that's a very good look, but we'll leave it at that. My
33 next question is about how the city came to own this parcel. There were a
34 couple of references from speakers this evening about maybe it was
35 purchased as part of another separate park program. Just if you can
36 address that head on, I think that would be helpful to understand and maybe
37 clarify what actually transpired.
38

39 Green: Mr. Commissioner. So I had to pull up the resolution myself. It was
40 purchased sometime in 2019. It was part of the Nevada Cool Corridor. It
41 does talk about that there was an intention to, what did it say? To facilitate
42 planning services and engage residents in a small-scale projects to create
43 temporary community spaces and allow residents ideas for various uses
44 and refines plans. It's been vacant since then. The staff that was involved
45 in the original purchase is no longer with the city. Parks has also since
46 adopted a Parks Master Plan, which changes some of their requirements.

1 And so it was sitting vacant. We were approached by Rem Alley, which is
2 who we named this subdivision after, for those who don't know, he's a 92-
3 year-old architect who provided the conceptals. And so he wanted to work
4 on some sort of development plan or alternative housing types that's outside
5 of our usual scope. For those who know some of the work we do, we
6 primarily work multifamily, low-income housing tax credits. And so we've
7 been asked to explore smaller starter home scale type housing. So this
8 seemed like a good opportunity. We did reach out to the various
9 departments to see if they had a use for this parcel. They responded that
10 they didn't. It was no longer in alignment with parks or any community
11 facility buildings. So the best use was additional housing for our housing
12 stock.

13
14 Thurston: I got a question for you on the park side. If it's not aligned with the way that
15 parks are currently, but it was for purchase, whenever it was purchased, to
16 be some type of an intent, should we not uphold the original intent of the
17 purchase?

18
19 Harrison-Rogers: Chair Thurston, members of the commission. Was that a comment or
20 a question?

21
22 Thurston: I guess my question is, with this parcel, what would you design as a park?

23
24 Harrison-Rogers: So I want to be clear that I actually have no documentation in any of my
25 files that actually outline that this was specifically ...

26
27 Thurston: Sorry, I messed up.

28
29 Harrison-Rogers: That's okay.

30
31 Thurston: I need to have you state your name.

32
33 Harrison-Rogers: Sure. Absolutely. Katherine Harrison-Rogers, Parks and Rec, for the
34 record.

35
36 Thurston: Do you swear or affirm - do I have to, no? I just have to have your name.
37 Sorry. I screwed up again.

38
39 Harrison-Rogers: That's fine. I do want to clarify that I actually have no documentation in
40 my records that it's specifically targeted for a park. It was never on a capital
41 improvement plan related to parks. But that being said, if it were to be
42 designed as a park, in terms of the distancing from the neighborhood, it
43 doesn't necessarily add a lot of value. We already have a community park
44 in the area that serves basically a half-mile buffer walk shed, as well as the
45 general community at hand. The smaller park, those are really challenging.
46 I'm not really quite sure what we would do to design that. We would, of

1 course, if it were in our hands and we were directed to do something with
2 that, we would certainly work with the neighborhood to come up with a plan.
3 But it's proximity to Young Park, and the way our current master plan
4 outlines park facility types and park needs and park gaps, it doesn't
5 necessarily add to our stock in terms of filling those park gaps, because
6 those park gaps, at least in this area, are filled.

7
8 Kaiser: Can I just have the resolution, the purpose, read back?

9
10 Harrison-Rogers: Sure, and it doesn't specifically state parks. I think community space is
11 how it reads.

12
13 Green: So I can read most of it. Again, Natalie Green, for the record. So it says,
14 whereas the city desires to purchase 0.87 acres of land located at 1700
15 East Nevada from the Stroud Revocable Living Trust, where it was
16 appraised by a local appraiser October 31, 2018. And then it keeps going,
17 so I'll just kind of expedite. Whereas the Sustainability Office created the
18 Nevada Street Neighborhood Initiatives, which envisions the creation of
19 several projects along the street and within the neighborhood, including a
20 cool corridor, various energy efficiency projects, and building social
21 connectedness projects, all intended to serve as a demonstration of
22 resiliency strategy. And whereas part of the District Three Neighborhood
23 Meeting residents approached Councilor Vasquez about the possible
24 purchase, residents expressed their desire to create a community space,
25 and once purchased, staff will develop a one-year contract for facilitated
26 planning services that engage residents in a series of small-scale projects
27 to create temporary community spaces and allow resident ideas for various
28 uses and refined plans. Whereas the asking price for the vacant parcel was
29 \$69,000, however, I lost it somewhere.

30
31 Kaiser: That's fine. I think you answered my, what I was looking for. Did any of that
32 occur? Did the city hire somebody to facilitate community meeting to
33 explore ideas?

34
35 Green: Honestly, I couldn't tell you because it was the Sustainability Office, and
36 again, those staff persons are no longer here.

37
38 Kaiser: Okay. So it seems very clear to me that it's intended for community spaces.
39 What exactly that is was you know supposed to be solicited by the
40 community. It would be frustrating if that never happened. I think an
41 argument could be made that a low, moderate-income housing like this
42 project, which I think is fantastic, could be defined as a community amenity.
43 I think there's an argument to be made there. But the fact that it doesn't
44 appear that there was any additional work to follow through from the city
45 side is concerning, I mean deeply concerning. And I can understand the
46 residents' frustration. And I would like to think all of us can understand that.

1 The city says we're going to do something that they should at least follow
2 through. And at the end of the day, you know if this was the best use and
3 the best idea that came forward, fantastic, but it would appear to me that
4 there's a lot going on here that is, that residents have a legitimate complaint
5 to be made.

6
7 Green: Yes, we did reach out to the other departments. Again, it's not in their
8 development plans, and nor do they have a use for it, so housing decided
9 to put it to use, and so this was our intended outcome.

10
11 Thurston: Any other commissioners? Yes, commissioners, I'm finally getting it right.
12 Have any input or any questions? So now we're at the point where we either
13 need a motion to approve, deny, amend, or table, right. I just need a vote.
14 Okay, we just need a vote.

15
16 Faivre This is the vote on 6.2. Councilor Joaquin Acosta.

17
18 Jo. Acosta: If we deny, do we have to say the reason for the record? I'll vote to deny.

19
20 Faivre: Commissioner McCaslin.

21
22 McCaslin: Deny.

23
24 Faivre: Commissioner Janet Acosta.

25
26 Ja. Acosta: Approve.

27
28 Faivre: Commissioner Kaiser.

29
30 Kaiser: Before I give my vote, I just want to say that I'm not opposed to this project
31 in concept. I think initially coming in tonight, this was a fantastic project, I
32 had no issues. But then hearing from the residents and then reexamining
33 the staff report, I'm very concerned that the city is not following their own
34 rules. They're finding their own loopholes, and I don't think residents have
35 been adequately involved in this process, so I'm going to vote no.

36
37 Faivre: And Chair.

38
39 Thurston: No.

40
41 Faivre: Motion fails. Thank you.

42
43 **7. NEW BUSINESS**

44
45 **7.1 Case 25CS0500076:** A request for approval of a preliminary plat known as Mesa
46 Crossings Subdivision. The proposed preliminary plat encompasses

1 approximately 20.468 acres, is zoned NH-1S (Neighborhood-1 Suburban), and
2 located on the southeast corner of Mesa Grande Drive and Peachtree Hills Road.
3 The subdivision proposes 89 single-family residential lots and five tracts that will
4 be utilized for drainage and right-of-way dedication. Submitted by Libbin
5 Underwood Engineering and Surveying, representative.

6
7 Thurston: Okay, we will now go on to new business 7.1. I need a,
8

9 Kaiser: I make a motion to hear item 7.1.
10

11 McCaslin: Second.
12

13 Gonzales: Once again, Sara Gonzales with Community Development. This is for the
14 North Tornillo Housing Tracts. This is a property located at 1240 North
15 Tornillo Street. It is approximately 0.339 acres in size. It is zoned R-2,
16 multi-dwelling, low density. It is located within our infill boundary and urban
17 core. It is also another property that is vacant and undeveloped and owned
18 by the City of Las Cruces.

19
20 Here's a zoning map before you. As you can see, this area was located
21 within the North Mesquite District. A lot of it is multi-family, R-2, R-4s, and
22 then you do have the commercial nodes that are located around them,
23 which is your North Mesquite and your Solano Avenue.

24
25 Here's an aerial map of the subject property. It is located adjacent to Booker
26 T. Washington School. We do have single-family residences. And as you
27 can tell there are a lot of multiple sizes and differences just because, as part
28 of the original town site a lot of properties had different shapes and they
29 were over top of property boundaries when they were built, so a lot of
30 modifications have taken place through the subdivision process.

31
32 The applicant is requesting an infill development proposal with this
33 subdivision as it does follow the 2001 Zoning Code. In the 2001 Zoning
34 Code you can subdivide a property, so it's being subdivided from one into
35 three new lots for single-family residential homes. The lots will range from
36 0.111 to 0.113 acres in size. It is accessed from North Tornillo Street. The
37 reason it is an infill development proposal or subdivision is because there is
38 a requested deviation to the minimum lot size requirements, which in an R-
39 2 zoning designation it does require the lot size to be at 5,000 square feet.
40 These lots are at 4,922 and 4,835, so just under the minimum standard.
41 Being it's an infill, they can request deviations to that zoning code.

42
43 Here is the lot layout from the subdivision plat provided by the surveyor,
44 which is lot 1, 2, and 3. So as you can see, they are single-family residential
45 homes that meet the minimum lot width. They just do not meet the minimum
46 lot size as far as square footage.

1
2 Here is the subject property. As you can see, it is vacant. And then Booker
3 T. Washington School is directly on the east side of the property. Here are
4 the renderings for the three homes that are proposed on the sites. If they
5 were to be developed, they are three bedrooms, so that it will provide single-
6 family homes that are essentially in character or in nature with the current
7 and existing homes in the neighborhood. This would be going on lot one.
8 This would be for lot number two. And then you'd be looking at this image
9 for lot number three. All of them are single-story homes as they would
10 match that characteristic. Once again, this did go through the Development
11 Review Committee on October 15th. Because the infrastructure is in place,
12 there's no concerns when the subdivision does come in. So at that point,
13 we're looking to ensure that it meets the subdivision code or the intent of
14 basically your infill area. There is still a condition that remains onto the
15 property that it would require the parkland dedication because it is
16 increasing by two lots. The fee would then be \$7,437.12. With this, staff is
17 recommending approval. It does meet the intent for the infill development
18 plan. It does also follow Elevate Las Cruces as we are continuing to find
19 different areas that are vacant in our properties and developing in them with
20 housing opportunities. There is also, it does meet the intent for the
21 community. And the proposed variance is compatible with the existing lots
22 that are there. As you drive around anywhere within North Mesquite area,
23 you can see that there are deviations to a lot of the lots that are there. We
24 did receive one call for an inquiry essentially for the development and then
25 support of the housing development. This was directly located to the south
26 of the subject property. And so seeing housing come in was not a big
27 concern for the actual property owner. So with that, I leave you with your
28 commission options. Stand for any questions. And once again, Natalie is
29 here from our housing development group.
30

31 Thurston: Thank you. Natalie, do you have anything else you want to add to that
32 presentation? Okay, we'll open it up to public participation. Anybody on the
33 left, if you have any participation, go ahead and comment up. I guess my
34 left, your right. And if you'll state your name.
35

36 Tapia: Good evening. My name is Jose Tapia. And I live almost catty-corner to
37 this subdivision that you're trying to develop.
38

39 Thurston: Hold on. I got to ...
40

41 Tapia: They're all Poplar and Tornillo.
42

43 Thurston: I've got to swear you in real quick. I got to swear you in. So do you swear
44 or affirm, do you swear or affirm that the testimony you're about to give is
45 the truth and nothing but the truth under penalty of law?
46

1 Tapia: Yes, sir.

2

3 Thurston: Thank you, go ahead.

4

5 Tapia: Okay, my name's Jose Tapia, and I live catty-corner on that land. And what
6 I'm here for, because we try to purchase this land for the church that is on
7 the corner of Tornillo and Poplar, the Seventh Day Adventist, to make a
8 community service hall for our seniors and for our children to have
9 something to do in the summer all year round. We have a food bank there.
10 And I came and talked to, I tried to talk to our counselor, McClure. I did
11 paperwork. I did investigation who owned that property and who sold it, and
12 they, the city knocked down the house that was there, and they put a lien
13 on that property. So now it belongs to the city. Now they're trying to make
14 these three apartments, I mean these three little houses there. We don't
15 need houses, what we need is to keep our kids away from the street, and
16 that's why we are, we're working on that application. and we never got an
17 answer, how come they didn't want us to sell us that property? And we
18 wanted to make a little community center there to keep our kids safe. And
19 I hope that you can overturn this. Thank you very much.

20

21 Thurston: Thank you. Yes, you get your own time as well. So go ahead and state
22 your name.

23

24 Williams: Llewellyn Williams.

25

26 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
27 and nothing but the truth under penalty of law?

28

29 Williams: Yes, I do. Thank you. Go ahead.

30

31 Williams: So as Joe said, we've been looking at this property for the past 10 years at
32 least. We were there when the city knocked down the existing building, and
33 we couldn't find out who owned it. It was a mystery. Finally, Joe and others
34 went around to the city hall on Motel, and finally we've tracked down who it
35 was. Once we were able to reach them, which was extremely difficult, we
36 were told to make an offer. So we made an offer. And about a couple of
37 weeks after making the offer, they claimed it was denied because the city is
38 going to build something there. We have a lot of activities on that corner for
39 our church and for the kids. We do a lot of things with the kids from the
40 Booker T. Washington, and we just kind of felt like every attempt we made
41 to try to do something regarding this activity center, we got squashed. And
42 we were most surprised that some of that injury was being inflicted by the
43 city. And so I'm hoping that this can be tabled and we can be given an
44 opportunity to make a reasonable offer and to see if we can procure this for
45 the community.

46

1 Thurston: Thank you. Anybody else on the left? We'll go on to the right. And when
2 you get up there, will you please state your name? And I'll swear you in.
3
4 Gomez: Yes, my name is Ralph Gomez.
5
6 Thurston: Do you swear or affirm that the testimony you're about to give is the truth
7 and nothing but the truth under penalty of law?
8
9 Gomez: Yes, I do.
10
11 Thurston: Thank you. Go ahead.
12
13 Gomez: As Dr. Williams has stated and Jose, I'm also representing the church. And
14 we had seen the property dilapidated for years. Going on 30 years, it's been
15 the same. And once the doctor and other congregants there, we said, let's
16 try and purchase the land to try to further the community and bring... We
17 even came as far as to bring the same drawings of what we were proposing.
18 We hired an architect and he brought up a proposal that was perfect for the
19 neighborhood, perfect for the kids at Booker T. It was somewhere where
20 they could go and have after school activities, not even to include the
21 weekend. The weekend would have been special. It would have been a
22 place where they could have gone and we would have had supervision.
23 They would have been under our supervision and they would have had
24 recreation. We were even going to put in an eating area per whatever laws
25 or whatever it would be we were going to follow. And we were ready to...
26 We had the drawings and we made a proposal and we had a few meetings
27 here with people from the city. Then like Dr. Williams stated, all of a sudden
28 a sign goes up years, a sign goes up almost... It's like if somebody had not
29 thought of the property until we brought it up. And we tried to do our due
30 diligence to try to procure this property because we feel that more than more
31 housing, because there's even more dilapidated housing there already. The
32 neighborhood is in dire need of some place where these kids can go and
33 grow and nurture you know and the parents can be involved. We feel we
34 got shortchanged on this because we didn't have the opportunity to go
35 through the steps that these people have had. And we tried to. We were
36 ready to buy it. We made, as Dr. Williams stated, we made a pretty good
37 proposal. And they said we'll take it in consideration. And my feeling is
38 personally, this is my personal opinion, is that someone said, hey, who knew
39 about this property on this corner? And I'm sure there was people looking
40 around saying, we don't know. Well, you know what? They said, this
41 property won't make us any money with church and kids. Who cares about
42 that? Let's try and make some money. How can we do this to make money?
43 All of a sudden, this property is a foregone conclusion as far as I see here.
44 Our recourse would be, if you could take this under consideration and at
45 least, at the very least, table it. And let's find out what actually went on and

1 how the property was. Like the gentleman, the 6.2, we are under, oh, I'm
2 sorry.

3
4 Thurston: Thanks for your time.

5
6 Gomez: That. Thank you.

7
8 Thurston: Thank you. Is there anybody else on the right that would like to get up and
9 speak? Seeing none. We will go to the commissioners.

10
11 Ja. Acosta: Mr. Chair.

12
13 Thurston: Yes, go ahead.

14
15 Ja. Acosta: I have a question for staff, please. Staff, can you clarify who owns this
16 property? Is it Tierra del Sol Housing or is it the City of Las Cruces?

17
18 Green: So the City of Las Cruces owns this, but it was deposited into the Affordable
19 Housing Land Bank. So its disposition and restrictions are based on
20 Chapter 13 of the Las Cruces Municipal Code. So its intended purpose is
21 for affordable housing development. While the city can sell the property,
22 we still have a fiduciary duty to the Affordable Housing Trust Fund and Land
23 Bank to recoup costs. So the offer that we received was well below the
24 costs that the city invested into the property. So I got an offer for \$5,000. I
25 can't give away land under state law. Because of anti-donation, the only
26 exception is affordable housing. And again, the city will be giving the lots
27 to Tierra del Sol, so we are not making money off of this. It's all for the
28 benefit of the future homeowners.

29
30 Kaiser: So I guess, why don't we write this in our staff reports? Why isn't this part
31 of our presentation? I mean this to me is critical information. I don't
32 understand why we continue to not disclose information about projects. It's
33 not just the two tonight. I feel like it's almost all of our projects that come
34 forward. We learn things from comments that are being made that oh,
35 suddenly you know we've got 20 more questions lined up that staff decided
36 that they didn't feel was important context for a project. But especially for
37 projects like this, I don't understand why we can't just be forthcoming about
38 what it is we want to do and provide information to the public. We owe it to
39 the public. We work for them. So that's not a question. That's a frustration.
40 It's a statement.

41
42 I also just want to clarify for folks in the room, this body does not litigate
43 what may or may not have happened between a property owner and a
44 potential seller. That's private business. We don't get involved in that. So
45 I certainly can understand the frustration that you weren't successful in your

1 endeavors to acquire the property, but that's not something that we have
2 any authority or insight or visibility into. That's all I have.

3
4 Thurston: Anyone else?

5
6 Ja. Acosta: Mr. Chair. I have one more additional comment or question for staff, please.

7
8 Thurston: Yes, go ahead.

9
10 Ja. Acosta: Staff, I understand we have a methodology here that we use to always list
11 our cases. But right off of what Commissioner here, my fellow
12 Commissioner, has stated, and I don't know what regulations are as far as
13 being more transparent, saying the city owns this property, which that is our
14 taxpayer monies that own it, right? So can we be more transparent? Or
15 what do we need to do to hit that mark where we are more transparent with
16 our public?

17
18 Gonzales: Mr. Chair and Commission. I think moving forward, yes, because this has
19 been the first time in which those questions had come up, from moving
20 forward, staff can modify essentially our staff reports where we just include
21 them for all cases. And so I think it's important just to go back to, in all
22 cases, providing any of the property owners as well as private owners and
23 developers and applicants who are placing them forward. I think every time
24 we come to the Commission meetings, we all learn that there's new pieces
25 or new steps that we all can grow from, and that's where we continue to
26 improve, based on comments, based on public input, based on that's why
27 we have these meetings on live TV so that people can watch them through
28 YouTube, get the information out there in different forms and different
29 formats. That's why we started putting all the case packets available for the
30 public to view. We've increased, we've improved, we continue to do those
31 moving forward.

32
33 Ja. Acosta: Thank you.

34
35 McCaslin: I have a question for staff. Wasn't, I'm not aware of the process, so if
36 somebody does make an offer on a piece of land that the city owns, is this
37 a negotiation process or is it an offer and a denial?

38
39 Green: It depends. Again, because this is within, and again, Natalie Green, for the
40 record. Because this is held within the Affordable Housing Land Bank, it
41 has a separate disposition process. So typically, we would need to get a
42 couple appraisals first under state law to determine the value of the lot. We
43 would have to go to the Affordable Housing Land Bank Committee to ask
44 what they thought of that offer or if they wanted to dispose of that. And then
45 it would require Council approval to sell the land and then all the proceeds
46 would go back into the trust fund. But again, because the offer was well

1 below what the city had invested in the property, it was just, we told them
2 no.
3
4 McCaslin: Thank you.
5
6 Green: And again these lots in particular, we acquired five through the
7 neighborhood action. They were nuisance abatements, right. Dilapidated
8 properties that were then demolished and acquired for the land bank, and
9 that mostly occurred in 2020. Council already gave approval to acquire
10 those specifically for the purpose of affordable housing, so that's what we're
11 moving forward with.
12
13 Thurston: So to clarify one thing. The original intent of purchasing these were always
14 for affordable housing on this piece of land.
15
16 Green: Correct. The five, we call them the NAP properties or nuisance abatement
17 properties, and this was one of those.
18
19 Thurston: Thank you.
20
21 Green: Some were acquired through foreclosure, but this one in particular was
22 purchased directly from the homeowner using affordable housing funds
23 from the trust fund. So again, that restricts the use to, uses under the
24 Affordable Housing General Oversight Ordinance.
25
26 Thurston: Thank you. Any other questions? Okay.
27
28 Faivre: This is on the vote for item 7.1, Commissioner Acosta.
29
30 Jo. Acosta: Yes.
31
32 Faivre: Commissioner McCaslin.
33
34 McCaslin: Yes.
35
36 Faivre: Commissioner Janet Acosta.
37
38 Ja. Acosta: Yes.
39
40 Faivre: Commissioner Kaiser.
41
42 Kaiser: Yes.
43
44 Faivre: And Chair.
45
46 Thurston: Yes.

1
2 Faivre: Thank you.

3
4 **8. DISCUSSION**

5
6 Thurston: All right is, well I don't see any items on discussion for number eight. So
7 does anybody have any on that?

8
9 **9. STAFF ANNOUNCEMENTS**

10
11 Thurston: We'll then go to staff announcements.

12
13 Gonzales: Mr. Chair and Commission. The only staff announcement would be that
14 next month, once again, our meetings are moved up for one additional
15 week. So we will be meeting on December 16th. As of right now, we do
16 currently have two cases moving forward. So we do have a proposed zone
17 change and an additional subdivision and master plan at this point.

18
19 Thurston: Thank you. All right.

20
21 **10. ADJOURNMENT (6:40)**

22
23 Kaiser: I make a motion to adjourn.

24
25 Thurston: Is there a second?

26
27 Ja. Acosta: Second.

28
29 Thurston: All in favor.

30
31 MOTION PASSES UNANIMOUSLY.

32
33
34
35
36
37 _____
Chairperson



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A				
Adopted:	December 16, 2025				
Drafter:	John Castillo		Department:		
Program:	Community Planning		Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A MASTER PLAN KNOWN AS COYOTE CROSSING SUBDIVISION. THE PROPOSED MASTER PLAN ENCOMPASSES APPROXIMATELY 10.954 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY) AND LOCATED SOUTH OF HANSEN AVENUE AND WEST OF SPITZ STREET. THE MASTER PLAN PROPOSES DESIGNATED RESIDENTIAL, DRAINAGE, OPENSOURCE, AND LANDSCAPED AREAS THAT WILL BE MAINTAINED AND OWNED BY THE DEVELOPER. ALSO INCLUDES RIGHT-OF-WAY DEDICATION TO THE CITY OF LAS CRUCES FOR SPITZ STREET. SUBMITTED BY GEM SURVEYING, ON BEHALF OF SALAS LLC. (CASE 25CS0500012)				

PURPOSE(S) OF ACTION:

Approval of a master plan.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

2001 Zoning Code, as amended and Chapter 37, City of Las Cruces Subdivision Code.

PURPOSE:

The purpose of the master planning process is to advance the goals and objectives of the City's Comprehensive Plan and to address a variety of environmental and social issues in an area being proposed for future development. A master plan is considered part of the planning process in which the proposal is viewed as a conceptual tool reflecting the ideas and thoughts for future development.

The Planning and Zoning Commission shall act upon the proposed master plan by reviewing the master plan, report, comments and recommendations received from the Development Review Committee (DRC), subdivision administrator and presentations from the applicant or applicant's representative.

LAND USE HISTORY:

In 1980 the City of Las Cruces annexed approximately 276.24 acres of land known as Alameda-County Club Estates Annexation per Ordinance 260. At that time, it was zoned R1 through Ordinance 270. In 2000, a subdivision known as Alameda Acres Replat No.1 created the subject property. The following year, in 2001, with the adoption of the 2001 Zoning Code, the subject property was rezoned to R-1a (Single-Family Medium Density).

PROJECT DESCRIPTION:

Agenda Item #6.1.

The proposed master plan, Coyote Crossing Subdivision, encompasses approximately 10.954 acres of vacant/undeveloped land that is zoned R-1a (Single-Family Medium Density) and located south of Hansen Avenue and west of Spitz Street. The subdivision proposes a single-family residential development that incorporates a mix of housing types, drainage, open space, and landscaped areas that will be maintained and owned by the developer. Also, the master plan proposes to provide right-of-way dedication to the City of Las Cruces for Spitz Street.

SITE SUITABILITY:

The master plan will allow the property to be subdivided, creating a single-family residential development that consists of both townhouse and detached single-family homes following the R-1a zoning district development standards. As designed, the lots range in size from approximately 2,918 square feet to 10,018 square feet in size. Townhouse lots have a minimum lot size of 2,880 square feet per Section 38-62 Exceptions and single-family detached lots have a minimum lot size of 5,000 square feet. The required setbacks for each proposed lot include front, 15 feet; front garage, 25 feet; rear, 20 feet; and sides, 5 feet / 0 feet (townhouse). The maximum allowed height for R-1a zoning district is 35 feet.

ACCESS/TRAFFIC:

Access to lots within a residential subdivision shall be from a dedicated and accepted improved public right-of-way, which is built to the City of Las Cruces Design Standards. The proposed master plan will have four internal roads classified as local roadways, which will be 50-ft wide including sidewalk, curb, gutter, pavement and streetlights. The developer is connecting to Hansen Avenue and Spitz Street. Spitz Street is classified as a collector roadway, which is 85 feet in width, and the applicant is responsible for dedicating and improving half of the cross section to which the subdivision is adjacent. In this case, the applicant is dedicating approximately 0.206 acres for the widening of Spitz Street and will provide all necessary improvements.

PARK LAND DEDICATION:

As the application was submitted prior to the adoption of Realize Las Cruces, the applicant will utilize the 2001 Code and Chapter 37, City of Las Cruces Subdivision Code, which they are not required to provide park land dedication and improvements. However, as the lots are developed the builder would be required to pay all necessary park impact fees. If the master plan approval is delayed until January 1, 2026, then the park land dedication and improvements or payment in lieu will be required as the proposed master plan and preliminary plat will follow the newly adopted Realize Las Cruces.

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 master plan 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.

Goals, policies and actions from the Elevate Las Cruces Comprehensive Plan have not been added to this staff report because the master plan and zoning destinations are established. As this was annexed and zoning has been 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 November 19, 2025, the Development Review Committee (DRC), which includes Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed master plan. The DRC reviews master plans from an infrastructure, utilities and improvement standpoint. DRC recommended Approval with the following Conditions: a.) the subdivider will be installing the primary gas line and as each lot is developed the builder will have the choice of whether they want to provide services to the

Agenda Item #6.1.

residence or not, b.) park land dedication and improvements will be required if the approval is not given prior to January 1 , 2026. For addition information please refer to Attachment “D” for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Coyote Crossing Subdivision master plan meets all requirements of the Subdivision Code, Design Standards, and the 2001 Zoning Code, as amended. The proposed master plan also meets the objectives for the purpose of a master plan as required by the Subdivision Code. The proposed development is compatible with the surrounding area and provided multiple opportunities for a variety of housing options.

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 master plan request.

APPLICATION TIMELINE:

Applicant Submitted: February 03, 2025

Staff Returned: March 20, 2025

Applicant Returned: April 22 , 2025

Staff Returned: May 01, 2025

Applicant Returned: June 17, 2025

Staff Returned: July 01, 2025

Applicant Returned: July 25, 2025

Staff Returned: August 22, 2025

Applicant Returned: November 10, 2025

DRC Recommended Approval: November 19, 2025

SUPPORT INFORMATION:

[Attachment A - Zoning Map](#)

[Attachment B - Aerial Map](#)

[Attachment C - Master Plan](#)

[Attachment D - 11-19-25 DRC Minutes](#)

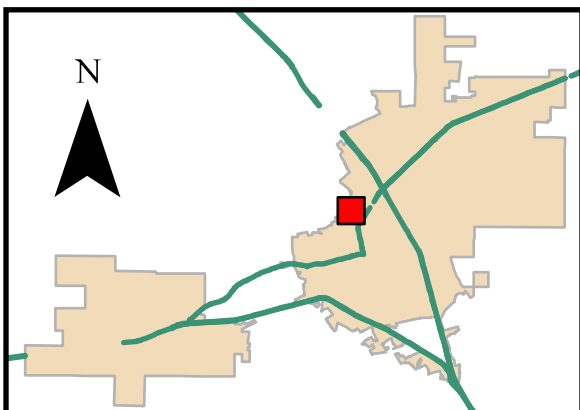
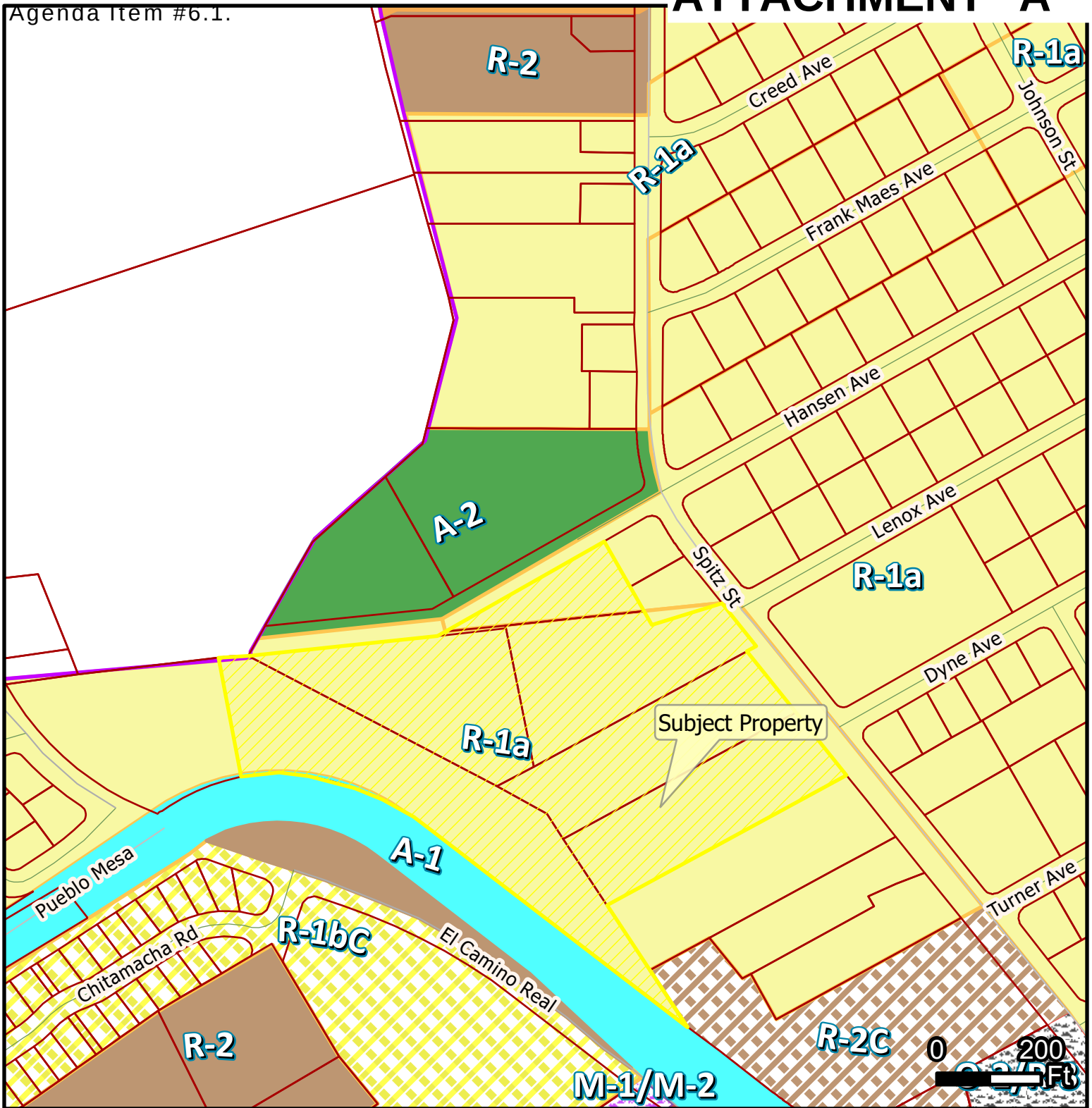
[Attachment E - Findings Coyote Crossing Subdivision Master Plan](#)

COMMITTEE/BOARD REVIEW:

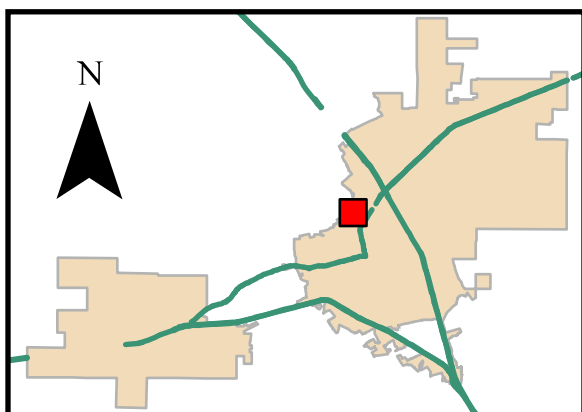
DRC

OPTIONS / ALTERNATIVES:

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



Coyote Crossing Subdivision Zoning Map



Coyote Crossing Subdivision Aerial Map

- COYOTE CROSSING -
MASTER PLAT

A 10.954 ACRE RESIDENTIAL SUBDIVISION BEING A PORTION OF U.S.R.S. TRACT 7-69C, AND LOTS 1, 3 & 4, ALAMEDA ACRES, REPLAT NO. 1, AS SHOWN ON THE PLAT OF RECORD, IN PLAT BOOK 19, PAGES 382-384, AND LOT 2A, COUNTRY CLUB ESTATES, NO. 23, AS SHOWN IN THE PLAT OF RECORD, FILED IN PLAT BOOK 19, PAGE 40, LOCATED IN THE CITY OF LAS CRUCES, WITHIN PROJECTED SECTION 1, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, DOÑA ANA COUNTY, NEW MEXICO.

MASTER PLAT PREPARED MAY 14, 2025

METES AND BOUNDS DESCRIPTION

COMMENCING AT A FOUND 1 INCH PIPE BEING THE NORTHEAST CORNER OF TRACT D, OF COUNTRY CLUB ESTATES REPLAT NO. 7, REPLAT NO.1, AS THE SAME IS SHOWN ON THE PLAT OF RECORD, FILED IN THE OFFICE OF THE CLERK OF SAID COUNTY, ON SEPTEMBER 11, 1985, IN PLAT BOOK 14, PAGE 63, BEING A POINT ON THE WEST LINE OF SPITZ STREET; THENCE S 16° 36' 31" E AT A DISTANCE OF 582.69 FEET TO A FOUND ½" REBAR; BEING THE PLACE AND POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING ALONG SPITZ STREET, S 38°36'10" E AT A DISTANCE OF 104.85 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE S 61°20'31" W AT A DISTANCE OF 20.33 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE S 38°53'29" E AT A DISTANCE OF 305.36 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

THENCE LEAVING SPITZ STREET, S 61°20'31" W AT A DISTANCE OF 521.75 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE S 33°31'54" E AT A DISTANCE OF 278.49 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE N 52°36'42" W AT A DISTANCE OF 658.45 FEET TO A CURVATURE POINT OF THIS TRACT, MARKED BY A FOUND ½" REBAR WITH CAP STAMPED "18078";

THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 353.36 FEET, WITH A RADIUS OF 410.45 FEET, WITH A CHORD BEARING OF N 77°17'11" W, WITH A CHORD LENGTH OF 342.55 FEET TO AN ANGLE POINT OF THIS TRACT, MARKED BY A FOUND ½" REBAR;

THENCE N 11°1'07" W AT A DISTANCE OF 227.66 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 83°23'11" E AT A DISTANCE OF 61.00 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE N 83°14'20" E AT A DISTANCE OF 373.46 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE N 59°51'37" E AT A DISTANCE OF 356.63 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE S 30°08'22" E AT A DISTANCE OF 154.17 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE S 29°50'29" E A DISTANCE OF 30 FEET TO AN ANGLE POINT OF THIS TRACT;

THENCE N 72°24'22" E A DISTANCE OF 140.46 FEET TO THE PLACE AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 10.954 ACRES OF LAND MORE OR LESS;

THE ABOVE DESCRIBED TRACT IS ALSO SUBJECT TO ANY RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

CONCEPTUAL DRAINAGE PLAN

THE DRAINAGE PLAN FOR EACH OF THE TRACTS SHOWN ON THIS MASTER PLAN IS THAT A DRAINAGE STUDY AND REPORT SHALL BE PREPARED FOR EACH TRACT BY THE OWNER OF THAT TRACT AT THE TIME OF PROPOSED DEVELOPMENT OF SAID TRACT. THIS REPORT SHALL ALLOW THE HISTORIC DRAINAGE FLOW TO EXIT THE TRACT AND ANY DRAINAGE ABOVE AND BEYOND THE HISTORIC DRAINAGE FLOW MUST BE CONTAINED ON THIS TRACT AS DESCRIBED IN THE CITY OF LAS CRUCES REQUIREMENTS FOR SUCH DRAINAGE STUDIES AND REPORTS.

PARK / STORM WATER DETENTION

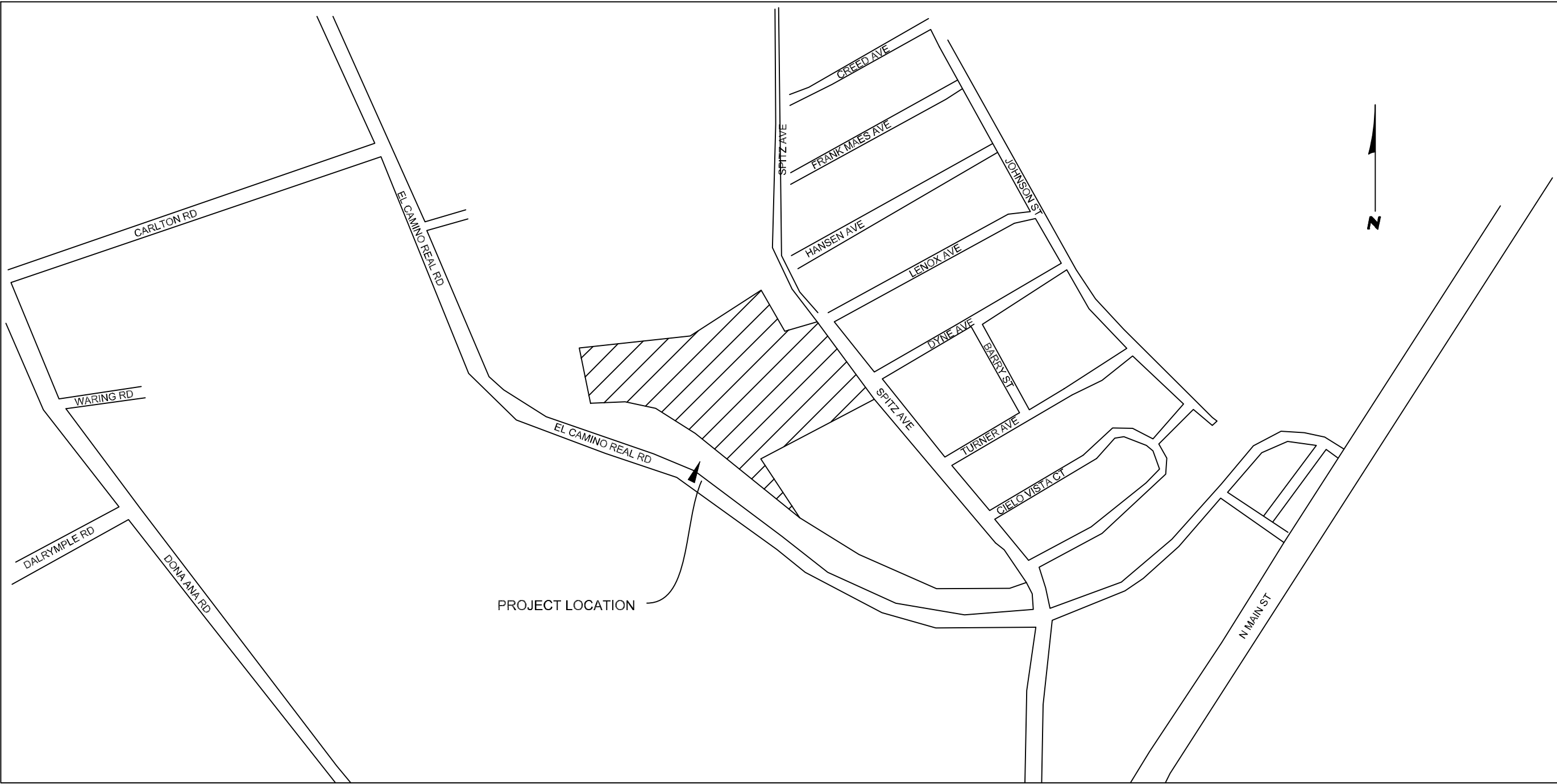
SEE MASTER DRAINAGE PLAN.

CITY OF LAS CRUCES SUBDIVISION ADMINISTRATION APPROVAL

THIS MASTER PLAN HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE CITY OF LAS CRUCES. ALL THE REQUIREMENTS FOR APPROVAL IN THE ABOVE MASTER PLAN 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 THE APPROVAL OF THIS PLAN.

SUBDIVISION ADMINISTRATOR

DATE



VICINITY MAP
NOT TO SCALE

DEVELOPER:
SALAS HOMES
LEAH SALAS, MANAGER
2306 S. ESPINA #83
LAS CRUCES, NEW MEXICO 88001

PROPOSED LAND USE LEGEND

- 5.876 ± ACRES FOR RESIDENTIAL
- 1.544 ± ACRES FOR COMMUNITY GARDENS
- 0.100 ± ACRES SIGNAGE AND LANDSCAPE AREA
- 1.026 ± ACRES FOR PONDING
- 2.408 ± ACRES FOR ROADS

ACREAGE AND LOTS

- 10.954 ± ACRES
- 58 RESIDENTIAL LOTS
- 5.876 ACRES / 58 LOTS = 9.870 LOTS PER ACRE

TRACT A

- 4365.5 ± SQUARE FEET
- SIGNAGE AND LANDSCAPING

TRACT B

- 0.946 ± ACRES
- PONDING TRACT

TRACT C

- 1.555 ± ACRES
- COMMUNITY GARDENS, OPEN SPACE & LANDSCAPING.

TRACT D

- 0.206 ± ACRES
- RIGHT OF WAY

-APPROXIMATE ADDITIONAL POPULATION - 174

-ADDITIONAL TRAFFIC GENERATED

- PEAK HOUR AM - WEEKDAY 58
- PEAK HOUR PM - WEEKDAY 58
- PEAK HOUR AM - WEEKEND 58
- PEAK HOUR PM - WEEKEND 58

MASTER PLAN NOTES:

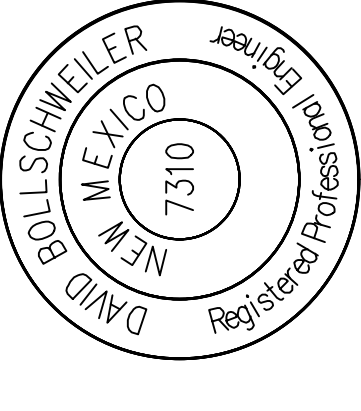
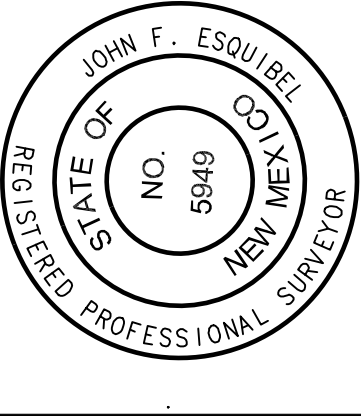
- ALL CURRENT CITY ORDINANCES WILL BE ADHERED TO IN THIS DEVELOPMENT, INCLUDING THE LANDSCAPING ORDINANCE.
- TRAFFIC AND POPULATION DATA RECALCULATED TO REFLECT ALL NEW INFORMATION.
- WATER PROVIDER FOR SUBDIVISION IS CITY OF LAS CRUCES.
- CUL DE SACS HAVE RADIUS OF 50'.
- EXISTING ROADWAYS TO REMAIN AS PLATTED, STREETS DESIGNED WITHIN SHALL BE DESIGNATED WITH THE CITY OF LAS CRUCES DURING THE FINAL PLAT AND CONSTRUCTION DRAWING PROCESS.
- TRACT A IS TO REMAIN IN OWNERSHIP TO THE DEVELOPER FOR SIGNAGE TRACT USE.
- TRACT B IS TO REMAIN IN OWNERSHIP TO THE DEVELOPER FOR PONDING.
- TRACT C IS TO REMAIN IN OWNERSHIP TO THE DEVELOPER FOR COMMUNITY GARDENS USE.
- TRACT D IS DEDICATED TO THE CITY OF LAS CRUCES BY THE RECORDING OF THE FINAL PLAT FOR RIGHT-OF-WAY USE.
- THIS IS A TOWNHOUSE SUBDIVISION.

SHEET NO.: V-101

START DATE: 4/10/24

APPROVAL DATE:

DRAWN BY: LYDIA ELLIS



CAMINO HILLS, SPITZ AVENUE
LAS CRUCES NEW MEXICO

DEVELOPER
SALAS HOMES
LEAH SALAS
2306 S. ESPINA #83
LAS CRUCES, NEW MEXICO 88001

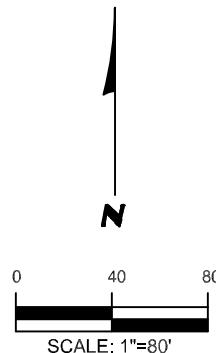
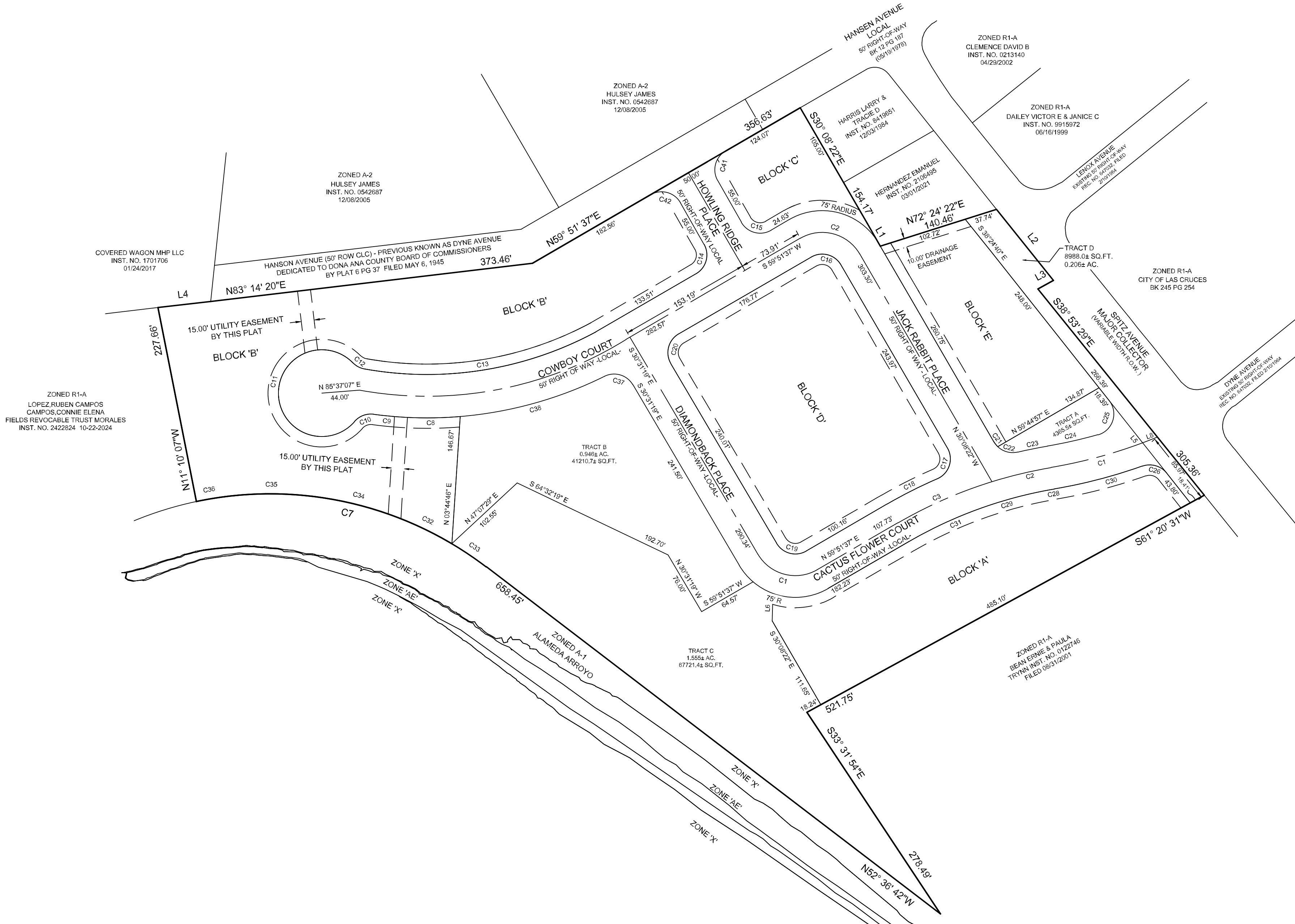
ENGINEER
DB ENVIRONMENTAL SERVICES
P.O. BOX 728
MESILLA PARK, NM 88047
CELL: 575.343.0900
ASSISTANT ENGINEER SELENE GARCIA

- COYOTE CROSSING -
MASTER PLAT

A 10.954 ACRE RESIDENTIAL SUBDIVISION BEING A PORTION OF U.S.R.S. TRACT 7-69C, AND LOTS 1, 3 & 4, ALAMEDA ACRES, REPLAT NO. 1, AS SHOWN ON THE PLAT OF RECORD, IN PLAT BOOK 19, PAGES 382-384, AND LOT 2A, COUNTRY CLUB ESTATES, NO. 23, AS SHOWN IN THE PLAT OF RECORD, FILED IN PLAT BOOK 19, PAGE 40, LOCATED IN THE CITY OF LAS CRUCES, WITHIN PROJECTED SECTION 1, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, DOÑA ANA COUNTY, NEW MEXICO.

MASTER PLAT PREPARED MAY 14, 2025

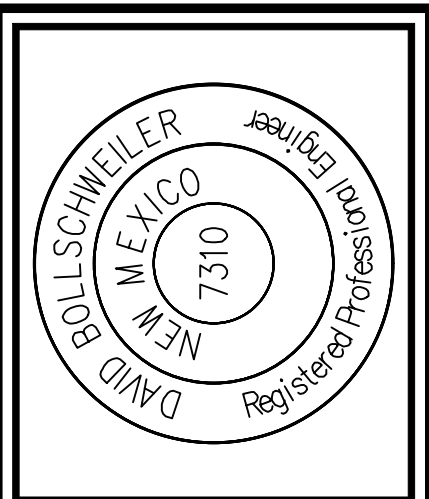
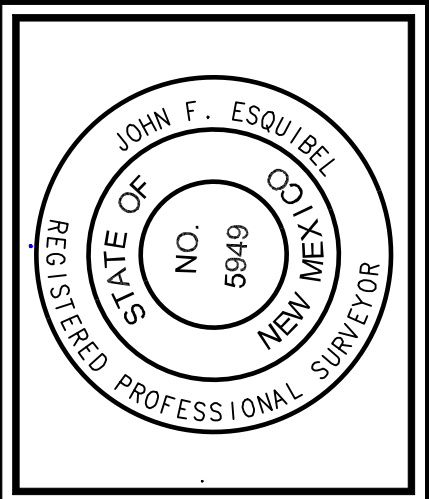
LEGEND
EASEMENT LINE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29° 02' 29" W	30.00'
L2	N 33° 50' 10" W	104.95'
L3	S 61° 20' 31" W	20.32'
L4	N 33° 23' 11" W	61.00'
L5	N 38° 43' 40" W	120.20'
L6	S 01° 37' 15" W	31.52'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	574.67'	117.49'	117.27'	N 72° 33' 40" E
C2	525.00'	60.35'	60.35'	N 70° 36' 10" E
C3	525.00'	118.44'	118.13'	N 66° 19' 24" E
C4	454.35'	319.15'	112.32'	N 72° 13' 30" E
C5	25.00'	31.05'	29.09'	S 73° 39' 41" E
C6	600.00'	75.97'	75.92'	S 74° 03' 02" W
C7	459.71'	68.27'	68.21'	N 39° 29' 23" E
C8	459.71'	30.32'	30.32'	N 34° 21' 37" W
C9	25.00'	24.77'	23.72'	S 69° 21' 58" W
C10	25.00'	23.07'	22.52'	S 15° 05' 58" W
C11	25.00'	5.81'	5.87'	S 50° 59' 11" E
C12	409.71'	275.01'	299.55'	S 50° 53' 39" W
C13	25.00'	30.09'	30.20'	S 14° 06' 34" W
C14	25.00'	39.49'	38.51'	S 74° 53' 08" E
C15	25.00'	39.27'	38.36'	S 74° 08' 04" E
C16	25.00'	42.21'	37.37'	N 16° 13' 41" E
C17	550.00'	68.86'	64.62'	N 63° 13' 41" E
C18	25.00'	38.10'	38.23'	N 75° 19' 51" W
C19	25.00'	39.43'	38.47'	N 14° 40' 09" E
C20	25.00'	7.35'	7.32'	N 35° 33' 48" W
C21	25.00'	24.53'	23.96'	N 75° 00' 02" W
C22	550.00'	34.81'	34.85'	N 75° 36' 11" E
C23	550.00'	59.76'	59.73'	N 77° 10' 12" E
C24	25.00'	40.13'	41.60'	S 14° 45' 20" W
C25	25.00'	31.05'	29.09'	S 73° 59' 41" E
C26	500.00'	14.42'	14.42'	N 75° 56' 12" E
C27	500.00'	29.89'	29.81'	S 72° 35' 45" W
C28	500.00'	25.17'	25.17'	S 75° 03' 02" W
C29	410.45'	73.37'	73.27'	S 54° 26' 07" E
C30	410.45'	47.23'	47.01'	N 75° 26' 02" W
C31	410.45'	91.96'	91.37'	N 75° 26' 48" W
C32	410.45'	108.50'	108.50'	S 35° 47' 59" E
C33	410.45'	33.61'	33.60'	S 50° 23' 47" W
C34	25.00'	37.41'	34.00'	S 72° 21' 46" E
C35	459.71'	173.62'	172.50'	N 74° 24' 57" E
C36	50.00'	75.21'	70.47'	S 75° 19' 51" E
C37	50.00'	75.24'	70.74'	N 75° 05' 52" W
C38	25.00'	39.05'	38.20'	S 15° 05' 54" W
C39	25.00'	39.49'	38.51'	S 74° 53' 08" E

SHEET NO.:	V-102
START DATE:	4/10/24
APPROVAL DATE:	
DRAWN BY:	LYDIA ELLIS



CAMINO HILLS, SPITZ AVENUE
LAS CRUCES NEW MEXICO

DEVELOPER
SALAS HOMES
LEAH SALAS
2306 S. ESPINA #3
LAS CRUCES, NEW MEXICO 88001

ENGINEER
DB ENVIRONMENTAL SERVICES
P.O. BOX 728
MESILLA PARK, NM 88047
CELL: 575.343.0900
ASSISTANT ENGINEER SELENE GARCIA



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, November 19, 2025, 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 Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Katherine Harrison-Rogers, Plan & Construct Admin, Parks
Kyle Arend, Engineering Mgr, Public Works

STAFF PRESENT: Adam Ochoa, Senior Planner
John Castillo, Planner, Community Development
Sara Gonzales, Senior Planner

OTHER PRESENT: Lydia Ellis, GEM
Anthony Guttierz, GEM
Leah Salas, Salas Homes
Dave Salas

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

Weir: Good morning everybody, I'll go ahead and call the Development Review Committee meeting for November 19th to order. All the departments are represented.

2. APPROVAL OF MINUTES -

2.1 October 15, 2025

Weir: So our first order of business is approval of minutes. You should have been distributed October 29th minutes. Any discussion? No. If that's the case, I'll entertain a motion to approve the minutes.

Arend: Motion to approve the minutes.

Weir: Okay. Do I have a second?

Nasir: Second.

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

1
2 MOTION PASSES UNANIMOUSLY.

3
4 Weir: All those opposed. Okay. Minutes approved.

5
6 **3. NEW BUSINESS**

7
8 **3.1 Case No. 25CS0500012: Coyote Crossing Subdivision Master Plan**

- 9
10 • A request for approval of a master plan known as Coyote Crossing
11 Subdivision.
12 • The proposed subdivision encompasses approximately 10.954 acres, is
13 zoned R-1a (Single-Family Medium Density) and located south of
14 Hansen Avenue and west of Spitz Street.
15 • The master plan proposes designated residential, drainage, open
16 space, and landscaped areas that will be maintained and owned by the
17 developer. Also includes right-of-way dedication to the City of Las
18 Cruces for Spitz Avenue.
19 • Submitted by GEM Surveying, Representative.

20 Weir: And letting John get his plans up. But our first order of business is Coyote
21 Crossing Subdivision Master Plan. Looks like the proposed master plan
22 encompasses 10 acres. It's under the 2001 Zoning Code. It's zoned R-1a.
23 It proposes uses of residential, drainage, open space, and landscape areas,
24 and is submitted by GEM Surveying. Is GEM here today? Okay. John, do
25 you want to give us an overview of this?

26
27 Castillo: So as you were saying, Mr. Chair, this is a proposed master plan known as
28 Coyote Crossing Subdivision. It does encompass 10.954 acres. They will
29 be providing a tract of land dedicated to the city for the widening of Spitz
30 Street. And it is looking to develop 58 residential townhouse lots.

31
32 Weir: Thank you. Jim, would you like to add anything to the presentation or the
33 property owners?

34
35 Jim: There are a couple of lots that aren't townhouse lots in there as well, just to
36 make that clear. The whole thing is not a townhouse lot.

37
38 Weir: But all the uses for sale will be for, or lots for sale will be residential?

39
40 Jim: Yes.

41
42 Weir: All.

43
44 Jim: Yes.

1 Weir: Okay. Reviewing departments or city departments, any comments you'd
2 like to make on the master plan?
3

4 Nasir: There is a variance for the utilities placement, for the service lines. And the
5 property owner has made it clear that they don't want to have gas in order
6 for them to fit the small lots for the service lines, so they're going to have,
7 they're asking for the variance for the way the utilities, I'm sorry, I'm putting
8 my thoughts together here. The service lines, what we have on file on our
9 standards, but it is not what they're proposing. So we have approved that
10 with no gas, and they're going to have to have five feet in separation
11 between water and sewer. and I had to make a small correction and I
12 provided that correction to John so he can put it on the file.
13

14 Weir: Okay. So just so I understand, the Utilities Department did approve that
15 waiver that no gas service will be provided. And then just a stipulation of is
16 the separation of the water and sewer your regular standard, or is it a
17 variance for that also?
18

19 Nasir: So it's a variance for that too, because on our standard is a ten feet
20 separation between water and gas for service lines on the property lot. But
21 on our standards also there is a minimum separation of five feet, so that's
22 the one that I'm asking. Because they have shown to be two feet, or three
23 feet, I'm sorry, so I have asked to be at least a minimum of five feet. And
24 also five feet away from the electric service line.
25

26 Weir: And then do you want that a condition of approval of the master plan, that
27 that be noted?
28

29 Nasir: Yes. As I said I have done that modification that is shown there.
30

31 Weir: Okay.
32

33 Nasir: It's five feet from the electric service line, and five feet away from the sewer
34 and water.
35

36 Weir: Okay. Applicants have any issues with the request or what's going forward?
37

38 Gutierrez: I don't believe so. We haven't on the survey side, I know, I think David has
39 checked that it will still work that way. I'm pretty sure that we already went
40 through that, right.
41

42 Nasir: Yes, because I think that you have shown it to be three feet from electrical
43 and water, and seven feet from sewer and water.
44

45 Gutierrez: Yes, so yes I think we're good, yes.
46

Agenda Item #6.1.

1 Weir: Okay. DRC, would you like to make a motion to make that a condition of
2 approval of the master plan, the graphic, or the standard, or would you want
3 to defer to the construction drawings?
4
5 Nasir: I believe it has to be here on the master plan, because it's shown.
6
7 Gutierrez: So we'll modify it.
8
9 Nasir: Yes, to be modified.
10
11 Weir: Okay.
12
13 Nasir: Because if it's not on the master plan, then they will, we will be talking about
14 this again on the construction drawings.
15
16 Weir: Yes, okay. Well, I'll entertain a motion to make that a condition of approval.
17
18 Nasir: So move with the condition of the five feet separation between electrical,
19 water, and sewer.
20
21 Weir: Okay. Do I have a second?
22
23 Harrison-Rogers: I'll second.
24
25 Weir: Okay. And I'll go ahead and do a roll call on that. Public Works.
26
27 Arend: Aye.
28
29 Weir: Community Development. David Weir, yes. Utilities.
30
31 Nasir: Yes.
32
33 Weir: Fire.
34
35 Danner: Yes.
36
37 Weir: And Parks and Recreation.
38
39 Harrison-Rogers: Yes.
40
41 Weir: Okay, so that is a condition. Are there any other comments on the master
42 plan itself? If not, I'll entertain a motion.
43
44 Nasir: I just, I'm sorry, it's me again. I don't mean to be so controversial, but I just
45 wanted it to note that, like I said, there was not going to be a gas. There's
46 no gas proposed in here.

Agenda Item #6.1.

1
2 Weir: Okay.
3
4 Nasir: And I know that City Council has been having some issues with that. Just,
5 just a note.
6
7 Weir: Okay. Did you want that to make that as a part of the, I don't think it needs
8 to be made part of it.
9
10 Nasir: No, no, I just wanted it to say it on the minutes. There's, the Las Cruces
11 Utilities cannot force people to have gas. That I know. Water and sewer,
12 maybe, but not gas. I just wanted it to note it.
13
14 Weir: Okay. Well, it'll be a part of the minutes, and those are always provided to
15 the Planning and Zoning Commission when they act on the master plan, so.
16 With that, I'll entertain a motion to approve the master plan with the one
17 condition of approval.
18
19 Danner: So moved.
20
21 Weir: Can I have a second?
22
23 Nasir: Second.
24
25 Weir: Okay.
26
27 Gutierrez: A lot of hesitation.
28
29 Weir: Yes, I know. Nobody had their coffee or caffeine yet. I'll go ahead and do
30 a vote. Parks and Recreation.
31
32 Harrison-Rogers: Yes.
33
34 Weir: Fire.
35
36 Danner: Yes.
37
38 Weir: Utilities.
39
40 Nasir: Yes.
41
42 Weir: Community Development votes yes. Public Works.
43
44 Arend: Yes.
45

- 1 Weir: Okay, so there is a positive recommendation for approval of the master plan
2 for a Coyote Crossing Master Plan.
3
- 4 **3.2 Case No. 24CS0500127: Coyote Crossing Subdivision Preliminary Plat**
5 • A request for approval of a preliminary plat known as Coyote Crossing
6 Subdivision.
7 • The proposed subdivision encompasses approximately 10.954 acres, is
8 zoned R-1a (Single-Family Medium Density) and located south of
9 Hansen Avenue and west of Spitz Street.
10 • The preliminary plat proposes fifty-eight (58) townhouse lots, two (2)
11 tracts of land that are approximately 2.49 acres for drainage and open
12 space, one (1) tract for landscaping, and one (1) tract of land for the
13 expansion of Spitz Avenue.
14 • Submitted by GEM Surveying, Representative.
15
- 16 Weir: Our second case is the preliminary plat for this subdivision. John, you want
17 to, I think we've touched base on some of this stuff, but if there any other
18 specifics.
19
- 20 Castillo: No, it's pretty much the same. It's a 58 lot townhouse and residential
21 subdivision, both containing townhouses and regular size lots.
22
- 23 Weir: And you said there was a dedication, when they get to the master plan,
24 there will be a dedication of Spitz Drive?
25
- 26 Castillo: Yes. There will be a dedication to widen Spitz Drive, as well as the
27 development of Hansen Avenue. They will be maintaining two tracts of land
28 that are approximately a bit over two acres in size. Those will be maintained
29 and owned by the development.
30
- 31 Weir: Okay. Jim, would you, anything else, or property owners, would you like to
32 add? No.
33
- 34 Salas: I'm just glad we're here, ready to move forward.
35
- 36 Weir: Okay.
37
- 38 Salas: Thank you.
39
- 40 Weir: Reviewing departments, anything?
41
- 42 Snr Yes, I do. John, can you put the, what you gave us for the plat? For the
43 preliminary plat, please. Because I believe there's a correction that needs
44 to be made. I just want to make sure I'm looking at the correct one.
45
- 46 Gutierrez: This is the most recent one. And do they have that.

1
2 Nasir: On the second page. If you can zoom in on to the northwest corner, please.
3 A little more. Right there. Can you go in. Right there, there is shown that
4 there is a portion of existing 15 feet utility easement vacated by this plat.
5 There's no easement and there's no line there going. Utilities went out there
6 and potholed it and found the line to be outside of this parcel.
7
8 Gutierrez: Excellent.
9
10 Nasir: So I just want to make sure it's noted. So it's done correctly.
11
12 Weir: So there's not a paper record for that? That was something that they added
13 recently?
14
15 Nasir: No, there's none. And for whatever reason, we put it on our GIS to be there.
16 But we potholed it and found the line and it's not there. So we don't have
17 an easement and we don't have the water line running through there. Now
18 the property owner is going to run the other, the one that is going to be
19 dedicated by this plat, which is the 15 feet utility easement by this plat. The
20 one that, that one right there.
21
22 Weir: And you'll take care of that before we go the Planning and Zoning
23 Commission?
24
25 Gutierrez: Oh yes, it'll be done today. We'll upload it and we'll send it directly to you.
26
27 Nasir: Well to John.
28
29 Gutierrez: Do you want us to e-mail you a copy or just?
30
31 Nasir: No, send it to John and CC me on that because I don't want to be the.
32
33 Gutierrez: Yes, yes, no, no, no, for sure. We always copy John.
34
35 Weir: Ms. Harrison-Rogers, do you have a comment?
36
37 Harrison-Rogers: Yes. I just have one question. This really is for John. John, do we
38 think this is going to make it to P&Z for approval by the end of the year?
39
40 Castillo: Yes. So after this meeting, we do get to go to P&Z in December.
41
42 Harrison-Rogers: I just want to make sure because if it goes past that date, then we'll
43 have to talk about some fees in lieu of the park. However, there are some
44 credits that will be given towards the, I think the open space and the park
45 land that will be privately owned. But if not, there's potential for additional
46 fees.

1
2 Gutierrez: We've talked about all that.
3
4 Harrison-Rogers: Okay, I just want to make sure.
5
6 Gutierrez: That's what we're pushing.
7
8 Ellis: We've discussed the urgency.
9
10 Harrison-Rogers: Okay. I just want to make ...
11
12 Ellis: Before the end of the year.
13
14 Harrison-Rogers: I just want to make sure.
15
16 Ellis: Because there's too many changes with all the new. And this has been
17 going on for quite a while.
18
19 Harrison-Rogers: I just want to make sure we're not going to be.
20
21 Weir: So just for the record, so if they get the plat approved, the final plat approved
22 by the Planning and Zoning, or no, the preliminary plat approved before
23 December 31st, they'll just be responsible for park impact fees.
24
25 Harrison-Rogers: Yes, correct.
26
27 Weir: But if it's approved in January, then it's park impact fees and dedication of
28 park land or fees in lieu.
29
30 Harrison-Rogers: Correct.
31
32 Weir: Okay. Any other comments from any of the reviewing departments? Nope.
33 If that's the case, I would entertain a motion to approve. And I'd recommend
34 that we add a condition that the easement be removed from the preliminary
35 plat.
36
37 Nasir: So moved with the condition to have the existing utility easement vacated
38 by this plat removed from the plat.
39
40 Weir: Do I have a second?
41
42 Arend: Second.
43
44 Weir: I'll just go ahead and do this by voice vote. All those in favor, say "aye."
45
46 MOTION PASSES UNANIMOUSLY.

1
2 Weir: All those opposed. The DRC has recommended approval of the preliminary
3 plan for Coyote Crossing Subdivision.
4

5 **4. DISCUSSION ITEMS**
6

7 Weir: So that takes care of all of our business items today. Is there anything, any
8 discussion items that the DRC would like to have today going forward?
9 None.
10

11 Gutierrez: Can we bring anything since you guys are all here?
12

13 Weir: I recognize Jim.
14

15 Gutierrez: I know we're all in the same boat. We have several applications in that are
16 going to run the same risk you know, well we know will not be approved b
17 before the end of the year. We know Parks and Rec is one of the big ones.
18 Is there a way we can just conference with you over those?
19

20 Harrison-Rogers: Yes.
21

22 Gutierrez: I think there's two or three, right, Lydia?
23

24 Ellis: There's two of them under this code.
25

26 Gutierrez: Under this code. And just go meet with you.
27

28 Harrison-Rogers: Yes.
29

30 Gutierrez: Because we want to interface back with our clients. We think some of them
31 might require more work and, you know re-submittals and all that stuff. So
32 we want to really take care of them and communicate.
33

34 Harrison-Rogers: You can reach out directly to me and we can maybe sit down and have
35 a meeting and just talk about moving forward.
36

37 Gutierrez: Okay, it'll be Lydia.
38

39 Ellis: And just to reiterate, so this one is going to be moved through to the next
40 level prior to year end. That's all. That's all.
41

42 Gutierrez: This went great.
43

44 Weir: With the recommendation today, John will start working on staff reports for
45 the December Planned and Zoning Commission meeting.
46

Agenda Item #6.1.

1 Ellis: When is that meeting again, December?
2
3 Castillo: December 16th at 6 p.m.
4
5 Weir: It'll be here at City Hall in chambers.
6
7 Ellis: P and Z.
8
9 Weir: The Planning and Zoning Commission.
10
11 Nasir: And it'll be across the hall.
12
13 Harrison-Rogers: In the council chambers.
14
15 Ellis: Okay.
16
17 Harrison-Rogers: And make sure that you park on this side because they locked that
18 door.
19
20 Gutierrez: Okay. Thank you. All right, yes, that's it. Thank you.
21
22 Weir: Thank you.
23
24 Gutierrez: Appreciate it.
25
26 Ellis: Appreciate it.
27
28 Gutierrez: It's been an interesting three years.
29
30 Weir: To say the least. To say the least. So is there any other items?
31
32 **5. ADJOURNMENT (09:15 a.m.)**
33
34 Weir: Okay, well, I would entertain a motion to adjourn.
35
36 Nasir: So moved.
37
38 Weir: Second?
39
40 Danner: Second.
41
42 Weir: All those in favor?
43
44 MOTION PASSES UNANIMOUSLY.
45
46

Agenda Item #6.1.

- 1
- 2
- 3
- 4

Chairperson

FINDINGS:

- Based upon review by relevant City staff, the proposed master plan known as Coyote Run Subdivision complies with the requirements and standards of the City of Las Cruces Subdivision Code.
- The proposed new lots that are being created by the preliminary plat comply with all the requirements of the 2001 Zone Code, as amended, and Realize Las Cruces Development Code.
- Following the goals and actions outlined in Elevate Las Cruces, the proposed subdivision will allow for the development of alternative housing types.
- Development Review Committee recommended Approval with Conditions on November 19, 2025. The conditions are as follows: a) the subdivider will be installing the primary gas line and as each lot is developed the builder will have the choice of whether they want to provide services to the residence or not, b) park land dedication and improvements will be required if the approval is not given prior to January 1, 2026.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	December 16, 2025			
Drafter:	John Castillo	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS COYOTE CROSSING SUBDIVISION. THE PROPOSED PRELIMINARY PLAT ENCOMPASSES APPROXIMATELY 10.954 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED SOUTH OF HANSEN AVENUE AND WEST OF SPITZ STREET. THE SUBDIVISION PROPOSES FIFTY-EIGHT (58) RESIDENTIAL LOTS TWO (2) TRACTS OF LAND APPROXIMATELY 2.49 ACRES FOR DRAINAGE AND OPEN SPACE, ONE (1) TRACT OF LAND FOR LANDSCAPING, AND ONE (1) TRACT OF LAND FOR THE EXPANSION OF SPITZ STREET. SUBMITTED BY GEM SURVEYING, ON BEHALF OF SALAS RENTAL LLC. (CASE 24CS0500127)			

PURPOSE(S) OF ACTION:

To approve a preliminary plat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

2001 Zoning Code, as amended and Chapter 37, City of Las Cruces Subdivision Code.

PURPOSE:

The purpose of the preliminary platting process is to establish quality site design that promotes the compatibility of development with physical and cultural issues within the city. The preliminary plat process identifies street location, promotes flexibility within development that is compatible with the surrounding area, while ensuring that the proposed subdivided lots follow all adopted city plans, zoning rules and regulations, and master plan, if applicable.

The Planning and Zoning Commission shall act upon the proposed preliminary plat by reviewing the zoning standards outlined in the 2001 Zoning Code, as amended, for the development of the property. In addition, as the city has recently adopted a new land development code the final plat and construction drawings when submitted will follow all development standards of Realize Las Cruces.

LAND USE HISTORY:

In 1980 the City of Las Cruces annexed approximately 276.24 acres of land known as Alameda-County Club Estates Annexation per Ordinance 260. At that time, it was zoned R1 through Ordinance 270. In 2000, a subdivision known as Alameda Acres Replat No.1 created the subject property. The following year, in 2001, with the adoption of the 2001 Zoning Code, the subject property was rezoned to R-1a (Single-Family Medium Density).

Agenda Item #6.2.

PROJECT DESCRIPTION:

The proposed preliminary plat, Coyote Crossing Subdivision, encompasses approximately 10.954 acres of vacant/undeveloped land that is zoned R-1a (Single-Family Medium) and located south of Hansen Avenue and west of Spitz Street. The subdivision proposes to be constructed in a single phase with fifty-eight (58) residential lots ranging from approximately 0.067 to 0.230 acre in size for various housing types. The preliminary plat will also have two (2) tracts of land approximately 2.49 acres for drainage and open space and one (1) tract of land for landscaping that will be maintained and owned by the developer. Additionally, one (1) tract of land for the expansion of Spitz Street will be dedicated and maintained by the City of Las Cruces.

SITE SUITABILITY:

The preliminary plat will allow the property to be subdivided, creating a single-family residential development that consists of both townhouse and detached single-family homes following the R-1a zoning district development standards. As designed, the lots range in size from approximately 2,918 square feet to 10,018 square feet in size. Townhouse lots have a minimum lot size of 2,880 square feet per Section 38-62 Exceptions and single-family detached lots have a minimum lot size requirement of 5,000 square feet. The required setbacks for each proposed lot include front, 15 feet; front garage, 25 feet; rear, 20 feet; and sides, 5 feet / 0 feet (townhouse). The maximum allowed height for R-1a zoning district is 35 feet.

ACCESS/TRAFFIC:

Access to lots within a residential subdivision shall be from a dedicated and accepted improved public right-of-way, which is built to City of Las Cruces Design Standards. The proposed preliminary plat will have four internal roads classified as local roadways, which will be 50-ft wide including sidewalk, curb, gutter, pavement and streetlights and connecting to Hansen Avenue and Spitz Street. Spitz Street is classified as a collector roadway, which is 85 feet in width, and the applicant is responsible for dedicating and improving half of the cross section to which the subdivision is adjacent. In this case, the applicant is dedicating approximately 0.206 acres for widening of Spitz Street along with the necessary improvements.

PARK LAND DEDICATION:

As the application was submitted prior to the adoption of Realize Las Cruces, the applicant will utilize the 2001 Code and Chapter 37, City of Las Cruces Subdivision Code, which they are not required to have to dedicate the necessary park land, but would be required to pay all necessary park impact fees. In addition, the master plan will have two tracts of land that are approximately 2.49 acres in size which will be open space and drainage, which will be maintained and owned by the developer. If the master plan is to delay approval and get approval in the new year, then park land dedicated will be required or payment in lieu, as the proposed master plan and preliminary plat will follow the newly adopted Realize Las Cruces.

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.

Goals, policies and actions from the Elevate Las Cruces Comprehensive Plan have not been added to this staff report because the zoning destination was established during the annexation and the 2001 Zoning Code adoption.

FLOOD PLAIN:

The property is not located within a flood zone.

DRC/STAFF RECOMMENDATION:

On November 19, 2025, the Development Review Committee (DRC), which includes Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed master plan. The DRC reviews preliminary plats from an infrastructure, utilities and improvement standpoint. DRC

Agenda Item #6.2.

recommended Approval with the following Conditions: a.) the subdivider will be installing the primary gas line and as each lot is developed the builder will have the choice of whether they want to provide services to the residence or not, b.) park land dedication and improvements will be required if the approval is not given prior to January 1, 2026. For addition information please refer to Attachment "D" for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Coyote Crossing Subdivision preliminary plat meets all requirements of the Subdivision Code, Design Standards, and the 2001 Zoning Code, as amended. The proposed preliminary plat also meets the objectives for the purpose of a preliminary plat as required by the Subdivision Code. The proposed development is compatible with the surrounding area.

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: October 24, 2024

Staff Returned: November 20, 2024

Applicant Returned: April 22, 2025

Staff Returned: May 01, 2025

Applicant Returned: June 17, 2025

Staff Returned: July 21, 2025

Applicant Returned: July 25, 2025

Staff Returned: August 27, 2025

Applicant Returned: November 10, 2025

DRC Recommended Approval: November 19, 2025

SUPPORT INFORMATION:

[Attachment A - Zoning Map](#)

[Attachment B - Aerial Map](#)

[Attachment C - Preliminary Plat](#)

[Attachment D - 11-19-25 DRC Minutes](#)

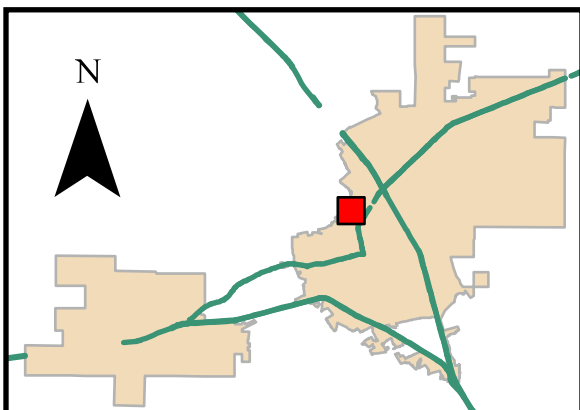
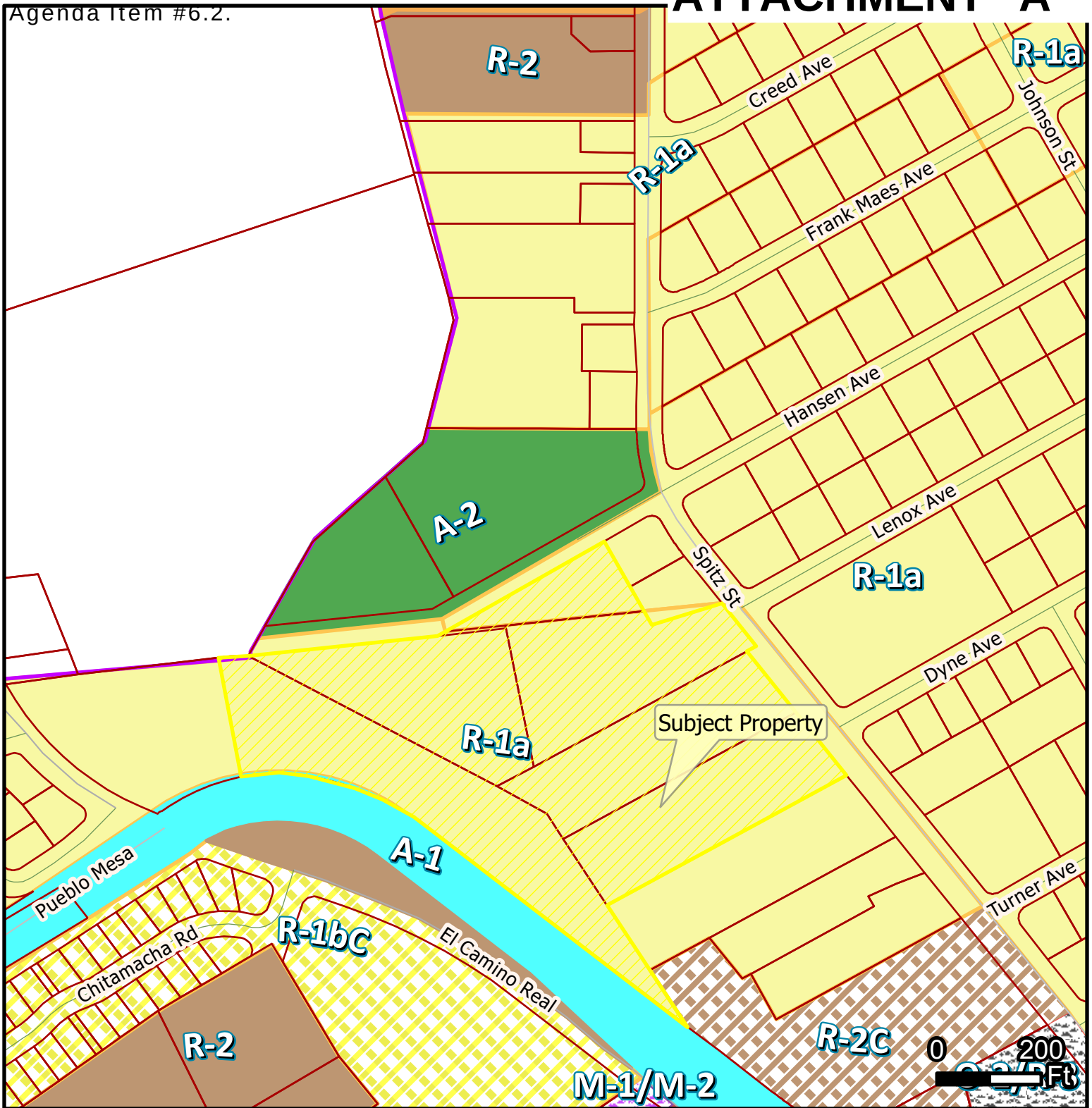
[Attachment E - Findings Coyote Crossing Subdivision Preliminary Plat](#)

COMMITTEE/BOARD REVIEW:

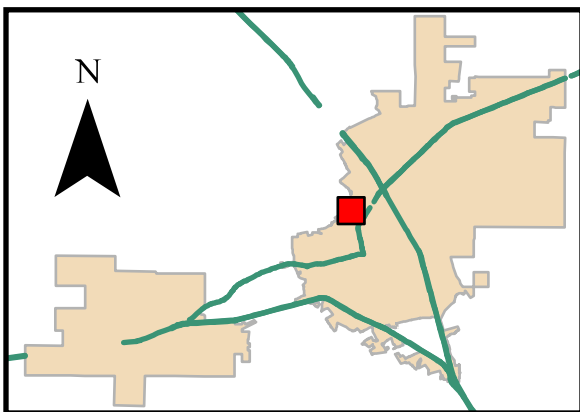
DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes" this will approve the proposed preliminary plat known as Coyote Crossing 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.



Coyote Crossing Subdivision Zoning Map

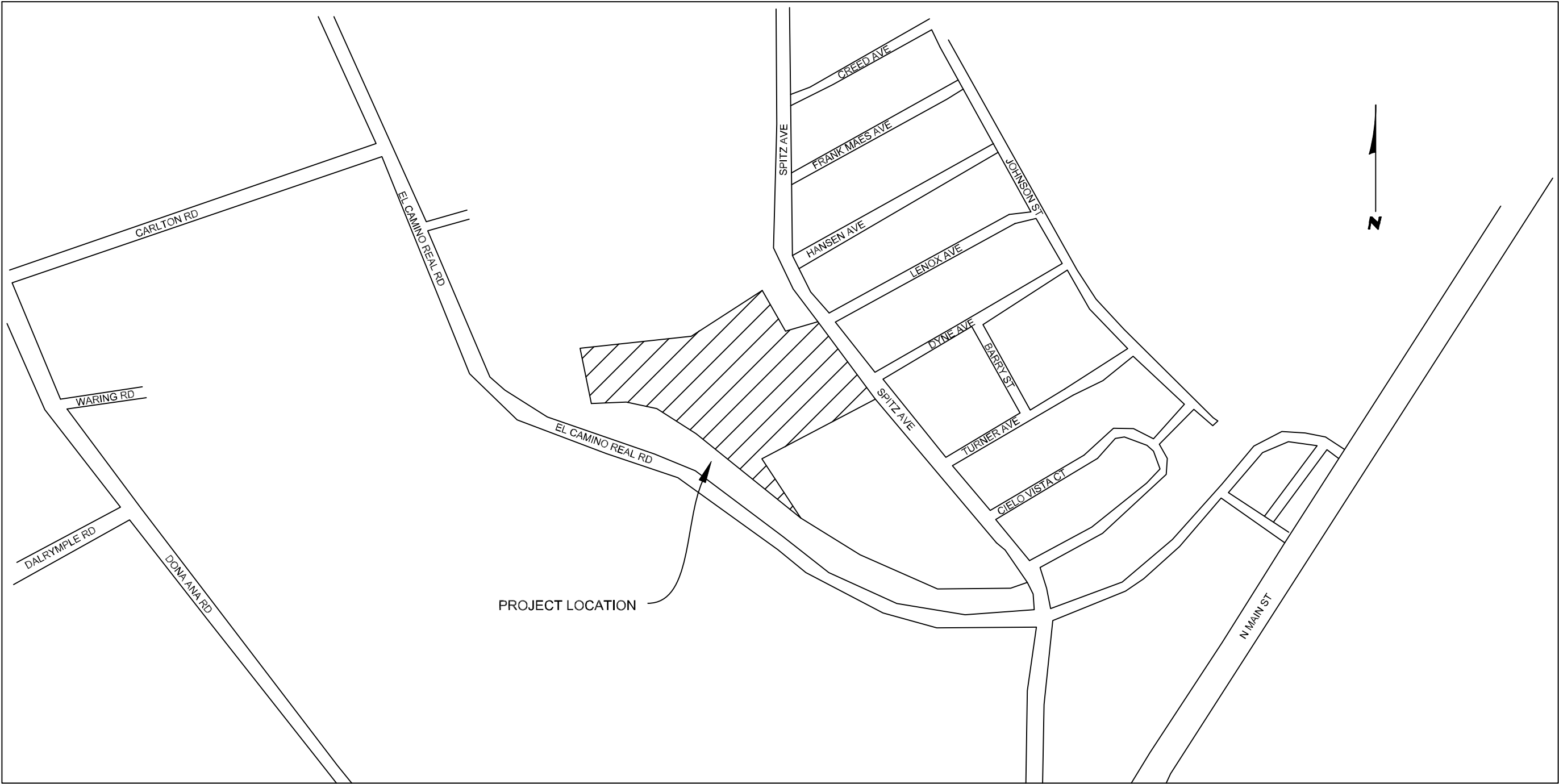


Coyote Crossing Subdivision Aerial Map

- COYOTE CROSSING -
PRELIMINARY PLAT

A 10.954 ACRE RESIDENTIAL SUBDIVISION BEING A PORTION OF U.S.R.S. TRACT 7-69C, AND LOTS 1, 3 & 4, ALAMEDA ACRES, REPLAT NO. 1, AS SHOWN ON THE PLAT OF RECORD, IN PLAT BOOK 19, PAGES 382-384, AND LOT 2A, COUNTRY CLUB ESTATES, NO. 23, AS SHOWN IN THE PLAT OF RECORD, FILED IN PLAT BOOK 19, PAGE 40, LOCATED IN THE CITY OF LAS CRUCES, WITHIN PROJECTED SECTION 1, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, DOÑA ANA COUNTY, NEW MEXICO.

PRELIMINARY PLAT PREPARED AUGUST 30, 2024



VICINITY MAP
NOT TO SCALE

DEVELOPER:
SALAS RENTALS LLC
5035 HAZEN CT
LAS CRUCES, NM 88011

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY THE 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.

SUBDIVISION ADMINISTRATOR

DATE

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

NAME:
SALAS RENTALS LLC
5035 HAZEN CT
LAS CRUCES, NM 88011

NOTES:

1. RECORD MEASUREMENTS IN *ITALICS*
2. USE DRAWING SCALE TO DETERMINE MEASUREMENTS WHEN NOT LABELED.
3. PROPERTY SHOWN TO BE IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA MAP 35013C1083G, EFFECTIVE JULY 6, 2016.
4. OWNER OF RECORD: SALAS RENTALS LLC
5035 HAZEN CT
LAS CRUCES, NM 88011
5. TOTAL ACREAGE = 10.954 ± ACRES.
6. ALL INTERIOR CORNERS ARE MARKED BY A SET 1/2" IRON REBAR WITH PLASTIC IDENTIFICATION CAP STAMPED "NMPS 5949".
7. LOTS WITH CST SYMBOL SHALL BE SUBJECT TO CLEAR SIGHT TRIANGLE REGULATIONS. 
8. THE DEVELOPER IS RESPONSIBLE FOR ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUB-OUTS NECESSARY TO PROVIDE UTILITY SERVICE IN COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
9. COYOTE CROSSING
SUBDIVISION IS ZONED R-1A.
10. TRACT A IS TO REMAIN IN OWNERSHIP TO THE DEVELOPER FOR SIGNAGE TRACT USE.
11. TRACT B IS TO REMAIN IN OWNERSHIP TO THE DEVELOPER FOR PONDING.
12. TRACT C IS TO REMAIN IN OWNERSHIP TO THE DEVELOPER FOR COMMUNITY GARDENS USE.
13. TRACT D IS DEDICATED TO THE CITY OF LAS CRUCES BY THE RECORDING OF THIS PLAT FOR RIGHT-OF-WAY USE.
14. 10.00' WIDE DRAINAGE EASEMENT WITHIN LOT 1, BLOCK E IS TO BE MAINTAINED BY THE DEDICATED OWNER OF TRACT B. (PONDING TRACT)
15. THIS IS A TOWNHOUSE SUBDIVISION.

SURVEYORS CERTIFICATION

I, JOHN F. ESQUIBEL, A NEW MEXICO PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

JOHN F. ESQUIBEL, NMPS #5949

DATE

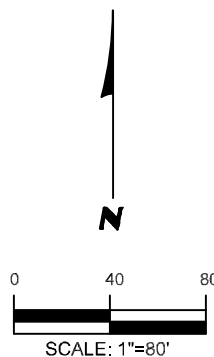
GEM SURVEYING
P.O. BOX 183
ORGAN, NM 88052
TEL: 575-635-0176
FAX: 866-293-0551

- COYOTE CROSSING -
PRELIMINARY PLAT

A 10.954 ACRE RESIDENTIAL SUBDIVISION BEING A PORTION OF U.S.R.S. TRACT 7-69C, AND LOTS 1, 3 & 4, ALAMEDA ACRES, REPLAT NO. 1, AS SHOWN ON THE PLAT OF RECORD, IN PLAT BOOK 19, PAGES 382-384, AND LOT 2A, COUNTRY CLUB ESTATES, NO. 23, AS SHOWN IN THE PLAT OF RECORD, FILED IN PLAT BOOK 19, PAGE 40, LOCATED IN THE CITY OF LAS CRUCES, WITHIN PROJECTED SECTION 1, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, DOÑA ANA COUNTY, NEW MEXICO.

PRELIMINARY PLAT PREPARED AUGUST 30, 2024

LEGEND
EASEMENT LINE — — — — —



NOTES:

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2. USE DRAWING SCALE TO DETERMINE MEASUREMENTS WHEN NOT LABELED.
3. PROPERTY SHOWN TO BE IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA MAP 35013C1083G, EFFECTIVE JULY 6, 2016.
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LAS CRUCES, NM 88011
5. TOTAL ACREAGE = 10.954 ± ACRES.
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GEM SURVEYING
P.O. BOX 183
ORGAN, NM 88052
TEL: 575-635-0176
FAX: 866-293-0551

- COYOTE CROSSING -
PRELIMINARY PLAT

A 10.954 ACRE RESIDENTIAL SUBDIVISION BEING A PORTION OF U.S.R.S. TRACT 7-69C, AND LOTS 1, 3 & 4, ALAMEDA ACRES, REPLAT NO. 1, AS SHOWN ON THE PLAT OF RECORD, IN PLAT BOOK 19, PAGES 382-384, AND LOT 2A, COUNTRY CLUB ESTATES, NO. 23, AS SHOWN IN THE PLAT OF RECORD, FILED IN PLAT BOOK 19, PAGE 40, LOCATED IN THE CITY OF LAS CRUCES, WITHIN PROJECTED SECTION 1, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS, DOÑA ANA COUNTY, NEW MEXICO.

PRELIMINARY PLAT PREPARED AUGUST 30, 2024

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°50'29" W	30.00'
L2	N 38°36'10" W	104.95'
L3	N 61°20'31" E	20.33'
L4	S 83°23'11" W	61.00'
L5	S 85°37'07" W	44.00'
L6	N 38°24'40" W	43.80'
L8	N 68°11'16" E	10.36'
L9	N 38°24'40" W	106.86'
L10	N 14°10'12" W	9.86'
L11	S 30°02'02" E	4.03'
L12	S 15°49'34" E	10.06'
L13	N 01°37'15" E	31.88'

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE	RADIUS
C1	109.61'	N 74°57'15" E	10°55'41"	574.67'
C2	69.93'	N 76°36'08" E	7°37'55"	525.00'
C3	118.44'	S 60°19'24" W	12°55'34"	525.00'
C4	78.21'	S 75°19'51" E	89°37'04"	50.00'
C5	319.15'	N 79°13'32" E	42°04'49"	434.55'
C6	78.54'	S 75°08'23" E	90°00'01"	50.00'
C7	31.05'	S 73°59'41" E	71°10'02"	25.00'
C8	75.97'	N 74°03'02" E	7°15'17"	600.00'
C9	23.83'	N 79°02'49" E	2°44'19"	600.00'
C10	8.42'	S 79°56'02" W	0°57'53"	500.00'
C11	36.69'	N 77°20'58" E	4°12'17"	500.00'
C12	28.82'	N 73°35'45" E	3°18'09"	500.00'
C13	35.94'	S 69°54'30" W	4°04'22"	500.00'
C14	23.17'	S 66°15'29" W	3°13'41"	500.00'
C15	35.04'	N 62°38'12" E	4°00'54"	500.00'
C16	3.92'	N 60°24'16" E	0°26'57"	500.00'
C17	11.57'	S 64°16'45" W	8°50'15"	75.00'
C18	27.15'	N 79°04'03" E	20°44'22"	75.00'
C19	27.15'	S 80°11'38" E	20°44'22"	75.00'
C20	26.46'	S 59°43'01" E	20°12'44"	75.00'
C21	24.99'	S 40°03'58" E	19°05'21"	75.00'
C22	37.47'	S 73°27'46" E	85°52'55"	25.00'
C23	173.62'	S 74°24'57" W	21°38'23"	459.71'
C24	89.71'	N 93°10'21" W	11°10'49"	459.71'
C25	8.89'	S 83°01'48" E	1°06'28"	459.71'
C26	24.71'	N 69°21'38" E	56°37'56"	25.00'
C27	47.55'	S 68°17'19" W	54°29'19"	50.00'
C28	45.69'	N 59°17'10" W	52°21'44"	50.00'
C29	25.23'	N 17°35'51" W	23°54'53"	50.00'
C30	29.97'	S 13°58'55" W	34°20'39"	50.00'
C31	39.12'	N 53°33'55" E	44°49'23"	50.00'
C32	52.10'	N 74°10'26" W	59°41'55"	50.00'
C33	5.81'	N 50°59'11" W	13°19'25"	25.00'
C34	9.70'	N 69°45'34" W	22°13'21"	25.00'
C35	27.43'	S 81°47'19" E	3°50'09"	409.71'
C36	27.52'	S 85°37'51" E	3°50'56"	409.71'
C37	35.25'	N 89°58'46" E	4°55'49"	409.71'
C38	27.03'	N 85°37'28" E	3°46'47"	409.71'
C39	50.10'	S 80°13'53" W	7°00'23"	409.71'
C40	91.95'	N 70°17'57" E	12°51'30"	409.71'
C41	15.73'	N 62°46'13" E	2°11'59"	409.71'
C42	39.05'	S 15°06'54" W	89°29'26"	25.00'
C43	39.49'	S 74°53'08" E	90°30'34"	25.00'
C44	39.05'	N 15°06'54" E	89°29'26"	25.00'
C45	39.49'	S 74°53'08" E	90°30'34"	25.00'
C46	11.25'	N 64°08'27" E	8°35'40"	75.00'
C47	26.87'	S 78°43'09" W	20°31'44"	75.00'
C48	79.53'	N 60°31'39" W	60°58'57"	75.00'
C49	7.36'	S 38°33'48" E	18°50'52"	25.00'
C50	24.53'	N 75°06'02" W	56°13'08"	25.00'
C51	49.13'	S 17°53'23" W	112°36'06"	25.00'
C52	42.21'	S 18°13'41" W	96°44'07"	25.00'
C53	39.10'	N 75°19'51" W	88°37'04"	25.00'
C54	39.44'	N 14°40'09" E	90°22'56"	25.00'
C55	39.27'	S 75°08'23" E	90°00'01"	25.00'
C56	47.93'	N 55°58'08" W	6°41'28"	410.45'
C57	74.83'	S 64°32'13" E	10°26'42"	410.45'
C58	90.10'	N 76°02'54" W	12°34'40"	410.45'
C59	106.89'	S 89°47'52" E	14°55'15"	410.45'
C60	33.61'	S 80°23'47" W	4°41'28"	410.45'
C61	353.36'	N 77°17'11" W	49°19'34"	410.45'
C62	34.81'	N 78°36'11" E	3°37'35"	550.00'
C63	59.76'	N 77°18'12" E	6°13'33"	550.00'



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, November 19, 2025, 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 Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Katherine Harrison-Rogers, Plan & Construct Admin, Parks
Kyle Arend, Engineering Mgr, Public Works

STAFF PRESENT: Adam Ochoa, Senior Planner
John Castillo, Planner, Community Development
Sara Gonzales, Senior Planner

OTHER PRESENT: Lydia Ellis, GEM
Anthony Guttierz, GEM
Leah Salas, Salas Homes
Dave Salas

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

Weir: Good morning everybody, I'll go ahead and call the Development Review Committee meeting for November 19th to order. All the departments are represented.

2. APPROVAL OF MINUTES -

2.1 October 15, 2025

Weir: So our first order of business is approval of minutes. You should have been distributed October 29th minutes. Any discussion? No. If that's the case, I'll entertain a motion to approve the minutes.

Arend: Motion to approve the minutes.

Weir: Okay. Do I have a second?

Nasir: Second.

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

1
2 MOTION PASSES UNANIMOUSLY.

3
4 Weir: All those opposed. Okay. Minutes approved.
5

6 **3. NEW BUSINESS**
7

8 **3.1 Case No. 25CS0500012: Coyote Crossing Subdivision Master Plan**

- 9
 - A request for approval of a master plan known as Coyote Crossing Subdivision.
 - The proposed subdivision encompasses approximately 10.954 acres, is zoned R-1a (Single-Family Medium Density) and located south of Hansen Avenue and west of Spitz Street.
 - The master plan proposes designated residential, drainage, open space, and landscaped areas that will be maintained and owned by the developer. Also includes right-of-way dedication to the City of Las Cruces for Spitz Avenue.
 - Submitted by GEM Surveying, Representative.

10
11
12
13
14
15
16
17
18
19
20 Weir: And letting John get his plans up. But our first order of business is Coyote Crossing Subdivision Master Plan. Looks like the proposed master plan encompasses 10 acres. It's under the 2001 Zoning Code. It's zoned R-1a. It proposes uses of residential, drainage, open space, and landscape areas, and is submitted by GEM Surveying. Is GEM here today? Okay. John, do you want to give us an overview of this?
21
22
23
24
25
26

27 Castillo: So as you were saying, Mr. Chair, this is a proposed master plan known as Coyote Crossing Subdivision. It does encompass 10.954 acres. They will be providing a tract of land dedicated to the city for the widening of Spitz Street. And it is looking to develop 58 residential townhouse lots.
28
29
30
31

32 Weir: Thank you. Jim, would you like to add anything to the presentation or the property owners?
33
34

35 Jim: There are a couple of lots that aren't townhouse lots in there as well, just to make that clear. The whole thing is not a townhouse lot.
36
37

38 Weir: But all the uses for sale will be for, or lots for sale will be residential?
39

40 Jim: Yes.
41

42 Weir: All.
43

44 Jim: Yes.
45

- 1 Weir: Okay. Reviewing departments or city departments, any comments you'd
2 like to make on the master plan?
3
- 4 Nasir: There is a variance for the utilities placement, for the service lines. And the
5 property owner has made it clear that they don't want to have gas in order
6 for them to fit the small lots for the service lines, so they're going to have,
7 they're asking for the variance for the way the utilities, I'm sorry, I'm putting
8 my thoughts together here. The service lines, what we have on file on our
9 standards, but it is not what they're proposing. So we have approved that
10 with no gas, and they're going to have to have five feet in separation
11 between water and sewer. and I had to make a small correction and I
12 provided that correction to John so he can put it on the file.
13
- 14 Weir: Okay. So just so I understand, the Utilities Department did approve that
15 waiver that no gas service will be provided. And then just a stipulation of is
16 the separation of the water and sewer your regular standard, or is it a
17 variance for that also?
18
- 19 Nasir: So it's a variance for that too, because on our standard is a ten feet
20 separation between water and gas for service lines on the property lot. But
21 on our standards also there is a minimum separation of five feet, so that's
22 the one that I'm asking. Because they have shown to be two feet, or three
23 feet, I'm sorry, so I have asked to be at least a minimum of five feet. And
24 also five feet away from the electric service line.
25
- 26 Weir: And then do you want that a condition of approval of the master plan, that
27 that be noted?
28
- 29 Nasir: Yes. As I said I have done that modification that is shown there.
30
- 31 Weir: Okay.
32
- 33 Nasir: It's five feet from the electric service line, and five feet away from the sewer
34 and water.
35
- 36 Weir: Okay. Applicants have any issues with the request or what's going forward?
37
- 38 Gutierrez: I don't believe so. We haven't on the survey side, I know, I think David has
39 checked that it will still work that way. I'm pretty sure that we already went
40 through that, right.
41
- 42 Nasir: Yes, because I think that you have shown it to be three feet from electrical
43 and water, and seven feet from sewer and water.
44
- 45 Gutierrez: Yes, so yes I think we're good, yes.
46

Agenda Item #6.2.

1 Weir: Okay. DRC, would you like to make a motion to make that a condition of
2 approval of the master plan, the graphic, or the standard, or would you want
3 to defer to the construction drawings?
4
5 Nasir: I believe it has to be here on the master plan, because it's shown.
6
7 Gutierrez: So we'll modify it.
8
9 Nasir: Yes, to be modified.
10
11 Weir: Okay.
12
13 Nasir: Because if it's not on the master plan, then they will, we will be talking about
14 this again on the construction drawings.
15
16 Weir: Yes, okay. Well, I'll entertain a motion to make that a condition of approval.
17
18 Nasir: So move with the condition of the five feet separation between electrical,
19 water, and sewer.
20
21 Weir: Okay. Do I have a second?
22
23 Harrison-Rogers: I'll second.
24
25 Weir: Okay. And I'll go ahead and do a roll call on that. Public Works.
26
27 Arend: Aye.
28
29 Weir: Community Development. David Weir, yes. Utilities.
30
31 Nasir: Yes.
32
33 Weir: Fire.
34
35 Danner: Yes.
36
37 Weir: And Parks and Recreation.
38
39 Harrison-Rogers: Yes.
40
41 Weir: Okay, so that is a condition. Are there any other comments on the master
42 plan itself? If not, I'll entertain a motion.
43
44 Nasir: I just, I'm sorry, it's me again. I don't mean to be so controversial, but I just
45 wanted it to note that, like I said, there was not going to be a gas. There's
46 no gas proposed in here.

Agenda Item #6.2.

1
2 Weir: Okay.
3
4 Nasir: And I know that City Council has been having some issues with that. Just,
5 just a note.
6
7 Weir: Okay. Did you want that to make that as a part of the, I don't think it needs
8 to be made part of it.
9
10 Nasir: No, no, I just wanted it to say it on the minutes. There's, the Las Cruces
11 Utilities cannot force people to have gas. That I know. Water and sewer,
12 maybe, but not gas. I just wanted it to note it.
13
14 Weir: Okay. Well, it'll be a part of the minutes, and those are always provided to
15 the Planning and Zoning Commission when they act on the master plan, so.
16 With that, I'll entertain a motion to approve the master plan with the one
17 condition of approval.
18
19 Danner: So moved.
20
21 Weir: Can I have a second?
22
23 Nasir: Second.
24
25 Weir: Okay.
26
27 Gutierrez: A lot of hesitation.
28
29 Weir: Yes, I know. Nobody had their coffee or caffeine yet. I'll go ahead and do
30 a vote. Parks and Recreation.
31
32 Harrison-Rogers: Yes.
33
34 Weir: Fire.
35
36 Danner: Yes.
37
38 Weir: Utilities.
39
40 Nasir: Yes.
41
42 Weir: Community Development votes yes. Public Works.
43
44 Arend: Yes.
45

- 1 Weir: Okay, so there is a positive recommendation for approval of the master plan
2 for a Coyote Crossing Master Plan.
3
- 4 **3.2 Case No. 24CS0500127: Coyote Crossing Subdivision Preliminary Plat**
5 • A request for approval of a preliminary plat known as Coyote Crossing
6 Subdivision.
7 • The proposed subdivision encompasses approximately 10.954 acres, is
8 zoned R-1a (Single-Family Medium Density) and located south of
9 Hansen Avenue and west of Spitz Street.
10 • The preliminary plat proposes fifty-eight (58) townhouse lots, two (2)
11 tracts of land that are approximately 2.49 acres for drainage and open
12 space, one (1) tract for landscaping, and one (1) tract of land for the
13 expansion of Spitz Avenue.
14 • Submitted by GEM Surveying, Representative.
15
- 16 Weir: Our second case is the preliminary plat for this subdivision. John, you want
17 to, I think we've touched base on some of this stuff, but if there any other
18 specifics.
19
- 20 Castillo: No, it's pretty much the same. It's a 58 lot townhouse and residential
21 subdivision, both containing townhouses and regular size lots.
22
- 23 Weir: And you said there was a dedication, when they get to the master plan,
24 there will be a dedication of Spitz Drive?
25
- 26 Castillo: Yes. There will be a dedication to widen Spitz Drive, as well as the
27 development of Hansen Avenue. They will be maintaining two tracts of land
28 that are approximately a bit over two acres in size. Those will be maintained
29 and owned by the development.
30
- 31 Weir: Okay. Jim, would you, anything else, or property owners, would you like to
32 add? No.
33
- 34 Salas: I'm just glad we're here, ready to move forward.
35
- 36 Weir: Okay.
37
- 38 Salas: Thank you.
39
- 40 Weir: Reviewing departments, anything?
41
- 42 Snr Yes, I do. John, can you put the, what you gave us for the plat? For the
43 preliminary plat, please. Because I believe there's a correction that needs
44 to be made. I just want to make sure I'm looking at the correct one.
45
- 46 Gutierrez: This is the most recent one. And do they have that.

1
2 Nasir: On the second page. If you can zoom in on to the northwest corner, please.
3 A little more. Right there. Can you go in. Right there, there is shown that
4 there is a portion of existing 15 feet utility easement vacated by this plat.
5 There's no easement and there's no line there going. Utilities went out there
6 and potholed it and found the line to be outside of this parcel.
7
8 Gutierrez: Excellent.
9
10 Nasir: So I just want to make sure it's noted. So it's done correctly.
11
12 Weir: So there's not a paper record for that? That was something that they added
13 recently?
14
15 Nasir: No, there's none. And for whatever reason, we put it on our GIS to be there.
16 But we potholed it and found the line and it's not there. So we don't have
17 an easement and we don't have the water line running through there. Now
18 the property owner is going to run the other, the one that is going to be
19 dedicated by this plat, which is the 15 feet utility easement by this plat. The
20 one that, that one right there.
21
22 Weir: And you'll take care of that before we go the Planning and Zoning
23 Commission?
24
25 Gutierrez: Oh yes, it'll be done today. We'll upload it and we'll send it directly to you.
26
27 Nasir: Well to John.
28
29 Gutierrez: Do you want us to e-mail you a copy or just?
30
31 Nasir: No, send it to John and CC me on that because I don't want to be the.
32
33 Gutierrez: Yes, yes, no, no, no, for sure. We always copy John.
34
35 Weir: Ms. Harrison-Rogers, do you have a comment?
36
37 Harrison-Rogers: Yes. I just have one question. This really is for John. John, do we
38 think this is going to make it to P&Z for approval by the end of the year?
39
40 Castillo: Yes. So after this meeting, we do get to go to P&Z in December.
41
42 Harrison-Rogers: I just want to make sure because if it goes past that date, then we'll
43 have to talk about some fees in lieu of the park. However, there are some
44 credits that will be given towards the, I think the open space and the park
45 land that will be privately owned. But if not, there's potential for additional
46 fees.

1
2 Gutierrez: We've talked about all that.
3
4 Harrison-Rogers: Okay, I just want to make sure.
5
6 Gutierrez: That's what we're pushing.
7
8 Ellis: We've discussed the urgency.
9
10 Harrison-Rogers: Okay. I just want to make ...
11
12 Ellis: Before the end of the year.
13
14 Harrison-Rogers: I just want to make sure.
15
16 Ellis: Because there's too many changes with all the new. And this has been
17 going on for quite a while.
18
19 Harrison-Rogers: I just want to make sure we're not going to be.
20
21 Weir: So just for the record, so if they get the plat approved, the final plat approved
22 by the Planning and Zoning, or no, the preliminary plat approved before
23 December 31st, they'll just be responsible for park impact fees.
24
25 Harrison-Rogers: Yes, correct.
26
27 Weir: But if it's approved in January, then it's park impact fees and dedication of
28 park land or fees in lieu.
29
30 Harrison-Rogers: Correct.
31
32 Weir: Okay. Any other comments from any of the reviewing departments? Nope.
33 If that's the case, I would entertain a motion to approve. And I'd recommend
34 that we add a condition that the easement be removed from the preliminary
35 plat.
36
37 Nasir: So moved with the condition to have the existing utility easement vacated
38 by this plat removed from the plat.
39
40 Weir: Do I have a second?
41
42 Arend: Second.
43
44 Weir: I'll just go ahead and do this by voice vote. All those in favor, say "aye."
45
46 MOTION PASSES UNANIMOUSLY.

1
2 Weir: All those opposed. The DRC has recommended approval of the preliminary
3 plan for Coyote Crossing Subdivision.
4

5 **4. DISCUSSION ITEMS**
6

7 Weir: So that takes care of all of our business items today. Is there anything, any
8 discussion items that the DRC would like to have today going forward?
9 None.
10

11 Gutierrez: Can we bring anything since you guys are all here?
12

13 Weir: I recognize Jim.
14

15 Gutierrez: I know we're all in the same boat. We have several applications in that are
16 going to run the same risk you know, well we know will not be approved b
17 before the end of the year. We know Parks and Rec is one of the big ones.
18 Is there a way we can just conference with you over those?
19

20 Harrison-Rogers: Yes.
21

22 Gutierrez: I think there's two or three, right, Lydia?
23

24 Ellis: There's two of them under this code.
25

26 Gutierrez: Under this code. And just go meet with you.
27

28 Harrison-Rogers: Yes.
29

30 Gutierrez: Because we want to interface back with our clients. We think some of them
31 might require more work and, you know re-submittals and all that stuff. So
32 we want to really take care of them and communicate.
33

34 Harrison-Rogers: You can reach out directly to me and we can maybe sit down and have
35 a meeting and just talk about moving forward.
36

37 Gutierrez: Okay, it'll be Lydia.
38

39 Ellis: And just to reiterate, so this one is going to be moved through to the next
40 level prior to year end. That's all. That's all.
41

42 Gutierrez: This went great.
43

44 Weir: With the recommendation today, John will start working on staff reports for
45 the December Planned and Zoning Commission meeting.
46

1 Ellis: When is that meeting again, December?

2

3 Castillo: December 16th at 6 p.m.

4

5 Weir: It'll be here at City Hall in chambers.

6

7 Ellis: P and Z.

8

9 Weir: The Planning and Zoning Commission.

10

11 Nasir: And it'll be across the hall.

12

13 Harrison-Rogers: In the council chambers.

14

15 Ellis: Okay.

16

17 Harrison-Rogers: And make sure that you park on this side because they locked that
18 door.

19

20 Gutierrez: Okay. Thank you. All right, yes, that's it. Thank you.

21

22 Weir: Thank you.

23

24 Gutierrez: Appreciate it.

25

26 Ellis: Appreciate it.

27

28 Gutierrez: It's been an interesting three years.

29

30 Weir: To say the least. To say the least. So is there any other items?

31

32 **5. ADJOURNMENT (09:15 a.m.)**

33

34 Weir: Okay, well, I would entertain a motion to adjourn.

35

36 Nasir: So moved.

37

38 Weir: Second?

39

40 Danner: Second.

41

42 Weir: All those in favor?

43

44 MOTION PASSES UNANIMOUSLY.

45

46

Agenda Item #6.2.

- 1
- 2
- 3
- 4

Chairperson

FINDINGS:

- Based upon review by relevant City staff, the proposed preliminary plat known as Coyote Run Subdivision complies with the requirements and standards of the City of Las Cruces Subdivision Code.
- The proposed new lots that are being created by the preliminary plat comply with all the requirements of the 2001 Zone Code, as amended, and Realize Las Cruces Development Code.
- Following the goals and actions outlined in Elevate Las Cruces, the proposed subdivision will allow for the development of alternative housing types.
- Development Review Committee recommended Approval with Conditions on November 19, 2025. The conditions are as follows: a) the subdivider will be installing the primary gas line and as each lot is developed the builder will have the choice of whether they want to provide services to the residence or not, b) park land dedication and improvements will be required if the approval is not given prior to January 1, 2026.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ 6 ☐ N/A		
Adopted:	December 16, 2025		
Drafter:	Vince Banegas	Department:	Community Development
Program:	Community Planning	Line of Business:	Community Planning
Title:	A REQUEST FOR APPROVAL FOR A ZONE CHANGE, ZONING CODE AMENDMENT AND PLAN AMENDMENT. THE SUBJECT PROPERTY IS LOCATED AT 249 S. MIRANDA STREET, AND APPROXIMATELY 0.60 ACRES IN SIZE. THE APPLICANT IS PROPOSING A ZONE CHANGE FROM ADO-3 (ALAMEDA DEPOT OVERLAY 3 – NORTH AND SOUTH RESIDENTIAL CORES) WITH AN UNDERLYING ZONING OF R-2 (MULTI-DWELLING LOW DENSITY) TO ADO-5 (ALAMEDA DEPOT OVERLAY 5 – AMADOR CORE); A CODE AMENDMENT TO SECTION 36-2.D, FIGURE 36-2-13 (ALAMEDA DEPOT OVERLAY BOUNDARIES) OF THE 2025 REALIZE DEVELOPMENT CODE. SAID AMENDMENT WILL BE NECESSARY TO REFLECT THE ZONE CHANGE IF APPROVED; AND AN AMENDMENT TO MAP 5 (AREAS WITHIN ALAMEDA DEPOT OVERLAY) OF THE ALAMEDA DEPOT NEIGHBORHOOD PLAN. SAID AMENDMENT WILL BE NECESSARY TO REFLECT CONSISTENCY WITH THE PROPOSED ZONE CHANGE AND DEVELOPMENT CODE AMENDMENT PREVIOUSLY MENTIONED. SUBMITTED BY TED SCANLON, ON BEHALF OF ENCHANTMENT LLC., PROPERTY OWNER. (CASE 24ZO0500095)		

PURPOSE(S) OF ACTION:

Approval of a zone change request, an amendment to the Alameda Depot Overlay, and an amendment to the Alameda Depot Neighborhood Plan.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODES UTILIZED:

2025 Realize Las Cruces Development Code and 2001 Las Cruces Zoning Code, as amended.

PURPOSE:

The applicant seeks to change the subject parcel’s zoning from ADO-3 (Alameda Depot Overlay 3 with an underlying zoning of R-2 (Multi-Dwelling Low Density) to ADO-5 (Alameda Depot Overlay 5).

A zone change or rezoning is a change in classification of property authorized via New Mexico Enabling Legislation pursuant to NMSA 3-21 and 3-21A (2024). Zoning is one of the primary means of regulating land use, building size, lot size, lot coverage, compatibility of uses, etc. When there is a district classification change for property approved by the relevant regulatory body, so too are the provisions/standards that regulate land use. Per this request, the applicant is requesting a zone change to allow additional opportunities for non-residential land uses well beyond what the current zoning district(s) afford. At present, the property under the ADO-3 zoning designation is intended to primarily accommodate detached single-family dwelling units with or

Agenda Item #6.3.

without secondary residential uses to maintain and protect the low-density residential and historic character that exists in both the north and south residential core areas of the overlay.

According to an email dated December 16, 2023, the owner of the property states that her law practice operated out of this location and was preparing to celebrate its one-year anniversary at that time. The method that allows this to take place given the ADO-3 language is via Home Occupation provisions outlined within the overlay and in other sections of the respective zoning code(s). Staff was unable to validate the use of the property as described via applicable records.

The owner, recognizing the limitations of use under the present zoning, seeks the ADO-5 designation in that future plans as per the email referenced above, seeks the expansion of business activity from one to two law firms and at least three affiliated businesses at the subject location. Although the email goes on to state that the owner believes she can accommodate these uses under home occupation provisions, staff does not share that same enthusiasm. Reasons why include: 1) On-premise residency requirements for business owner(s), 2) Signage restrictions, 3) Maintaining the home occupation as a subordinate use to the residential nature of the property allowing not more than 30% of the structure to be used for home occupation purposes, 4) Minimizing traffic impacts to those normally found in a residential neighborhood, and 5) Parking limitations to either on-site or street frontage location only.

LAND USE HISTORY:

Per zoning related records, the subject property (USRS Tract 9A-68F) is believed to have been zoned and used residentially since 1930. Under the 1930 Zoning Code provisions, basic categories of zoning were established for properties with residential properties receiving a R (Residential District) designation. Non-residential uses were largely prohibited but did provide provisions for home occupation-related activities. Although not as robust as today's provisions, included language allowed office related activity for "resident members of a recognized profession".

In 1955, the City adopted a new zoning code and corresponding zoning map which identified the subject property as R-3 (Multiple Family Residential Districts). This zoning designation allowed very limited non-residential uses such as schools, hospitals, clubs, and professional medical offices. Home occupation uses were allowed but restricted in that non-residents could not be used in the conduct of such activity and no personal services or exchange of merchandise could take place.

In 1969 and 1981, new zoning codes were adopted and zoning maps for those periods show zoning for the property changing from R-3 (Multiple Family Residential Districts) to R-2 (Multi-Dwelling Low Density) sometime between 1969 and 1981. The R-2 zoning is largely in keeping with adjacent parcels in the immediate neighborhood. Other than churches, schools, or other public uses, residential uses were the primary focus for this zone. The 1969 Zoning Code allowed home occupations ancillary to the primary use to occur but placed a restriction allowing only residents of the home to carry out related activities. The 1981 Zoning Code followed similar use allowances as the previous code, but the home occupation provisions added a few more restrictions and allowed only one non-resident to assist in the conduct of the home occupation.

In 2001, a new zoning code was adopted. The zoning for the subject property remained R-2 for the first eight years of the 2001 Zoning Code being in effect. This code expanded the public and quasi-public uses in the R-2 district but like preceding codes, focused primarily on residential uses. Office uses remained a prohibited use unless said use followed home occupation provisions. Said provisions echoed much of the home occupation criteria from the 1981 Zoning Code.

Facing mounting pressure from the Alameda Depot neighborhood to help preserve the neighborhood character with its peaceful environment and historic significance, the Alameda Depot Neighborhood Plan was prepared and adopted in 2009. One of the plan's tenets was to establish policy to help reduce changes to land use patterns often impacting residential properties due to downtown reinvestment. The plan examined land use and zoning patterns and established six areas (Area-1 through Area-6) each having unique characteristics discussed in the plan. Area-3, called "The Residential Core" was created in two parts (north and south) with a policy focus on accommodating detached single-family dwelling units that preserved a low-density residential

Agenda Item #6.3.

character helping to maintain the historic appearance of the neighborhood's central area. Area-3 policy also established allowances for home occupation/live work uses utilizing home occupation provisions existing in the 2001 Las Cruces Zoning Code, as amended.

Following the adoption of the plan, in December of 2010, the City Council adopted the Alameda Depot Overlay (ADO) incorporating policy elements of the plan into ordinance form within the 2001 Las Cruces Zoning Code. In said overlay, Area-3 focuses on a low-density residential character and specifically points to home occupation provisions to regulate non-residential uses consistent with the home occupation/live work concept.

Per the Purpose section of this report, the owner indicated that she was approaching "...the one-year anniversary of operating my law practice peacefully in this beautiful residentially zoned property..." In that the email was sent on December 16, 2023, one would surmise that from sometime late 2022 an office use was in operation on the property. This means that said use would have only been allowed pursuant to the applicable home occupation provisions within the 2001 Las Cruces Zoning Code, as amended.

In February 2025, Realize Las Cruces was adopted by City Council incorporating the same 2001 zoning overlay provisions of the ADO with little modification. The residential emphasis of Area-3 remains the same and staff utilize the 2001 Zoning Code to address permitted uses per the underlying zoning district. Home occupation/live work provisions were somewhat relaxed under Realize, but the focus in Area-3 remains the same.

In mid-2025, staff began to review the ADO to see if changes to related provisions are warranted since "Realize Las Cruces" addresses general zoning differently than previous codes. Please note that most of the overlay zones, including the ADO were carried over from the 2001 Las Cruces Zoning Code, as amended with little to no changes in ordinance language. These overlay zones are now called Legacy Zoning Districts.

PROJECT DESCRIPTION:

The request is to change the zoning of the subject property from ADO-3/R-2 to ADO-5. This effort will also require amendment of Section 36-2.D.2, Figure 36-2-13 (Alameda Depot Overlay ADO Boundaries) of the Realize Development Code and Map 5 (Areas within Alameda Depot Overlay) of the Alameda Depot Neighborhood Plan to bring about consistency with ordinance and policy regarding any approved changes herein stated. As such, three parts to this case packet will be referenced to address the zone change, ordinance amendment, and the plan amendment. Staff will ask that the rules be suspended to hear all three parts concurrently and then unsuspend the rules to vote on each independently.

Ultimately, the property owner seeks flexibility and opportunity to utilize the property in a variety of ways inclusive of retail, office, service, and residential. Plans for the use of the property may have changed from what is described in her email in that statements were shared with two staff members that sale of the property may also be on the table. The owner in speaking with realtors has confirmed that ADO-5 and ADO-3 designations "...have been "hotter" on the market." Whatever the case, some of the uses allowed in the ADO-5 area go well beyond what is afforded now via the ADO-3/R-2 zoning district provisions.

SITE SUITABILITY:

According to assessor records, the subject property is approximately 0.60 acres in size and is presently occupied by a single-family dwelling. Located well within the southern ADO-3 boundary, adjacent properties in all directions reflect the same ADO-3 and underlying zoning designations. Land uses in this area are largely single-family residential with some containing accessory dwellings or duplex units. This southern ADO-3 area is very consistent with what the plan and overlay speaks to. It is not until you venture several lots south along S. Miranda Street towards fronting properties on Amador Avenue and almost one block west along W. Bowman Avenue that you see the land use pattern change. So, although the subject property may be able to accommodate limited parking for multiple uses, a development of this nature seems out of character with the plan, the overlay, and the surrounding ADO-3 low-density neighborhood. If the ADO-5 zoning is approved for this one property, while being surrounded by ADO-3 and low-density housing, the potential for a spot zoning claim may be raised. Spot zoning in its most classic definition is "the process of singling out a small parcel of land for a use classification different from that of the surrounding area for the benefit of the owner of such

Agenda Item #6.3.

property and to the detriment of other owners.” [ref] Anderson’s American Law of Zoning, 4th Edition, § 5.12 (1995). Often, compatibility with the surrounding area, the comprehensive plan, and any subordinate plans shape the argument whether a spot zone argument is relevant.

Given the intended use of the property as per the owner’s information, the property would have to be brought up to full commercial standards. Parking for instance would have to be provided on-site with no more than 50% of required parking reduced and or allowed through applicable exceptions. Surfacing to applicable standards may be required in lieu of the crusher fines present on-site. Any building (existing or proposed) will have to meet applicable commercial standards involving any applicable ADA, electrical, plumbing requirements. Other requirements may also be applicable.

Ultimately the land use that has been described by the owner will be difficult to achieve due to the many factors already expressed. Ultimately, any use beyond what is presently allowed should reach a level of compatibility and balance with Plan, Overlay, and the land uses within the existing ADO-3 neighborhood. This last point is what staff has begun to consider as we examine potential opportunities for amendment of policy and ordinance.

ACCESS/TRAFFIC:

Access to the subject property is directly off South Miranda Street, a minor local roadway. Miranda Street, adjacent to this location, has a variable right-of-way width between 50 and 60 feet. The roadway cross section is designed to have one driving lane in each direction, curb, gutter, sidewalks, parkways, and streetlights. No additional road improvements should be required with the proposed rezoning if approved.

PARK LAND DEDICATION:

In that this request is for a zone change, ordinance amendment, and plan amendment, and not a new residential subdivision development, no park land or trail provisions are required.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property is located within an area designated as an Urban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. The Urban Neighborhood Place Type supports a variety of residential housing types and areas of supporting neighborhood commercial development. Within the framework of the comprehensive plan, subordinate plans such as the Alameda Depot Neighborhood Plan exist and are identified as "Areas of Special Consideration" where among other things, "...built or natural conditions may alter how future development incorporates place type development parameters."

This neighborhood plan was developed with substantial neighborhood/public input and ultimately approved by City Council on April 27, 2009. Both the comprehensive and neighborhood plans have numerous goals, policies, and actions that speak to the matters at hand and are referenced in Attachment "D".

FLOOD PLAIN:

The property is partially (portion of front yard) within flood zone AE. This designation indicates that said areas are at high risk of flooding based on FEMA information.

DRC/STAFF RECOMMENDATION:

Please note that zone changes, plan amendments, and zoning amendments do not go before the Development Review Committee (DRC) for consideration. That said, staff have reviewed the proposal and are recommending **DENIAL** for all three parts to this case per the request. Said recommendation is based on packet information, the presentation that is forthcoming, and the findings outlined in Attachment "E".

ANALYSIS/CONCLUSION:

Staff’s denial recommendation is made in large part because the current zoning for the subject property has been found to still be compatible and in alignment with the Elevate Las Cruces Comprehensive Plan, Alameda Depot Neighborhood Plan, Alameda Depot Overlay, and the low-density residential protective provisions of ADO-3 zoning that exists for all properties within the north and south residential cores. As such, staff believe

Agenda Item #6.3.

there have been no changes in conditions contrary to existing zoning, or errors in the original adoption of plan ordinance, or more specifically, assignment of the zoning designation.

Additionally, if the requests are approved, concerns over potential claims regarding spot zoning and speculative zoning (given the possibility of property sale as previously stated) exist. Speculative zoning sometimes arises in real estate development when landowners or developers anticipate that zoning approvals will enhance the site's value even though no committed end user(s) exists.

Finally, staff find these requests to be premature given the work staff continues to carry out regarding the potential amendment of plan and overlay. Staff have not yet determined the level of interest from affected property owners within the ADO boundaries regarding any zone change, plan amendment, or overlay amendment.

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: July 24, 2024

Staff Returned: August 1, 2024

Applicant Returned: Pending – Several email discussions on process/options

Review Complete: Pending

DRC Recommended Approval: Not Applicable

SUPPORT INFORMATION:

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

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

[Attachment "C" - Survey/Site Plan](#)

[ATTACHMENT "D" - Elevate Las Cruces and Alameda Dept Neighborhood Plan Goals, Policies, & Actions](#)

[ATTACHMENT "E" - Findings](#)

[ATTACHMENT "F" - Alameda-Depot Neighborhood Plan](#)

[ATTACHMENT "G" - Section 36-2.D ADO](#)

[ATTACHMENT "H" - Email Correspondence](#)

PLAN(S):

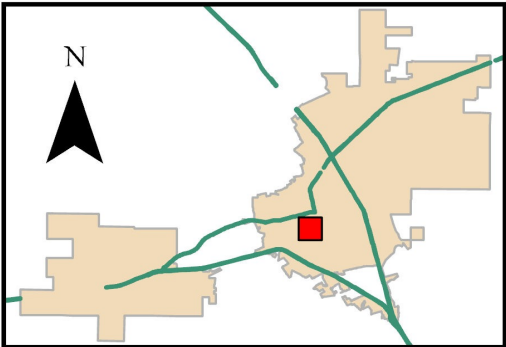
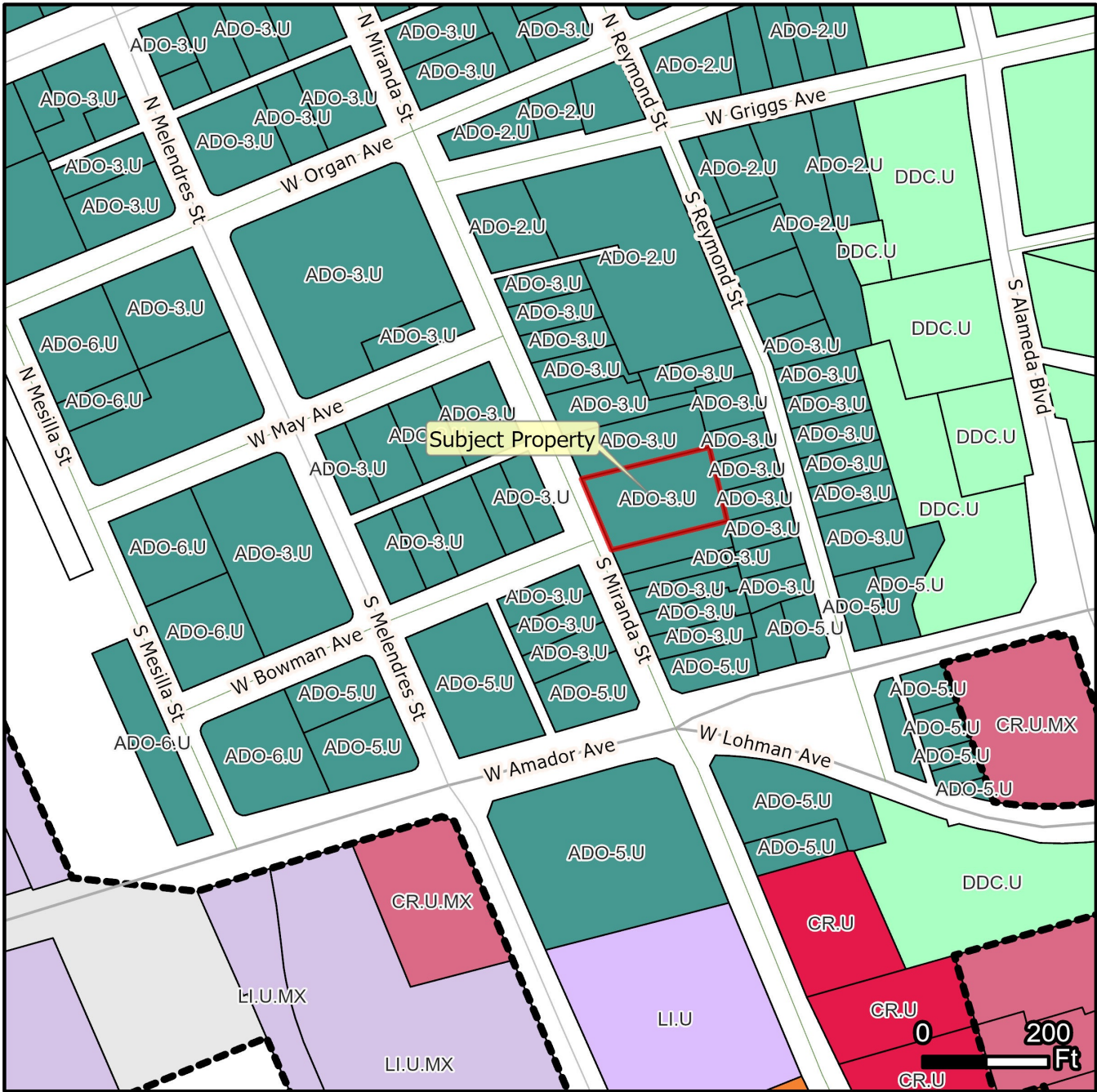
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

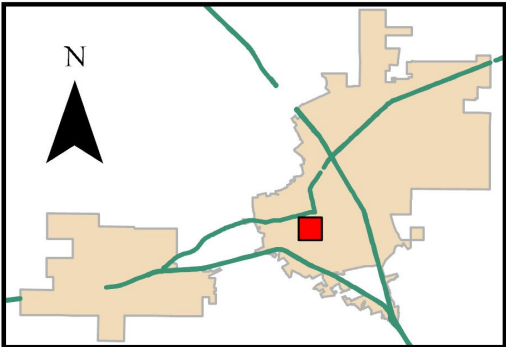
P&Z

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed zone change, code amendment, and plan amendment request.
2. Vote "No"; this will deny the proposed zone change, code amendment, and plan amendment request.
3. Vote to "Amend"; this could modify approval of the proposed requests by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed request(s) pursuant to further direction from the Commission.



249 S. Miranda Street
Zoning Map



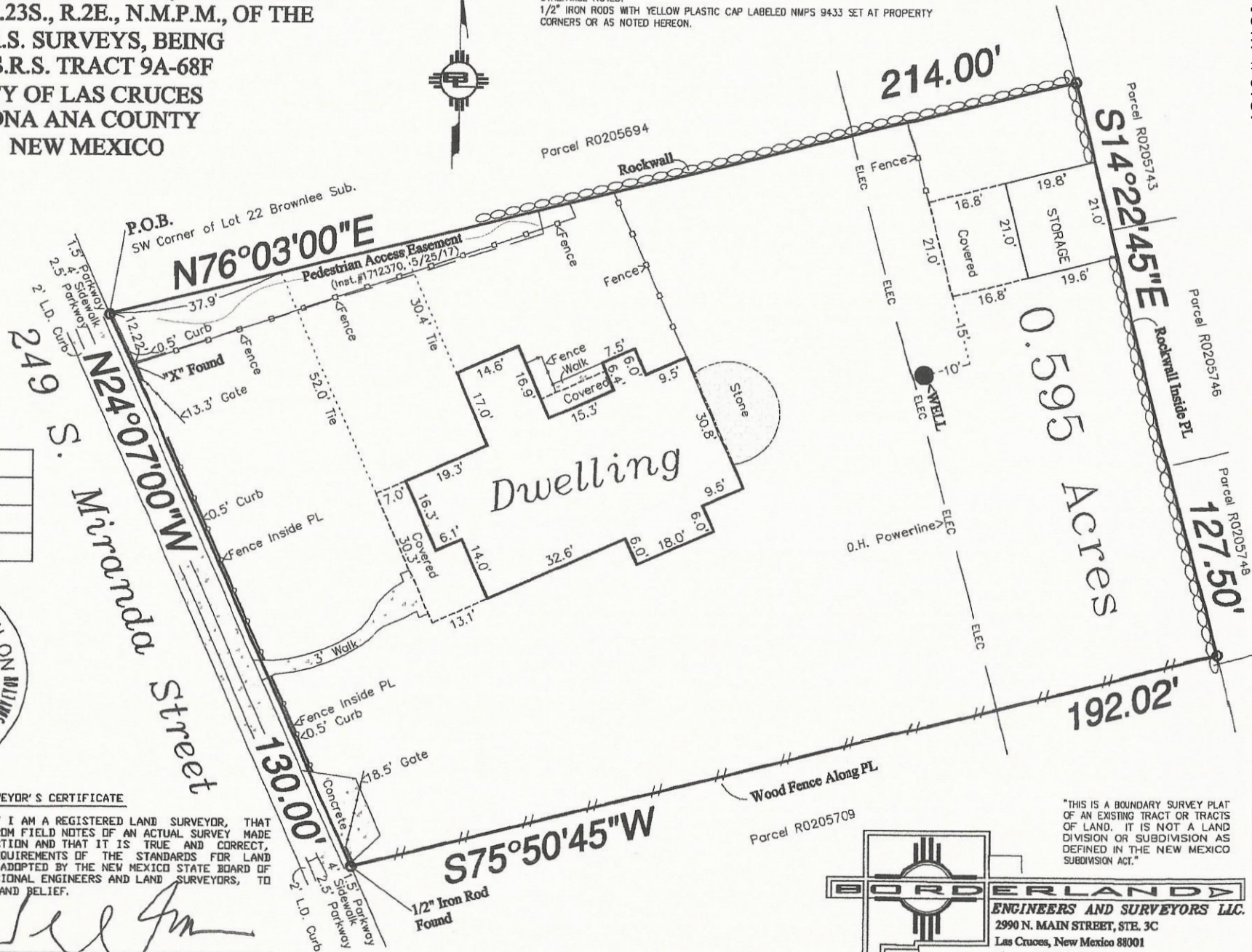
249 S. Miranda Street
Aerial Map

PLAT OF SURVEY

A 0.595 ACRE TRACT OF LAND, LOCATED IN
SECTION 18, T.23S., R.2E., N.M.P.M., OF THE
U.S.R.S. SURVEYS, BEING
U.S.R.S. TRACT 9A-68F
CITY OF LAS CRUCES
DONA ANA COUNTY
NEW MEXICO

NOTES:
THE BASIS OF BEARING IS THE WEST BOUNDARY.
ALL EASEMENTS SHOWN HEREON ARE PER THE FILED INSTRUMENT/PLAT
AS NOTED HEREON.
BEARINGS AND DISTANCES MATCH THAT OF RECORD, UNLESS
OTHERWISE NOTED.
1/2" IRON RODS WITH YELLOW PLASTIC CAP LABELED NMPS 9433 SET AT PROPERTY
CORNERS OR AS NOTED HEREON.

1" = 30'
0 30 60
Scale in Feet



DRAWN BY:	S.P.
FIELD BY:	E.R., C.S.
JOB NO.:	23-01-042
DATE:	January 30, 2023



SURVEYOR'S CERTIFICATE

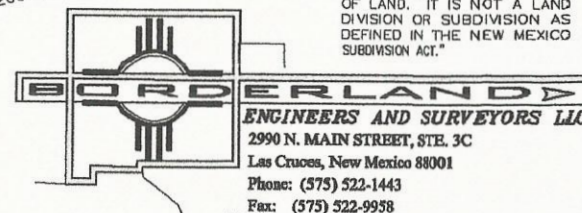
THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT
THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE
BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT,
MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND
SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

Terence G. Scanlon
TED G. SCANLON - PS NO. 9433
2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

January 30, 2023

DATE OF SURVEY

"THIS IS A BOUNDARY SURVEY PLAT
OF AN EXISTING TRACT OR TRACTS
OF LAND. IT IS NOT A LAND
DIVISION OR SUBDIVISION AS
DEFINED IN THE NEW MEXICO
SUBDIVISION ACT."



ATTACHMENT “D” – Elevate Las Cruces and Alameda
Depot Neighborhood Plan Goals, Policies & Actions

Elevate Las Cruces Goals, Policies and Actions

Physical Framework

- Urban Neighborhood Place Types – Urban Neighborhoods include 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 also supports live-work units.
 - Development Strategies – Land Uses – Promote higher development intensities along major thoroughfares, especially those with transit service.
 - Incorporate small-scale commercial uses or mixed-use buildings on major thoroughfares.
 - Transition between land uses at intersecting streets and alleys and avoid incompatible uses facing each other.
- Areas of Special Consideration – “...Although discretion is required when determining the appropriateness of a development proposal on all property within the Las Cruces municipal limits and ETZ, there exist specific “areas of special consideration” where built or natural conditions may alter how future development incorporates place type development patterns.”
 - Map 1.3. Areas of Special Consideration – Maps shows historic districts, many of the overlay district boundaries inclusive of the Alameda Depot Overlay District.

Community Environment:

- 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-4: Complete Neighborhoods - Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment, and civic uses.
 - Policy CE-4.1 – Encourage a variety of housing types into new and redeveloping neighborhoods to provide options for all ages and incomes throughout the city.
 - 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 CE-5: Building and Site Design – Establish standards to integrate new development with surrounding built and natural features while mitigating long-term natural resource and climate impacts.

- Policy CE-5.1 – Promote building form and scale that complements surrounding neighborhoods and creates strong linkages between the development site, the street, and other public grounds.
 - Action CE – 5.1.3 – Promote transitions of non-residential land uses and development scale from residential areas based on potential building size, trip generation, and anticipated hours of operation.

Alameda Depot Neighborhood Plan

Neighborhood Character

- Goal 1: Preserve and Enhance the Unique Character of the Alameda Depot Neighborhood.
 - Policy 1.4 – Encourage infill and adaptive re-use to create, restore, and maintain structures to further enhance the character of the existing neighborhood.
 - b. New development and redevelopment should conform to the allowed land uses in the Area in which they are located (see Goal 3).

Appropriate Land Use

- Goal 3: Maintain a reasonable balance between the development of non-residential uses and existing/new residences in the Alameda Depot Neighborhood.
 - Policy 3.2 – New zoning designation should be established as part of the Overlay, as shown on Map 5. Regarding land uses, all Areas, except Area 3, should allow a mix of uses as outlined in subsequent policies. In Area 3, the existing zoning, as stated in the 2001 Zoning Code, as amended, should remain with respect to allowed uses and densities, but new development standards should be defined in the Overlay. The Areas are as follows: Area 1: The Alameda Boulevard Corridor, Area 2: The Griggs Avenue/Organ Avenue Area, Area 3: The Residential Core, Area 4: The Picacho Avenue Corridor, Area 5: The Amador Avenue Corridor, Area 6: The Mesilla Street/Railroad Track Corridor.
 - Policy 3.4 – The Residential Core is intended to accommodate detached single-family dwelling units, to maintain and protect a low-density residential character of development, and to maintain the historic appearance of this central area of the neighborhood as closely as possible.
 - a. In Area 3, the existing zoning, as stated in the 2001 Zoning Code as amended, should remain with respect to allowed uses and densities.
 - b. Area 3 would allow for already existing accessory buildings, traditional guest houses and rental units (both attached and detached). It would also provide some flexibility for future conversions of this nature.
 - c. Introduction of low-intensity office and neighborhood commercial uses should be allowed if a residential component of the property is

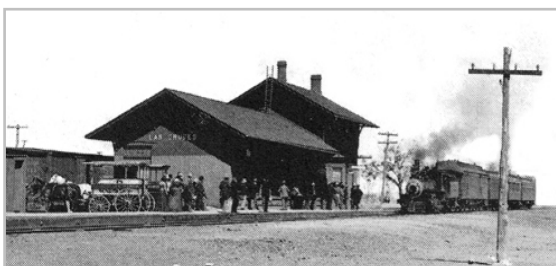
retained, for example, home occupation or live-work units as described in Section 38.52 of the 2001 Zoning Code as amended.

- Policy 3.5 – Allowed uses in Area 4, the Picacho Avenue corridor, and Area 5, the Amador Avenue corridor, should include single family housing, multi-family housing (up to 20 units/acre), and non-residential uses ranging from low to medium intensity office and commercial uses that may generate greater traffic volumes than those allowed in Areas 1 and 2.
 - a. All office and commercial uses are intended to be low and medium intensity and serve as transition zones between higher intensity uses in the Downtown and the predominantly residential uses of the Neighborhood.
- Policy 3.9 – Avoid uses that would create heavy truck traffic in the neighborhood to the greatest extent possible. Said uses should be limited to areas where conflicts with residential uses are minimized, such as on Picacho Avenue, Amador Avenue, and Mesilla Street.
 - a. The prohibition against truck traffic on Alameda Boulevard north of Picacho should be retained.
 - b. The Public Works Department should continue to monitor the flow of truck traffic throughout the neighborhood and attempt to identify opportunities for limiting such traffic.

ATTACHMENT “E” – FINDINGS

Findings of Fact

- The subject parcel is currently within The Alameda Depot Neighborhood Overlay having a zoning designation of Area-3 (North and South Residential Core) with an underlying zone designation of R-2 (Multi-Dwelling Low Density).
- The parcel is surrounded by several other parcels with the same zoning designation.
- The Area-3 development focus as per the Alameda Depot Neighborhood Plan and Overlay seeks to protect and preserve the architectural, historical, and low-density residential character of the Alameda Depot Historic District particularly those found in Area-3.
- Allowing a zone of ADO-5 in the middle of properties zoned ADO-3, presents significant concerns regarding the possibility of land use conflicts in the immediate ADO-3 neighborhood area. Uses that are more intense are allowed in Area-5.
- Allowing a zone of ADO-5 for the subject property may raise claims of a spot zone and/or speculative zoning.
- The subject property has direct ingress/egress along S. Miranda Street, a local roadway, where in large part the Area-3 focus has been established and where applicable residential uses/densities are encouraged.
- The Alameda Depot Neighborhood Plan and Alameda Depot Overlay were both approved by City Council in 2009 and 2010 respectively following substantial input from the affected property owners and others within the designated plan boundaries.
- The Staff recommendation is in concert with the Elevate Las Cruces Comprehensive Plan, Alameda Depot Neighborhood Plan, and the Alameda Depot Overlay ordinance.
- The proposed request(s) do not meet the purpose and intent requirements of Section 36-1 of the 2025 Realize Las Cruces Development Code.



Alameda Depot Neighborhood



Plan



City of Las Cruces
Community Development Department

Adopted by the City Council
April 27, 2009

Table of Contents

INTRODUCTION

 Purpose 1

 Study Area 1

NEIGHBORHOOD PLAN GOALS AND POLICIES

 ONE: Neighborhood Character 4

 TWO: Non-Conforming Structures and Properties 6

 THREE: Appropriate Land Use 8

ADMINISTRATION AND IMPLEMENTATION 14

APPENDICES

 Appendix A: Neighborhood History..... 15

 Appendix B: Planning Process 16

 Appendix C: Glossary 20

 Appendix D: List of Historic Properties 22

MAPS AND FIGURES

 Map 1 Alameda Depot Neighborhood Boundaries 2

 Map 2 Historic Designations 3

 Map 3 Current Land Uses 9

 Map 4 Current Zoning Districts 10

 Map 5 Areas within Alameda Depot Neighborhood 12

 Figure 1 Zoning and Land Use Comparison 8

 Figure 2 Comprehensive Planning Framework 18

ON THE COVER (from top): Las Cruces Depot, 1901 (Rio Grande Archives at NMSU); Las Cruces Women Improvement Association members at the New Mexico Federation of Woman's Clubs convention, 1924 (Collection of the City of Las Cruces Museum System); Hendrix Methodist Episcopal Church on Alameda Blvd., circa 1900 (St. Paul's United Methodist Church); Urban Renewal, Downtown Las Cruces and the Alameda Neighborhood, circa 1970 (City of Las Cruces); A conceptual neighborhood with various planning elements, such as streetscapes, building heights, setbacks, and pedestrian amenities (Congress for the New Urbanism).

Introduction

PURPOSE

The Alameda Depot Neighborhood Plan is intended to maintain the character of one of Las Cruces' oldest neighborhoods by providing the policy basis for creating an Overlay, or Special Zoning District.

The Alameda Depot Neighborhood, along with the Mesquite Historic District and the Central Business District, form the historic heart of Las Cruces. In recent years, several factors have impacted the city's center: downtown revitalization; renewed interest in protecting historic properties; and movement from the suburbs back to the urban core. These factors have created a gradual change in the types of land uses in the Alameda Depot neighborhood, primarily from residential to office and commercial uses. Anticipated public and private investment in the downtown area will no doubt have further impact. For example, new city and federal government buildings and expansion of the county judicial complex create the potential for even more office and multi-family residential land uses. Also, as the downtown is redeveloped, two-way traffic on Main, Church and Water Streets will be restored. As a result, changing pedestrian, public transit and automobile traffic flow patterns will have an impact on the neighborhood and should be planned for.

The Alameda Depot neighborhood, with its rich history, diverse architecture and peaceful environment, is an important part of Las Cruces life. As it is impacted by change and the downtown continues to grow and expand, neighborhood residents want to protect the unique nature of the neighborhood and preserve these characteristics. This plan was created with these challenges in mind.

The Plan includes measures to preserve historic structures, recommended development standards that provide greater flexibility for historic properties, policies governing land use conversions and the preservation of the residential core of the neighborhood, and suggestions to enhance the aesthetics of the neighborhood's public areas. These guidelines are provided for residents, property owners, City Staff, and elected officials for use in making land use and development-related decisions.

STUDY AREA

The Alameda Depot Neighborhood comprises approximately 260 acres and is located west of the Central Business District (Main Street and downtown Las Cruces). The Neighborhood boundaries are roughly based on boundaries described by the New Mexico State Historic Preservation Office and the National Register of Historic Places, but extend to include adjacent areas that contribute to the character of the neighborhood, and may be designated as historic in the future. In general, the neighborhood is bounded by Alameda Boulevard and Main Street on the east, the railroad tracks on the west, Parker Road and Chestnut Avenue to the north and Amador Avenue to the south. Specific boundaries are shown in *Map 1*. The following principles were used in determining the boundaries: 1) properties within the Central Business District (CBD) Overlay and the North Main Street corridor were excluded to avoid potential zoning conflicts; 2) other properties on the State or Federal Historic register were included; 3) properties with similar aesthetic qualities whose owners have participated in neighborhood groups were included; and 4) linear features were followed to create more regular boundaries.

Map 1 Alameda Depot Neighborhood Boundaries



Map 2 Historic Designations



Neighborhood Plan Goals and Policies

ONE: NEIGHBORHOOD CHARACTER

The Alameda Depot area is one of Las Cruces' oldest residential neighborhoods and is comprised of over 500 properties individually designated as historic on the State and National Registers (*Map 2*). Of these properties, 403 are designated Contributing and 121 are designated as Non-Contributing. While not listed on the National or State Registers, many homes adjacent to historic structures also contribute to the overall ambiance and character of the neighborhood. In addition, an update of the historical survey may determine that structures outside the current boundaries of the district are eligible to be registered.

A number of homes designated as historic by the Federal and State Registers have been demolished over the years. Their loss equates to the loss of neighborhood character and a part of Las Cruces' history. Designation as a State historic structure qualifies the property owner for tax credits for restoration activities, provided that the restoration follows State historic preservation guidelines. Tax credits may also be an incentive for restoration rather than demolition.

The unique architecture, along with the presence of large lots and mature landscaping, make the Alameda Depot streetscape quite distinct from other neighborhoods. The area, particularly near Pioneer Women's Park, has a high degree of pedestrian activity and attracts recreational walkers from other parts of town. Further enhancement of the district's public spaces in a neighborhood-appropriate way is of interest to area property owners.

The following policies provide safeguards against demolition of historic properties and encourage their re-use, suggest creating public spaces that complement the unique architecture of the area, offer methods to enhance the pedestrian-friendly aspect of the neighborhood, and encourage property owners to take

advantage of state and federal voluntary tax credit programs.

GOAL 1: Preserve and Enhance the Unique Character of the Alameda Depot Neighborhood

Policy 1.1

The Neighborhood Plan boundaries should include those properties found in *Map 1*.

Policy 1.2

The City and the Alameda Depot Neighborhood residents should coordinate efforts to update the Historic Building Inventory.

Policy 1.3

The City should establish a 60-day delay on demolition of designated Contributing historic structures, to begin the day that a demolition permit is applied for. The delay should include a process to notify the public when the demolition permit has been sought. The delay allows time for the neighborhood and concerned parties to discuss alternatives to demolition with the property owner or to make counter-proposals should they so choose.

Policy 1.4

Encourage infill and adaptive re-use to create, restore, and maintain structures to further enhance the character of the existing neighborhood.

- a. The reuse of historic structures is strongly encouraged to reduce frequency of demolition to the greatest extent possible.
- b. New development and redevelopment should conform to the allowed land uses in the Area in which they are located (see Goal 3).

Policy 1.5

Provide cohesive design and aesthetic unity to the historic neighborhood via its parks and streetscapes.

- a. Develop a streetscape plan for the district that addresses bus stops, benches, street signs, lighting, etc.
- b. Pursue funding for the acquisition of streetlights throughout the Alameda Depot neighborhood that compliment the historic character of the area. Include mid-block lighting where necessary to contribute to the overall safety and security of the neighborhood.
- c. Consider distinctive street signage and markers to enhance the historic character of the neighborhood, while remaining compliant with federal guidelines.
- d. Integrate existing design elements, such as those found at the train depot and in Pioneer Women's Park, into future streetscape design in other parts of the neighborhood.

Policy 1.6

To create a safe and comfortable pedestrian environment, the City should make traffic calming measures in the neighborhood a priority, including but not limited to:

- a. Conducting a traffic analysis after Water and Church Streets open to 2-way traffic, to determine if a road diet for South Alameda may be appropriate.

b. Incorporating such tools as signalized and marked crosswalks at selected intersections.

c. Adding textured pavers between the transverse lines of the crosswalks at major intersections.

Policy 1.7

The neighborhood associations should take the lead in creating a voluntary resource guide that property owners may use as a reference that would cover such topics as:

- a. architectural styles and techniques for repairing, restoring, and preserving historic buildings;
- b. tax credit programs for historic preservation;
- c. property tax relief, revolving loans, and/or low interest loans for those property owners who seek to rehabilitate historic structures.

Policy 1.8

Develop guidelines for signage in the Overlay ordinance that are compatible with the character of the neighborhood.

Policy 1.9

The neighborhood associations are encouraged to participate in efforts to revitalize the downtown area, in order to create attractive transition areas between the Overlay and the Central Business District.

TWO: NONCONFORMING STRUCTURES AND PROPERTIES

The age of the Alameda Depot neighborhood means that many structures in the area pre-date the establishment of the first development standards set forth in the 1955 Las Cruces Zoning Ordinance,¹ and are considered non-conforming. These include setbacks, lot size, wall heights, additional dwelling units, etc. This neighborhood plan acknowledges that these inconsistencies exist and should be accommodated by creating development standards for the neighborhood that correspond to the existing situation.

There are currently four main processes for dealing with deviations to the Zoning Code or development standards. The first is the granting of Legal Non-Conforming Status. This is an administrative process that is used when a property was legally developed before a regulation went into effect, to allow the existing use to continue as is. This process restricts the types of modifications that can be done to a “grandfathered” property before the Legal Non-Conforming Status is lost.

The second process is the Flexible Development Standard. This is also an administrative process for allowing deviations to planning-related development standards that are considered minor or insignificant.

This process requires the notification of adjacent property owners, but does not require a public hearing, unless a notified party objects.

The third process is the Variance, which is applicable to a physical characteristic unique to the property that significantly limits development options. This process requires a public hearing at the Planning and Zoning Commission, which is the decision making body. Variances may be granted for planning-related deviations to the Zoning Code that are numeric in nature (e.g., asking for a 10-foot setback when a 20-foot setback is required).

The fourth process is a zone change, which can completely change what uses are allowed on a property and the standards to which it must be developed. This is the most involved process, as it requires an ordinance change by City Council. It also requires a public hearing in which the Planning and Zoning Commission makes a recommendation to City Council.

The objective of this section is to establish policies that, when implemented by way of an Overlay for the neighborhood, will streamline the process of Zoning Code conformity for long-developed parcels that are undergoing improvements or minor modifications

¹ The first Zoning Ordinance was in 1939, but it only established allowed uses in residential districts and did not provide development standards.

GOAL 2: Develop standards to accommodate properties that do not conform to the current Zoning Code.

Policy 2.1

Expand the use of administrative Flexible Standards within the Alameda Depot Neighborhood to deal with deviations to development standards.

Policy 2.2

Adopt reduced setback and lot size requirements which can accommodate small and irregularly shaped lots and reflect the character of existing development in the neighborhood, to eliminate the need for many variances to development standards.

Policy 2.3

Create flexible parking standards in the Overlay that are in scale with the architecture, landscaping and purpose of construction, and are in keeping with neighborhood character or the historical appearance of the property.

- a. The City may allow reduction in number of off-street spaces required by giving greater allowance to on-street parking where practical.
- b. Shared parking agreements among neighboring properties are encouraged and

will count toward off-street parking requirements.

c. When properties are redeveloped, the number of existing off-street spaces should be preserved unless a reduction in parking demand can be demonstrated.

d. Parking areas for non-residential and multi-family uses should be located toward the side or back of the subject property when possible and screened or buffered when visible from the street.

e. Encourage different types of surfacing materials to enhance aesthetics of parking lots while maintaining ADA compliance and emergency vehicle accessibility.

f. Parking provisions should minimize destruction of mature landscaped areas that contribute to the overall character of the property.

Policy 2.4

The City should adopt the 2006 International Existing Building Code, which contains provisions that facilitate code conformity for historic structures while still protecting occupant health and safety. The IEBC acknowledges that a certain amount of flexibility is necessary when repairing, remodeling or adding on to an existing building, that wouldn't ordinarily be allowed for new construction. It also provides some flexibility for renovation of historic buildings.

THREE: APPROPRIATE LAND USE

Over the years, there has been a gradual change in the types of land uses in the Alameda Depot area, primarily from residential to office and commercial uses. Map 3 shows how the land is being used, while Map 4 shows the zoning districts. A graphic analysis of this information compares current land uses with the uses that would be allowed under current zoning (Figure 1). It indicates that a significant number of new conversions would be allowed by right. The current Comprehensive Planning policy discourages commercial development along Alameda Boulevard north of Picacho Avenue (Appendix B, Comprehensive Plan Land Use Element, Policy 1.3.17). However, no specific policy exists which deals with non-residential conversions to the south of the Picacho Avenue and Alameda Boulevard intersection. This plan offers policies on land use conversions as a whole so that the residential character of the neighborhood is maintained to the greatest extent possible. This will be especially important should the current Doña Ana County Judicial Complex, located at the corner of Picacho Avenue and Alameda Boulevard, be expanded.

Mixed land use has traditionally existed in the Alameda Depot area, but similar land uses have tended to cluster near one another. As a result, land use Areas within the district have been identified. Roadway classifications have also been a major factor in determining Area boundaries. Arterials such as Alameda Boulevard and Picacho Avenue are appropriate for higher intensity commercial use, with intensity diminishing as one travels closer to residential areas. Local streets such as Las Cruces Avenue and Raymond Street were designed and intended for low traffic volume, rather than for heavier traffic usually found in commercial areas.

As a historic area, and one in which land uses have changed continually in the past hundred years, commercial and industrial structures, as well as residential, may be registered historic properties. Hence the need for integrating land use with historic preservation, and an interest in preserving the residential feel of the neighborhood, regardless of types of land uses.

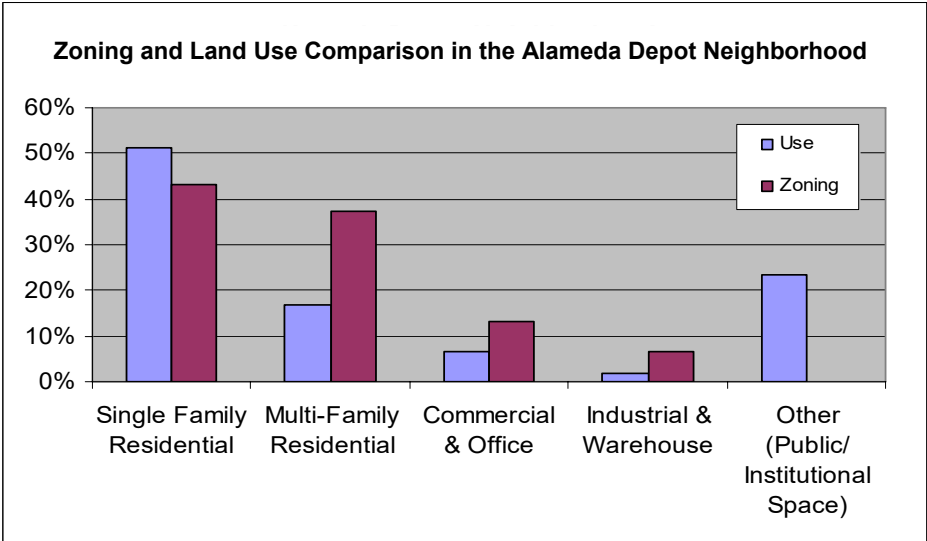


Figure 1. This figure illustrates that although single family detached housing is currently the dominant land use overall, existing zoning would allow a significant increase in both multi-family residential and commercial/office uses. Were this increase to take place, it would most likely be at the expense of single family residential uses. By defining areas in the overlay where such land use transitions are preferable and where they are not, residents have greater assurance that the character of the neighborhood will be maintained into the future.

This map illustrates the current land uses in downtown San Antonio, Texas. The map is oriented with North at the top, indicated by a north arrow. A scale bar at the bottom shows distances from 0 to 2,000 feet. The map is divided into blocks, each color-coded according to its primary land use. The legend identifies the following categories:

- Single Family Residential:** Yellow
- Multi-Family Residential:** Orange
- Commercial/Office:** Red
- Industrial/Warehouse:** Purple
- Public/Community/Institutional:** Blue
- Transportation/Non-Bldg Structures:** Grey
- No Structure/Unclassified:** White
- Parks:** Green

The map shows a dense grid of streets, including major thoroughfares like Broadway, San Antonio Avenue, and various streets such as Chestnut, Alameda, and Main. The land use distribution is varied, with significant areas of single-family residential (yellow) and multi-family residential (orange) in the central and northern parts of the map. Commercial/office (red) and public/community/institutional (blue) uses are also prominent, particularly in the southern and eastern sections. Parks (green) are located in the central and northern areas, while industrial/warehouse (purple) is concentrated in the southern part of the map.

Neighborhood Boundary

Parcels

Zoning Districts

- C-1; C-1C
- C-2; C-2C
- C-3
- M-1
- M-2; M-2C
- O-1; O-1C
- O-2; O-2C
- PUD
- R-1a
- R-2; R-2C
- R-3; R-3C
- R-4; R-4C

0 1,000 2,000 Feet

GOAL 3: Maintain a reasonable balance between the development of non-residential uses and existing/new residences in the Alameda Depot Neighborhood.

Policy 3.1

Establish an Alameda Depot Neighborhood Overlay zone district, with boundaries as shown on *Map 1*.

Policy 3.2

New zoning designations should be established as part of the Overlay, as shown on *Map 5*. Regarding land uses, all Areas, except Area 3, should allow a mix of uses as outlined in subsequent policies. In Area 3, the existing zoning, as stated in the 2001 Zoning Code as amended, should remain with respect to allowed uses and densities, but new development standards should be defined in the Overlay. The Areas are as follows:

- Area 1: The Alameda Boulevard Corridor
- Area 2: The Griggs Avenue/Organ Avenue Area
- Area 3: The Residential Core
- Area 4: The Picacho Avenue Corridor
- Area 5: The Amador Avenue Corridor
- Area 6: The Mesilla Street/Railroad Track Corridor

Policy 3.3

Area 1, the Alameda Boulevard corridor from Picacho Avenue to Amador Avenue, and Area 2, the Griggs Avenue/Organ Avenue corridor, should allow similar uses. Uses in these corridors should include single family residential, multi-family residential up to 20 units/acre, low-intensity office and commercial uses, and public/institutional uses that generate relatively little traffic or parking. The

residential and historic character of the neighborhood should be retained as closely as possible.

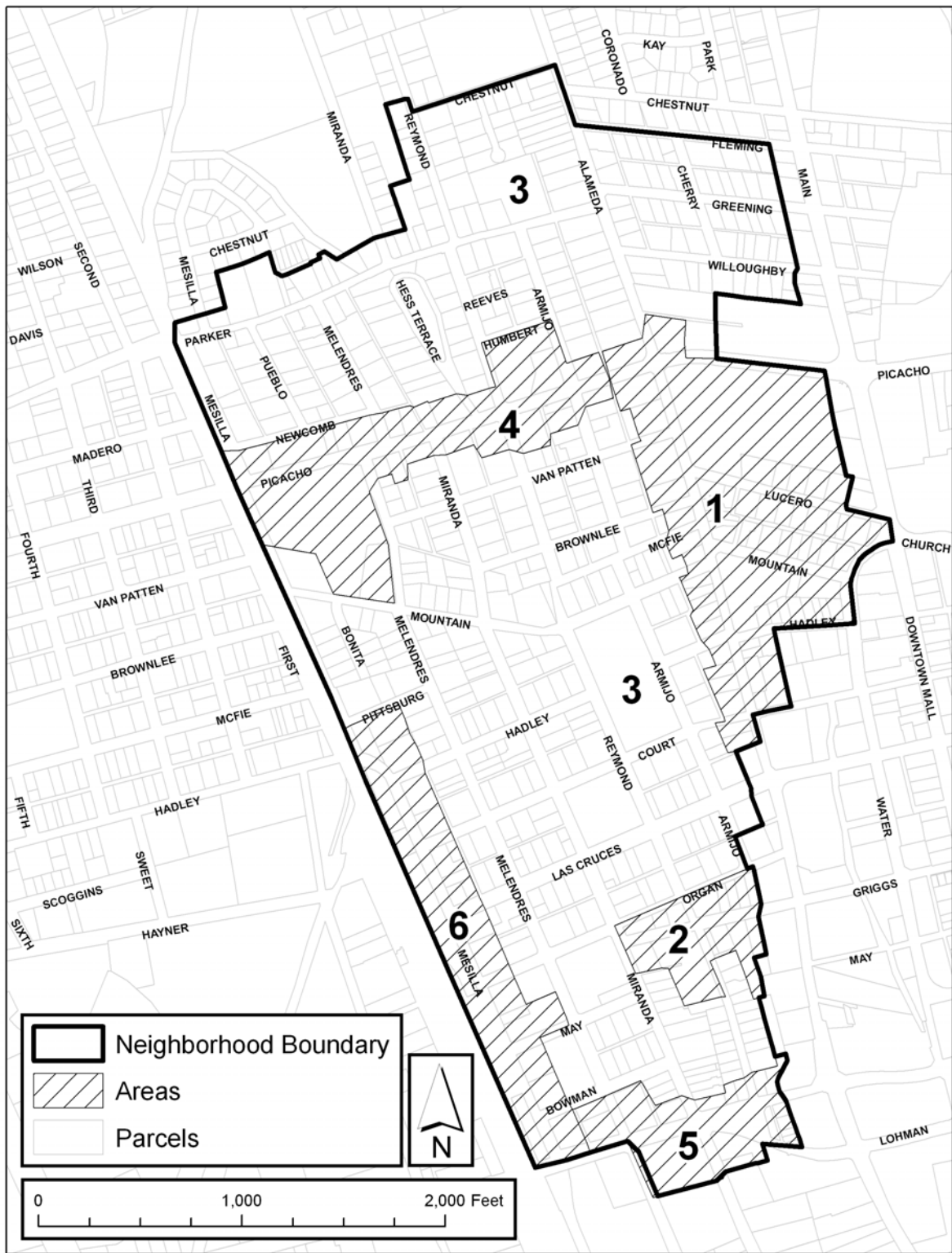
- a. All office and commercial uses are intended to be low intensity and small scale.
- b. Both these Areas can serve as transition zones between higher intensity uses in the Downtown and the predominantly residential uses of the Neighborhood.
- c. Although Doña Ana County is not subject to City zoning requirements, the County should consider the character of the neighborhood in any decisions they make regarding the potential expansion of the judicial complex.

Policy 3.4

Area 3, the Residential Core, is intended to accommodate detached single-family dwelling units, to maintain and protect a low-density residential character of development, and to maintain the historic appearance of this central area of the neighborhood as closely as possible.

- a. In Area 3, the existing zoning, as stated in the 2001 Zoning Code as amended, should remain with respect to allowed uses and densities.
- b. Area 3 would allow for already existing accessory buildings, traditional guest houses and rental units (both attached and detached). It would also provide some flexibility for future conversions of this nature.
- c. Introduction of low-intensity office and neighborhood commercial uses should be allowed if a residential component of the property is retained, for example, home occupation or live-work units as described in Section 38.52 of the 2001 Zoning Code as amended.

Map 5 Areas within Alameda Depot Overlay



Policy 3.5

Allowed uses in Area 4, the Picacho Avenue corridor, and Area 5, the Amador Avenue corridor, should include single family housing, multi-family housing (up to 20 units/acre), and non-residential uses ranging from low to medium intensity office and commercial uses that may generate greater traffic volumes than those allowed in Areas 1 and 2.

- a. All office and commercial uses are intended to be low and medium intensity, and serve as transition zones between higher intensity uses in the Downtown and the predominantly residential uses of the Neighborhood.

Policy 3.6

Area 6, the Mesilla Street/Railroad Track corridor, should continue to exist as a mixed use environment allowing low intensity manufacturing, office, medium intensity commercial uses and residential. Additional multi-family residential uses should be considered on a case-by-case basis. Additional single family detached residential uses are discouraged.

Policy 3.7

These guidelines should be amended to allow for transit-oriented development if passenger rail service comes to Las Cruces via the existing rail line.

Policy 3.8

No land uses should be introduced which generate unreasonable noise levels or noxious odors.

Policy 3.9

Avoid uses that would create heavy truck traffic in the neighborhood to the greatest extent possible. Said uses should be limited to areas where conflicts with residential uses are minimized, such as on Picacho Avenue, Amador Avenue, and Mesilla Street.

- a. The prohibition against truck traffic on Alameda Boulevard north of Picacho should be retained.
- b. The Public Works Department should continue to monitor the flow of truck traffic throughout the neighborhood and attempt to identify opportunities for limiting such traffic.

Policy 3.10

Create an additional use called “secondary residences,” which include kitchens and bathrooms and may be rented out, as an allowed use within all Areas of the Overlay.

Policy 3.11

Maximum building height should be 35 feet within the Neighborhood.

Policy 3.12

To help preserve neighborhood scale, a maximum of four (4) attached dwelling units should be allowed.

Policy 3.13

The intensity of non-residential uses in each Area should be controlled by limiting the square footage of non-residential space in the building, through the Overlay Ordinance.

Policy 3.14

Mobile homes should not be permitted in any Area of the neighborhood.

ADMINISTRATION AND IMPLEMENTATION OF THIS PLAN

This plan is intended to create a general guiding philosophy for land use and development decisions in the Alameda Depot Neighborhood. As such, this plan shall be considered by residents, property owners, City staff, and decision-making bodies when making proposals, recommendations, and/or taking final action regarding neighborhood character issues, development standards, and land use related requests. The Policies in this Plan will be administered and implemented by the City of Las Cruces and the neighborhood associations as follows:

A. The Planning Section of the Community Development Department will begin the process of adopting an Overlay by Ordinance for the Alameda Depot Neighborhood immediately after approval of this Plan by City Council. The process will include drafting of the Ordinance, at least one neighborhood meeting to review it, and a recommendation from the Planning and Zoning Commission at a public hearing prior to adoption by City Council. This process is expected to take less than one year.

B. In addition, the Permitting and Inspections Section of the Community Development Department will work toward

adoption of the 2006 International Existing Building Code by City Council as soon as possible.

C. The Public Works Department will take the lead in determining the feasibility of restricting truck traffic on Alameda Boulevard south of Picacho Avenue. After two-way traffic is restored on Main, Church and Water Streets, a traffic study should be undertaken to determine the degree to which Alameda Boulevard is used by heavy trucks for accessing the downtown area, and assess the implications of redirecting this traffic to other roadways.

D. The neighborhood associations will take the lead on developing, securing funding for, and implementing a Streetscape Plan, as per Policy 1.6. The level of City assistance will be determined by availability of staff and resources throughout the process.

E. The neighborhood associations will take the lead on developing, securing funding for, and creating a voluntary Resource Guide for Property Owners, as per Policy 1.8. The level of City assistance will be determined by availability of staff and resources throughout the process.

APPENDICES

APPENDIX A: Neighborhood History

Prior to the arrival of the railroad in 1881, the Alameda Depot Neighborhood consisted primarily of large farms and associated farmhouses. The railroad provided a link with the rest of the nation, and the small community of Las Cruces gained importance as a center for the exchange of material goods. As the new commercial center grew and developed, so did the area around the railroad. As noted in *The Las Cruces Historic Buildings Survey*, “Las Cruces Avenue, originally called Depot Avenue, was the first paved street in town, so that people arriving on the train would receive a good impression and clean entrance to Las Cruces.”² One result of the increased development due to the railroad was the subdivision of these large tracts of farmland into both warehousing directly across from the depot and large residential lots beyond it.

Another effect of the railroad was the increased accessibility of building materials not typically found in the area. As a result of this accessibility, an assortment of housing styles became available.

Examples of this variety include Queen Anne, Bungalow, Tudor Revival, and Mediterranean architectural styles mixed with the more familiar Spanish-Pueblo, New Mexico Vernacular, and Territorial designs. As time passed and the need for servants’ quarters and carriage houses lessened, residential lots were further subdivided. This allowed for the construction of newer residences intermixed throughout the area with the older ones. In more recent years, property owners have also created guest cottages and rental units from these structures.

Though the Alameda Depot Neighborhood is centered near the railroad depot, it also extends along Alameda Boulevard north of Picacho Avenue. The architecture of this area combines a variety of eastern American types with the more traditional southwestern styles. This area has become “what is possibly the most complex and varied neighborhood in New Mexico.”³ It is this eclectic style and character that area residents wish to protect.

² Doña Ana County Historical Society. *The Las Cruces Historic Buildings Survey* [text by Mary -M. Steeb, Michael Romero Taylor, Anthony C. Pennock]. Las Cruces, N.M: Doña Ana County Historical Society, 1982.

³ ibid.

APPENDIX B: Planning Process

Overview

The Alameda Depot Neighborhood Plan is a fourth level planning document under the City's Comprehensive Planning Framework, *Figure 2*. The Plan is primarily a policy-oriented document for a specific geographic area. Its policies comply with the Comprehensive Plan, which is the City's primary planning document. Although it is not mandated that policies in a fourth level planning document carry out Comprehensive Plan policies, valid reasons should be shown why they would vary.

In general, a Neighborhood Plan is created to:

- Clearly describe what the neighborhood wants accomplished
- Provide the policy framework for zoning and other land use decisions
- Give direction to the City regarding capital improvements appropriate to the neighborhood
- Offer residents, developers, and businesses a clear picture of the type of development and land uses that are desired by the neighborhood
- Provide guidelines for the design of new development so it will compliment the existing neighborhood.

The Neighborhood Plan is generally implemented through an Overlay Zone District which is an Ordinance, or law, passed by the local government that regulates the size, type, structure and use of land or buildings within a specific geographic area. The Overlay Ordinance is drafted only after the adoption of the Neighborhood Plan and it too, is a publicly reviewed process.

Sequence

1. Neighborhood Plan written by City staff and neighborhood stakeholders

2. Draft reviewed by neighborhood at a public meeting
3. Draft revised by City staff, and revisions are reviewed by neighborhood
4. Plan presented at a public meeting to Planning and Zoning Commission for a recommendation to City Council
5. Plan presented to City Council for final action at a public meeting
6. If plan is adopted by City Council, staff and stakeholders write the Overlay Ordinance, repeating the public review process as above

1999 Comprehensive Plan

The following policies, excerpted verbatim from the 1999 Las Cruces Comprehensive Plan, are intended to guide land use, urban design, and historic preservation and are relevant to the Alameda Depot Neighborhood. The majority of the concepts and policies presented in this Alameda Depot Neighborhood Plan are consistent with the Comprehensive Plan which serves as the conceptual policy foundation for all City plans and planning efforts. However, several of the existing Comprehensive Plan policies cited may not be suitable for this neighborhood. In fact, neither the designation of a Local Historic District nor the establishment of architectural design standards is called for in this Neighborhood Plan (See *Neighborhood Planning Efforts*, below).

Land Use Element, Goal 1 (Land Uses)

1.3.6. Residential neighborhoods shall not be divided and/or redeveloped for non residential uses unless it can be shown that demand for housing in a neighborhood is diminishing or that a need for a more compatible land use relationship can be demonstrated.

1.3.17. The City shall permit only residential uses which front the North Alameda Corridor beyond the northeastern and northwestern

corner lots from the intersection of Picacho Avenue and North Alameda Boulevard to Three Crosses Avenue. The City shall, therefore, not permit commercial and/or office uses which front the North Alameda Corridor beyond the northeastern and northwestern corner lots from the intersection north of Picacho Avenue and North Alameda Boulevard to Three Crosses Avenue.

1.4.1. The Alameda Depot area and the Old Town/Mesquite St. area shall be designated as local historic districts.

1.4.2. Overlay zones shall be created in the historic districts as a means of providing flexible standards to address historical considerations.

1.4.3. Specific land use and urban design policy for local historic districts shall be established in fourth level planning documents. Issues addressed will include, but not be limited to: permitted land uses, setbacks, lot size, accessory buildings, and design issues. This policy shall be reflected in the Zoning Code where appropriate.

1.4.4. The Land Use Element and historic district policy shall observe City infill policy for development standards within the historic districts.

1.8.2. Infill development shall be compatible with the existing architecture, landscaping, and character of the surrounding neighborhood. Overlay zones shall be created in the historic districts as a means of providing flexible standards to address historical considerations. Issues addressed will include, but not be limited to: permitted land uses, setbacks, lot size, accessory buildings, and design issues. This policy shall be reflected in the Zoning Code where appropriate.

Urban Design Element

1.3.1. Encourage districts and/or neighborhoods (commercial or residential) throughout the community to establish themes for their respective neighborhood or district. Themes and styles should be called out in a

neighborhood/district plan, in accordance with the Land Use Element.

2.6.1. Seek a local historic district designation to enhance national and state historic districts and create an Historic Preservation Board who will deal with those issues pertaining to designated historic districts.

2.6.2. Neighborhood/district overlay zones should be created for those areas that come under an historic district designation to establish specific guidelines concerning new development and redevelopment. Each overlay zone should be written in the form of a neighborhood/district plan and shall address such issues as permitted land uses and architectural requirements.

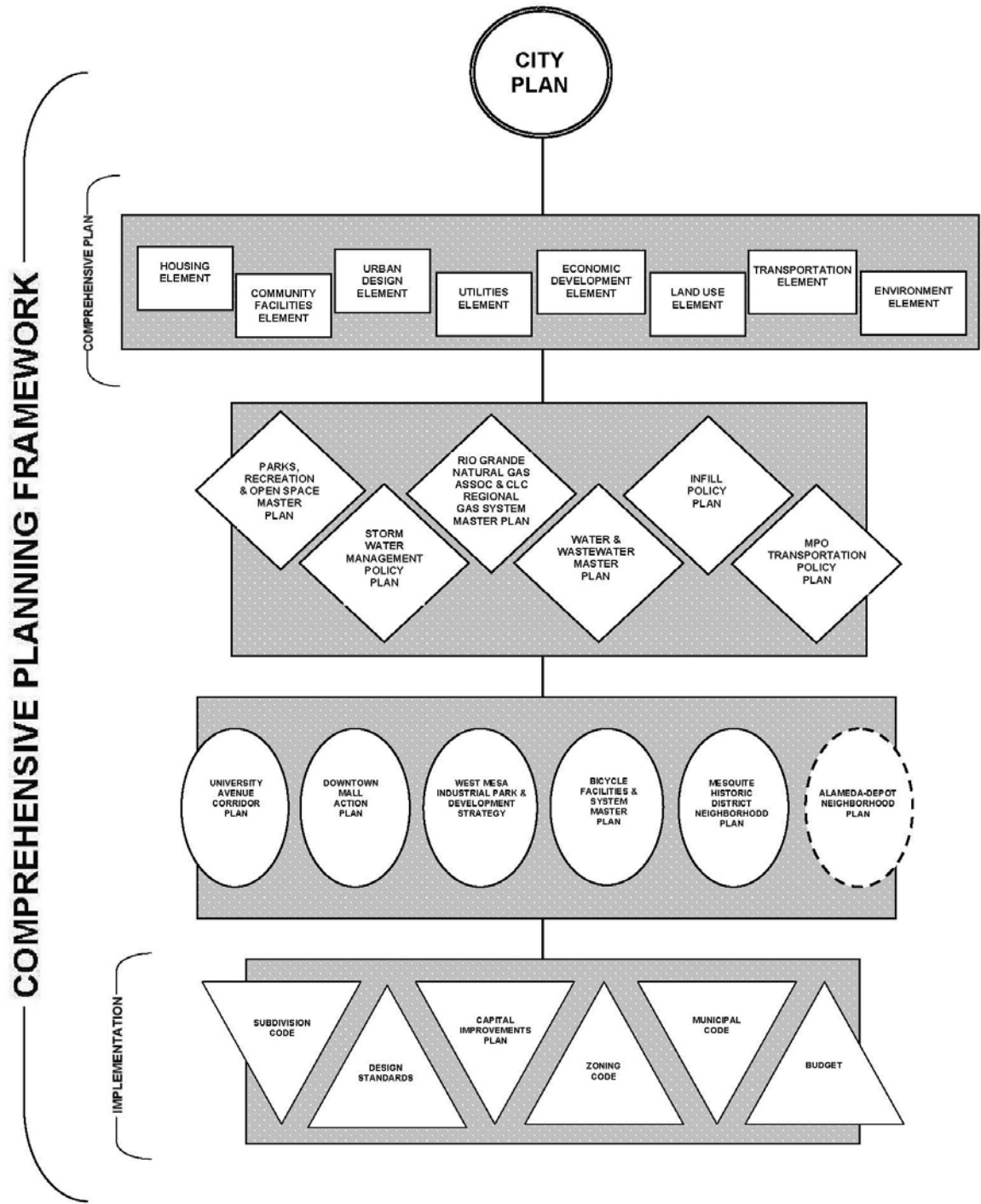
2.6.3. Development or redevelopment should be required to be compatible with the character of that historic district.

2.6.4. The City should provide incentives to those interested in restoring historic buildings. Incentives should include, but are not limited to: Property Tax Relief, Property Tax Abatement, Property Tax Credit, Property Tax Freeze, Revolving Loan Fund, Low Interest Loans.

3.9.3. New development or redevelopment should be required to utilize local and/or regional architectural styles and design elements in the downtown area, historic districts, gateways and designated corridors which are compatible with existing structures.

3.10.5. Support a policy of mixed land uses as discussed in the Land Use Element. Land uses which are not traditionally considered compatible may be located next to one another depending upon design features and compatibility with the adjacent area as a result of a mixed land use policy. Those uses with lower intensities must be protected from any negative impacts from adjacent uses with higher intensities in order to protect a desirable quality of life within the City.

Figure 2 Comprehensive Planning Framework



Neighborhood Planning Efforts

Due to neighborhood interest in establishing guidelines to preserve the character of the Alameda Depot area, the City of Las Cruces Community Development Department held two public meetings during the summer of 1999. The department proposed to amend the City's Comprehensive Plan land use policy to specifically address land use issues in the Alameda Depot area. The issue of historic preservation arose during these meetings and strong feelings toward historic preservation were expressed. In April 2000, the Community Development Department created a survey to gauge property owner interest in the creation of a neighborhood plan dealing with topics limited to historic preservation and land use.

The results of the survey were mixed. A strong majority of respondents said they favored the creation of a local historic district. However, in subsequent discussions it became clear that many misinterpreted the meaning of the term "local historic district" and instead favored a special zoning district, or Overlay. A local historic district by definition would have architectural design standards and a review board to enforce them. The responses also indicated that, although architectural integrity is important to the community, about half objected to architecturally related restrictions on their own property. The general opinion seemed to be that the architecture of the neighborhood is too eclectic for any architectural design standards to be viable.

With regard to land use conversions, the respondents were split on the issue of whether prohibitions on conversions from residential to non-residential uses should be enacted, but two-thirds said that if such conversions did occur, they should be the types of businesses that serve the local neighborhood, rather than the region as a whole.

Using the survey responses and results of public meetings, the Community Development Department then developed a draft neighborhood plan document and held public input meetings on August 17, 2000 and April 25, 2001 to review the draft. Smaller, more informal meetings were also organized in the interim. However, this draft was not approved by City Council.

There continued to be strong commitment for a plan among neighborhood residents and between 2003 and 2005, continuous meetings were held that led to the submittal in 2005 of a document that had the support of both community groups: the Alameda Depot Civic Association and the Alameda Depot Neighborhood Organization. Community Development staff used the 2005 document as the basis for a revised draft plan in early 2008. Public input meetings were held on April 7 and July 23. Based on the comments received at the meeting, written comments submitted afterwards, and meetings between Community Development staff and neighborhood association leadership throughout 2008, the Plan was revised to its current form.

APPENDIX C: Glossary

Contributing Property In the law regulating historic districts in the US, a contributing property is any property, structure or object that adds to the historical integrity or architectural qualities that make the historic area significant. For the Registration of the properties in the Alameda Depot neighborhood, the national definition of a contributing property was used.

In general, a contributing property is key to a historic district's historic associations, historic architectural qualities, or archaeological qualities. A historic district is generally a group of one of two types of property: contributing and non-contributing. A Property can change from contributing to non-contributing and vice versa if significant alterations take place. A contributing property, such as a 19th Century mansion, helps make a historic district historic; a non contributing property, such as a modern medical clinic, does not.

Grandfather Clause refers to a use, structure, etc. that was established legally under the Zoning Code in place at the time, but does not conform to the current code i.e., it is legally nonconforming.

Historic District is a group of buildings, properties or sites that have been designated by one of several government entities as historically or architecturally significant. At the State level, buildings, structures, objects and sites within a historic district are divided into two categories, Contributing and Non-Contributing. Districts greatly vary in size, some having hundreds of structures while others have just a few.

Infill Development refers to an Overlay District within the core of the City where land use and development policies specify provisions with incentives for development of vacant parcels. The boundaries are Interstate 25, the

north boundary of the University Avenue Corridor Overlay District, Valley Drive, Hoagland Road, North Alameda Boulevard, Three Crosses and North Main Street.

Local Historic Districts are generally administered by the county or municipal government and are typically subject to design guidelines and a policy-making/review board for historic preservation. This governing body is created by ordinance and is comprised of members appointed for their accomplishments and recognition in their field in the American Southwest with specialized knowledge of New Mexico, Las Cruces and its surrounding history, architecture and prehistoric archaeology. The Alameda Depot Neighborhood has NOT been designated a Local Historic District, and that will not change with this plan.

Manufactured home is a manufactured or modular home that is a single-family dwelling with a heated area of at least thirty-six (36) feet by twenty-four (24) feet and at least eight hundred sixty-four (864) square feet and constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 and the Housing and Urban Development Zone Code 2 or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act and with the regulations made pursuant to that act. (Article VI, Sec. 38-57 of the 2001 Zoning Code as amended). The City may not prohibit the placement of manufactured/modular homes on a location where site-built homes are allowed, according to State Law. The City may regulate the aesthetics of manufactured/modular homes, provided that all homes in a given area, including site-built homes, are subject to the same aesthetic

standard, and compliance with the standard does not impact the original construction of the manufactured/modular home or require placement on an excavated site.

Mobile home is a moveable or portable housing structure larger than forty (40) feet in body length, eight (8) feet in width or eleven (11) feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes, but does not include structures built to the standards of any municipal building code and other technical codes. (Article VI, Sec. 38-57 of the 2001 Zoning Code as amended).

National Historic District is an area that the U.S. federal government designates through the U.S. Department of Interior, under the auspices of the National Park Service. Federally designated historic districts are listed on the National Register of Historic Places. The

Alameda Depot Neighborhood contains a National Historic District.

Overlay and Special Zoning District are synonymous and are defined boundaries around an area that has a set of unique or unusual characteristics. Overlays and Special Zoning Districts have a special purpose as defined in an accompanying plan, and may alter general residential, office, commercial or industrial zoning districts or replace them entirely.

State Historic District is an area that is designated by the State which follows criteria similar to the federal standards. State listings can have similar benefits to federal designation, such as qualification for grants and tax incentives. Designation of a district is through a review process at the State Historic Preservation Office. New Mexico's Register of Historic Places lists districts and individual properties. The Alameda Depot Neighborhood contains a State Historic District.

Appendix D: List of Historic Properties

ADDRESS	BUILDING	DATE	DATE NOTES	CLASSIFICATION (1994-1995 Survey)	STATE/ NATIONAL	GENERAL NOTES
1005 N ALAMEDA BLVD	Main Building	circa 1915		CONTRIBUTING	BOTH	
1005 N ALAMEDA BLVD	Garage	1915?	R	NON-CONTRIBUTING	BOTH	
1008 N ALAMEDA BLVD	Main Building	circa 1925		CONTRIBUTING	BOTH	
1008 N ALAMEDA BLVD	Garage	1925?	R	NON-CONTRIBUTING	BOTH	
101 W FLEMING AV	Main Building	1930		CONTRIBUTING	NATIONAL	(attached to 1145 N MAIN ST)
1015 1/2 N ALAMEDA BLVD	Main Building	NG		CONTRIBUTING	BOTH	
1015 N ALAMEDA BLVD	Main Building	NG		CONTRIBUTING	BOTH	
1028 N ALAMEDA BLVD	Main Building	circa 1915		CONTRIBUTING	BOTH	
1029 N ALAMEDA BLVD	Main Building	1915 (picture pre-1912)		CONTRIBUTING	BOTH	
1029 N ALAMEDA BLVD	Rear	NG		CONTRIBUTING	BOTH	
1036 N ALAMEDA BLVD	Main Building	circa 1930		CONTRIBUTING	BOTH	
1036 N ALAMEDA BLVD	Garage	NG		CONTRIBUTING	BOTH	
106 S MIRANDA ST	Main Building	1927		CONTRIBUTING	BOTH	
106 S MIRANDA ST	Baptist Church	1955		NON-CONTRIBUTING	BOTH	
106 W HADLEY AV	Main Building	1934-1935		CONTRIBUTING	NATIONAL	
1100 N ALAMEDA BLVD	Main Building	circa 1925		CONTRIBUTING	BOTH	
1100 N ALAMEDA BLVD	Garage	1925?		CONTRIBUTING	BOTH	
1101 N ALAMEDA BLVD	Main Building	circa 1915 (picture pre-1912)		CONTRIBUTING	BOTH	
1103 N ALAMEDA BLVD	Main Building	circa 1905		CONTRIBUTING	BOTH	
1103 N REYMOND ST	Main Building	NG		CONTRIBUTING	STATE	
1107 N REYMOND ST	Main Building	1849-1862 and growing		CONTRIBUTING	STATE	
1121 N REYMOND ST	Main Building	circa 1915		CONTRIBUTING	STATE	
1137 N ALAMEDA BLVD	Main Building	circa 1915		CONTRIBUTING	BOTH	
114 N MESILLA ST	Main Building	circa 1930		CONTRIBUTING	BOTH	
1143 N MAIN ST	Main Building	circa 1930		CONTRIBUTING	NATIONAL	
1145 N ALAMEDA BLVD	Main Building	circa 1925		CONTRIBUTING	BOTH	
1145 N MAIN ST	Main Building	circa 1930		CONTRIBUTING	NATIONAL	
1147 N ALAMEDA BLVD	Main Building	circa 1925		CONTRIBUTING	BOTH	
117 S MIRANDA ST	Main Building	circa 1905	addition	CONTRIBUTING	BOTH	
120 W GREENING AV	Main Building	circa 1928		CONTRIBUTING	NATIONAL	
1201 N ALAMEDA BLVD	Main Building	circa 1925		CONTRIBUTING	BOTH	
1203 N ALAMEDA BLVD	Main Building	circa 1925		NON-CONTRIBUTING	BOTH	
1203 N ALAMEDA BLVD	Garage	NG		CONTRIBUTING	BOTH	
1209 N ALAMEDA BLVD	Main Building	circa 1910		CONTRIBUTING	BOTH	
1209 N ALAMEDA BLVD	Garage-Apt.	NG		CONTRIBUTING	BOTH	
121 W GREENING AV	Main Building	circa 1928		CONTRIBUTING	NATIONAL	
127 S MIRANDA ST	Main Building	circa 1905		CONTRIBUTING	BOTH	
127 W GREENING AV	Main Building	circa 1928		CONTRIBUTING	NATIONAL	
127 W GREENING AV	Garage	NG		CONTRIBUTING	NATIONAL	
129 S MIRANDA ST	Main Building	circa 1905		CONTRIBUTING	BOTH	
129 S REYMOND ST	Main Building	circa 1910	r. 1928	CONTRIBUTING	BOTH	
130 W GREENING AV	Main Building	circa 1925		CONTRIBUTING	NATIONAL	
130B W GREENING AV	Main Building	NG		CONTRIBUTING	NATIONAL	
133 W LUCERO AV	Main Building	circa 1910		CONTRIBUTING	BOTH	
137 S MIRANDA ST	Main Building	circa 1910		CONTRIBUTING	BOTH	
138 W LUCERO AV	Main Building	circa 1920		CONTRIBUTING	BOTH	
138 W MOUNTAIN AV	Main Building	circa 1925		CONTRIBUTING	BOTH	
140 W GREENING AV	Main Building	circa 1930		CONTRIBUTING	NATIONAL	

D-1

141 W LUCERO AV	Main Building	circa 1910		CONTRIBUTING	BOTH	
142 S MIRANDA ST	Main Building	1932-1935		CONTRIBUTING	BOTH	
143 W LUCERO AV	Main Building	circa 1910		CONTRIBUTING	BOTH	
145 W MOUNTAIN AV	Main Building	circa 1915	r. 1930	CONTRIBUTING	BOTH	
147 W GREENING AV	Main Building	circa 1930		CONTRIBUTING	NATIONAL	
149 W GREENING AV	Main Building	circa 1930	r. circa 1940	CONTRIBUTING	NATIONAL	
150 N MIRANDA ST	Main Building				BOTH	(see 570 et al., W GRIGGS)
150 W WILLOUGHBY AV	Main Building	circa 1915		CONTRIBUTING	NATIONAL	
154 W MOUNTAIN AV	Main Building	circa 1925		CONTRIBUTING	BOTH	
159 W GREENING AV	Main Building	circa 1915		CONTRIBUTING	NATIONAL	
160 W GREENING AV	Main Building	circa 1925		CONTRIBUTING	NATIONAL	
160 W MOUNTAIN AV	Main Building	circa 1925		CONTRIBUTING	BOTH	
165 W LUCERO AV	Main Building	circa 1940		CONTRIBUTING	BOTH	
165 W LUCERO AV	Garage	1940?		CONTRIBUTING	BOTH	
167 W LUCERO AV	Main Building	circa 1910		CONTRIBUTING	BOTH	
167 W LUCERO AV	Garage	NG		CONTRIBUTING	BOTH	
167 W WILLOUGHBY AV	Main Building	circa 1903		CONTRIBUTING	NATIONAL	
168 W WILLOUGHBY AV	Main Building	circa 1915	r	CONTRIBUTING	NATIONAL	
169 W GREENING AV	Main Building	circa 1915		CONTRIBUTING	NATIONAL	
169 W GREENING AV	Apt.-1010 Cherry	NG		CONTRIBUTING	NATIONAL	
170 W GREENING AV	Main Building	circa 1915		CONTRIBUTING	NATIONAL	
174 W WILLOUGHBY AV	Main Building	circa 1903	addition 1994	CONTRIBUTING	NATIONAL	addition is NON-CONTRIBUTING
201 S MIRANDA ST	Main Building	circa 1905-1910		CONTRIBUTING	BOTH	
201 W GREENING AV	Main Building	circa 1910		CONTRIBUTING	BOTH	(faces Cherry)
201 W LUCERO AV	Main Building	circa 1918		CONTRIBUTING	BOTH	
202 N MIRANDA ST	Main Building	1908		CONTRIBUTING	BOTH	
203 N REYMOND ST	Main Building	circa 1925		CONTRIBUTING	BOTH	
206 N REYMOND ST	Main Building	circa 1908		CONTRIBUTING	BOTH	
206 N REYMOND ST	Garage	NG		CONTRIBUTING	BOTH	
206 W WILLOUGHBY AV	Main Building	NG	r. 1915-1920, r. 1940's	CONTRIBUTING	BOTH	
206 W WILLOUGHBY AV	Garage	1915-1920?		CONTRIBUTING	BOTH	
207 N REYMOND ST	Main Building	circa 1925		CONTRIBUTING	BOTH	
208 N MIRANDA ST	Main Building	1908		CONTRIBUTING	BOTH	
208 W LUCERO AV	Main Building	NG		CONTRIBUTING	STATE	
209 W MOUNTAIN AV	Main Building	circa 1920	r. 1930	CONTRIBUTING	BOTH	
209 W WILLOUGHBY AV	Main Building	circa 1925	R	CONTRIBUTING	BOTH	
210 W LUCERO AV	Main Building	NG		CONTRIBUTING	STATE	
211 S MIRANDA ST	Main Building	circa 1905-1910	R	CONTRIBUTING	BOTH	
212 W GREENING AV	Main Building	circa 1920		CONTRIBUTING	BOTH	
212 W LUCERO AV	Main Building	NG		CONTRIBUTING	STATE	
213 N ARMILLO ST	Main Building	circa 1900	rear addition 1930	CONTRIBUTING	BOTH	
213 N REYMOND ST	Main Building	circa 1925		CONTRIBUTING	BOTH	
213 W WILLOUGHBY AV	Main Building	circa 1940		CONTRIBUTING	BOTH	
213 W WILLOUGHBY AV	Garage	1940?		CONTRIBUTING	BOTH	
214 N ARMILLO ST	Main Building	NG	r. 1930-1940	CONTRIBUTING	BOTH	(see 331 W LAS CRUCES)
214 S REYMOND ST	Main Building	circa 1925		CONTRIBUTING	BOTH	
214 W LUCERO AV	Main Building	NG		CONTRIBUTING	STATE	
214 W MOUNTAIN AV	Main Building	circa 1910		CONTRIBUTING	BOTH	
215 S REYMOND ST	Main Building	circa 1915	r. 1930	CONTRIBUTING	BOTH	
215 W GREENING AV	Main Building	circa 1925		CONTRIBUTING	BOTH	
217 N REYMOND ST	Main Building	circa 1925		CONTRIBUTING	BOTH	

220 W LUCERO AV	Main Building	NG			CONTRIBUTING	STATE
221 N MELENDRES ST	Main Building	circa 1925			CONTRIBUTING	BOTH
221 N MELENDRES ST	Garage	NG			CONTRIBUTING	BOTH
221 S MIRANDA ST	Main Building	1912			CONTRIBUTING	BOTH
221 S MIRANDA ST	Garage-Apt.	NG			CONTRIBUTING	BOTH
221 W GREENING AV	Main Building	circa 1930			CONTRIBUTING	BOTH
221 W MOUNTAIN AV	Main Building	circa 1925			CONTRIBUTING	BOTH
222 W GREENING AV	Main Building	circa 1930	r. 1940		CONTRIBUTING	BOTH
222 W LUCERO AV	Main Building	NG			CONTRIBUTING	STATE
223 N MELENDRES ST	Main Building	circa 1930			CONTRIBUTING	BOTH
223 N MELENDRES ST	Garage	1930?			CONTRIBUTING	BOTH
223 S REYMOND ST	Main Building	circa 1915			CONTRIBUTING	BOTH
223 W GREENING AV	Main Building	circa 1930	r		CONTRIBUTING	BOTH
224 S REYMOND ST	Main Building	circa 1925	r. 1940		CONTRIBUTING	BOTH
224 S REYMOND ST	Garage-Apt.	NG			CONTRIBUTING	BOTH
224 W HADLEY AV	Main Building	circa 1925			CONTRIBUTING	BOTH
224 W MOUNTAIN AV	Main Building	circa 1925			CONTRIBUTING	BOTH
225 N MELENDRES ST	Main Building	circa 1950			CONTRIBUTING	BOTH
225 W WILLOUGHBY AV	Main Building	circa 1940			CONTRIBUTING	BOTH
226 W LUCERO AV	Main Building	NG			CONTRIBUTING	STATE
226 W PICACHO AV	Main Building	1937			CONTRIBUTING	BOTH
226 W PICACHO AV	Service Building	1937			CONTRIBUTING	BOTH
226 W WILLOUGHBY AV	Main Building	circa 1910			CONTRIBUTING	BOTH
226 W WILLOUGHBY AV	Garage	NG			CONTRIBUTING	BOTH
228 N MIRANDA ST	Main Building	circa 1915			CONTRIBUTING	BOTH
228 W LUCERO AV	Main Building	NG			CONTRIBUTING	STATE
228 W MOUNTAIN AV	Main Building	circa 1910	r		CONTRIBUTING	BOTH
230 N MELENDRES ST	Main Building	circa 1925			CONTRIBUTING	BOTH
230 N MOUNTAIN AV	Main Building	circa 1910	r		CONTRIBUTING	BOTH
230 W LUCERO AV	Main Building	NG			CONTRIBUTING	STATE
232 W LUCERO AV	Main Building	NG			CONTRIBUTING	STATE
233 S MIRANDA ST	Main Building	1911-1913	addition		CONTRIBUTING	BOTH
233 S MIRANDA ST	Garage	NG			CONTRIBUTING	BOTH
237 S REYMOND ST	Main Building	circa 1911			CONTRIBUTING	BOTH
240 S REYMOND ST	Main Building	circa 1925			CONTRIBUTING	BOTH
241 S REYMOND ST	Main Building	circa 1930			CONTRIBUTING	BOTH
242 W HADLEY AV	Main Building	circa 1925			CONTRIBUTING	BOTH
242 W WILLOUGHBY AV	Main Building	circa 1920			CONTRIBUTING	BOTH
244 S MIRANDA ST	Main Building	circa 1915			CONTRIBUTING	BOTH
245 S REYMOND ST	Main Building	circa 1930			CONTRIBUTING	BOTH
245 W LUCERO AV	Main Building	circa 1925			CONTRIBUTING	BOTH
246 S REYMOND ST	Main Building	circa 1930			CONTRIBUTING	BOTH
247 S REYMOND ST	Main Building	circa 1925			CONTRIBUTING	BOTH
248 S REYMOND ST	Main Building	circa 1925			CONTRIBUTING	BOTH
249 S MIRANDA ST	Main Building	1904	additions 1925		CONTRIBUTING	BOTH
249 S MIRANDA ST	Garage-Barn, Cow Shed, Chicken Coop				CONTRIBUTING	BOTH
250 W COURT AV	Main Building	circa 1880			CONTRIBUTING	BOTH
250 W HADLEY AV	Main Building	circa 1925			CONTRIBUTING	BOTH
255 W HADLEY AV	Main Building	circa 1930			CONTRIBUTING	STATE
258 W HADLEY AV	Main Building	circa 1920			CONTRIBUTING	BOTH
266 W COURT AV	Main Building	1884			CONTRIBUTING	BOTH

268 W HADLEY AV	Main Building	circa 1920	r. 1930		CONTRIBUTING	BOTH	
301 S REYMOND ST	Main Building	circa 1911	r.1930, addition		CONTRIBUTING	BOTH	
301 W HADLEY AV	Main Building	circa 1930			CONTRIBUTING	BOTH	(see 447 N ALAMEDA ST)
304 S REYMOND ST	Main Building	circa 1911	r		CONTRIBUTING	BOTH	
305 S MIRANDA ST	Main Building	circa 1930	R		CONTRIBUTING	BOTH	
305 W HADLEY AV	Main Building	circa 1925			CONTRIBUTING	BOTH	
306 W HADLEY AV	Main Building				CONTRIBUTING	STATE	(see 500 N ARMIJO ST)
309 S REYMOND ST	Main Building	circa 1911			CONTRIBUTING	BOTH	
310 W HADLEY AV	Main Building				CONTRIBUTING	STATE	(see 500 N ARMIJO ST)
311 S MIRANDA ST	Main Building	circa 1911-1913			CONTRIBUTING	BOTH	
312 S REYMOND ST	Main Building	circa 1911			CONTRIBUTING	BOTH	
312 W HADLEY AV	Main Building				CONTRIBUTING	STATE	(see 500 N ARMIJO ST)
312 W PARKER RD	Main Building	1900	r. 1930		CONTRIBUTING	STATE	
314 W MOUNTAIN AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
315 W BROWNLEE AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
317 S MIRANDA ST	Main Building	circa 1925			CONTRIBUTING	BOTH	
317 S REYMOND ST	Main Building	circa 1930			CONTRIBUTING	BOTH	
318 W AMADOR AV	Main Building	circa 1890	r. 1930		CONTRIBUTING	BOTH	
318 W AMADOR AV	Garage	1940			CONTRIBUTING	BOTH	
318 W ORGAN AV	Main Building	circa 1900			CONTRIBUTING	BOTH	
319 N MIRANDA ST	Main Building	circa 1915			CONTRIBUTING	BOTH	
319 W AMADOR AV	Main Building	circa 1900			CONTRIBUTING	BOTH	
321 N MIRANDA ST	Main Building	circa 1915			CONTRIBUTING	BOTH	
321 W VAN PATTEN AV	Main Building	circa 1925			CONTRIBUTING	BOTH	
322 W MOUNTAIN AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
323 S MIRANDA ST	Main Building	circa 1925			CONTRIBUTING	BOTH	
324 W AMADOR AV	Main Building	circa 1940			CONTRIBUTING	BOTH	
326 W MOUNTAIN AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
329 S MIRANDA ST	Main Building	circa 1925			CONTRIBUTING	BOTH	
330 N MELENDRES ST	Main Building	circa 1945			CONTRIBUTING	BOTH	
330 W LAS CRUCES AV	Main Building	circa 1910			CONTRIBUTING	BOTH	
330 W LAS CRUCES AV	Boys & Girls Club	circa 1940			CONTRIBUTING	NATIONAL	
330 W LAS CRUCES AV	Boys & Girls Club	1965			NON-CONTRIBUTING	NATIONAL	
330 W MOUNTAIN AV	Main Building	circa 1930	addition		CONTRIBUTING	BOTH	
330 W VAN PATTEN AV	Main Building	circa 1945			CONTRIBUTING	BOTH	
330 W VAN PATTEN AV	Garage	1945?			CONTRIBUTING	BOTH	
331 N ALAMEDA BLVD	Main Building	circa 1925			CONTRIBUTING	BOTH	
331 N ALAMEDA BLVD	Apt.	circa 1940			CONTRIBUTING	BOTH	
331 N ALAMEDA BLVD	Garage	NG			CONTRIBUTING	BOTH	
331 N ARMIJO ST	Main Building	circa 1930			CONTRIBUTING	BOTH	
331 W LAS CRUCES AV	Main Building	circa 1910	r. 1935-1950		CONTRIBUTING	BOTH	
333 N ARMIJO ST	Main Building	circa 1930			CONTRIBUTING	BOTH	
334 1/2 W VAN PATTEN AV	Main Building	circa 1920			CONTRIBUTING	BOTH	
334 W GRIGGS AV	Main Building	circa 1910			CONTRIBUTING	BOTH	
334 W VAN PATTEN AV	Main Building	circa 1920			CONTRIBUTING	BOTH	
335 (E) W VAN PATTEN AV	Main Building	1924			CONTRIBUTING	BOTH	
335 (S) W VAN PATTEN AV	Main Building	1929			CONTRIBUTING	BOTH	
335 (W) W VAN PATTEN AV	Main Building	1923			CONTRIBUTING	BOTH	
335 W PICACHO AV	Main Building	NG			CONTRIBUTING	NATIONAL	(see 834 N ARMIJO)
336 W MOUNTAIN AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
336 W VAN PATTEN AV	Main Building	circa 1920			CONTRIBUTING	BOTH	

337 S MIRANDA ST	Main Building	1924				CONTRIBUTING	BOTH	
338 W MOUNTAIN AV	Main Building	circa 1930				CONTRIBUTING	BOTH	
339 N ALAMEDA BLVD	Main Building	circa 1925				CONTRIBUTING	BOTH	
340 N MELENDRES	Main Building					CONTRIBUTING	BOTH	(see 643 W COURT AV)
340 N REYMOND ST	Main Building	1927	r			CONTRIBUTING	BOTH	
341 N ARMIJO ST	Main Building	circa 1925				CONTRIBUTING	BOTH	
343 N ARMIJO ST	Main Building	circa 1925				CONTRIBUTING	BOTH	
400 W LAS CRUCES AV	Main Building	circa 1906	addition on east			CONTRIBUTING	BOTH	
400B W LAS CRUCES AV	Garage/now Apt.	circa 1910				CONTRIBUTING	BOTH	
400C W LAS CRUCES AV	Attic of 400	circa 1990	r			NON-CONTRIBUTING	BOTH	
403 S MELENDRES ST	Main Building	circa 1948				CONTRIBUTING	STATE	
403 W LAS CRUCES AV	Main Building	circa 1900				CONTRIBUTING	BOTH	
404 W MOUNTAIN AV	Main Building	NG				CONTRIBUTING	STATE	
405 N ALAMEDA AV	Main Building	1924				CONTRIBUTING	BOTH	
405 S MELENDRES ST	Main Building	circa 1948				CONTRIBUTING	STATE	
405 W GRIGGS AV	Main Building	circa 1930				CONTRIBUTING	BOTH	
405 W ORGAN AV	Main Building	circa 1908				CONTRIBUTING	BOTH	
406 W GRIGGS AV	Main Building	1908				CONTRIBUTING	BOTH	
406 W LAS CRUCES AV	Main Building	circa 1909				CONTRIBUTING	BOTH	
407 W GRIGGS AV	Main Building	circa 1930				CONTRIBUTING	BOTH	
407 W LAS CRUCES AV	Main Building	1924				CONTRIBUTING	BOTH	
407 W ORGAN AV	Main Building	circa 1908				CONTRIBUTING	BOTH	
407A S MELENDRES ST	Main Building	circa 1948				CONTRIBUTING	STATE	
409 W LAS CRUCES AV	Main Building	circa 1909				CONTRIBUTING	BOTH	
409 W LAS CRUCES AV	Garage	NG				CONTRIBUTING	BOTH	
410 N ARMIJO ST	Main Building	NG				CONTRIBUTING	STATE	
410 W COURT AV	Main Building	1940				CONTRIBUTING	STATE	
410 W COURT AV	Rear Addition	NG				NON-CONTRIBUTING	STATE	
412 W LAS CRUCES AV	Main Building	circa 1900				CONTRIBUTING	BOTH	
413 W GRIGGS AV	Main Building	circa 1895				CONTRIBUTING	BOTH	
413 W GRIGGS AV	Barn	NG				NON-CONTRIBUTING	BOTH	
413 W GRIGGS AV	Rear	NG				CONTRIBUTING	BOTH	
414 W GRIGGS AV	Main Building	1908				CONTRIBUTING	BOTH	
414 W LAS CRUCES AV	Main Building	circa 1915				CONTRIBUTING	BOTH	
414 W MOUNTAIN AV	Main Building	NG				CONTRIBUTING	STATE	
415 W BROWNLEE AV	Main Building	circa 1930				CONTRIBUTING	BOTH	
415 W BROWNLEE AV	Garage-Apt.	1930	r. contemp.			NON-CONTRIBUTING	BOTH	
415 W LAS CRUCES AV	Main Building	circa 1930				CONTRIBUTING	BOTH	
417-E W COURT AV	Main Building	circa 1940				NON-CONTRIBUTING	BOTH	
417-SE W COURT AV	Main Building	1930				CONTRIBUTING	BOTH	
417-SW W COURT AV	Main Building	1930				CONTRIBUTING	BOTH	
417-W W COURT AV	Main Building	1900	r. 1930			CONTRIBUTING	BOTH	
420 N ALAMEDA AV	Main Building	circa 1925				CONTRIBUTING	BOTH	
420 N MELENDRES ST	Main Building	NG				CONTRIBUTING	STATE	
420 W PARKER RD	Main Building	contemp.	R			CONTRIBUTING	STATE	
422 N ALAMEDA BLVD	Main Building	circa 1890	R. circa 1920			CONTRIBUTING	BOTH	
424 W MOUNTAIN AV	Main Building	NG				CONTRIBUTING	STATE	
424 W PARKER RD	Main Building	contemp.				CONTRIBUTING	STATE	
425 N ALAMEDA BLVD	Main Building	circa 1925				CONTRIBUTING	BOTH	
425 N ALAMEDA BLVD	Garage	circa 1925				CONTRIBUTING	BOTH	
425 N MELENDRES ST	Main Building	circa 1930				CONTRIBUTING	BOTH	

425 S REYMOND ST	Main Building	circa 1915			CONTRIBUTING	BOTH	
425 W GRIGGS AV	Main Building	1924		addition, R. circa 1980	CONTRIBUTING	BOTH	
425 W LAS CRUCES AV	Main Building	circa 1940		r. 1940	CONTRIBUTING	BOTH	
426 N MIRANDA ST	Main Building	circa 1935			CONTRIBUTING	STATE	
426A N MIRANDA ST	Part of 426				CONTRIBUTING	STATE	
427 N MELENDRES ST	Main Building	circa 1930			CONTRIBUTING	BOTH	
428 W GRIGGS AV	Main Building	circa 1890		rear addition	CONTRIBUTING	BOTH	
430 N MIRANDA ST	Main Building	1941			CONTRIBUTING	STATE	
432 W VAN PATTEN AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
435 N MELENDRES ST	Main Building	NG			CONTRIBUTING	STATE	
435 N REYMOND ST	Main Building	circa 1915			CONTRIBUTING	BOTH	deteriorated
436 W MOUNTAIN AV	Main Building	circa 1948			CONTRIBUTING	STATE	
437 S REYMOND ST	Main Building	NG			CONTRIBUTING	BOTH	deteriorated
437 W GRIGGS AV	Main Building	circa 1910		r. 1920	CONTRIBUTING	BOTH	
439 N ALAMEDA AV	Main Building	circa 1925		r. 1970	NON-CONTRIBUTING	BOTH	
439 N ALAMEDA AV	Rear	NG			CONTRIBUTING	BOTH	
439 N MELENDRES ST	Main Building	NG			CONTRIBUTING	STATE	
440 W LAS CRUCES AV	Main Building	circa 1910			CONTRIBUTING	BOTH	
440 W MOUNTAIN AV	Main Building	NG			CONTRIBUTING	STATE	
441 N MIRANDA ST	Main Building	circa 1885			CONTRIBUTING	STATE	
441 N MIRANDA ST	Carport	circa 1990			NON-CONTRIBUTING	STATE	Awful
443 1/2 N REYMOND ST	Main Building	between 1921 - 1927			CONTRIBUTING	STATE	
443 N REYMOND ST	Main Building	between 1921 - 1927			CONTRIBUTING	STATE	
445 N ALAMEDA AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
445 N ALAMEDA AV	Garage	NG			CONTRIBUTING	BOTH	
446 N ALAMEDA AV	Main Building	circa 1925			CONTRIBUTING	BOTH	
447 N ALAMEDA AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
450 W PICACHO AV	Main Building	circa 1880 or earlier			CONTRIBUTING	NATIONAL	
450 W PICACHO AV	Court	circa 1925			CONTRIBUTING	NATIONAL	
450 W PICACHO AV	Extension	1950			NON-CONTRIBUTING	NATIONAL	
466 W VAN PATTEN AV	Main Building	circa 1930			CONTRIBUTING	STATE	
472 W VAN PATTEN AV	Main Building	circa 1937			CONTRIBUTING	STATE	
475 W VAN PATTEN AV	Main Building	NG			CONTRIBUTING	STATE	
500 N ARMIJO ST	Main Building	circa 1940			CONTRIBUTING	STATE	
501 N ALAMEDA BLVD	Main Building	1926		addition 1941	CONTRIBUTING	STATE	
502 N ARMIJO ST	Main Building	circa 1940			CONTRIBUTING	STATE	
502 W HADLEY AV	Main Building	NG			CONTRIBUTING	STATE	
504 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH	
504 N ARMIJO ST	Main Building	circa 1940			CONTRIBUTING	STATE	
504 W GRIGGS AV	Main Building	1896			CONTRIBUTING	BOTH	
506 N ARMIJO ST	Main Building	circa 1940			CONTRIBUTING	STATE	
506 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH	
507 W HADLEY AV	Main Building	NG			CONTRIBUTING	STATE	
509 W LAS CRUCES AV	Main Building	1897			CONTRIBUTING	BOTH	
509 W LAS CRUCES AV	Garage	NG			CONTRIBUTING	BOTH	
510 W AMADOR AV	Main Building	NG			CONTRIBUTING	STATE	
510 W COURT AV	Main Building	1939			CONTRIBUTING	BOTH	
510 W COURT AV	Garage	1939?			CONTRIBUTING	BOTH	
512 N MIRANDA ST	Main Building	NG			CONTRIBUTING	STATE	
512 W GRIGGS AV	Main Building	circa 1930			CONTRIBUTING	BOTH	
513 N MELENDRES ST	Main Building	NG			CONTRIBUTING	STATE	

514 W GRIGGS AV	Main Building	circa 1940			CONTRIBUTING	BOTH
514 W ORGAN AV	Main Building	contemp.			CONTRIBUTING	BOTH
516 N ALAMEDA BLVD	Main Building	circa 1915-1920			CONTRIBUTING	BOTH
516 N ALAMEDA BLVD	Rear	circa 1955			NON-CONTRIBUTING	BOTH
516 W ORGAN AV	Main Building	contemp.			CONTRIBUTING	BOTH
518 N ALAMEDA BLVD	Main Building	1960			NON-CONTRIBUTING	BOTH
518 N ALAMEDA BLVD	Chapel	1913			CONTRIBUTING	BOTH
518 N ALAMEDA BLVD	Hall & Colonnade	1955			NON-CONTRIBUTING	BOTH
519 W LAS CRUCES AV	Main Building	circa 1925			CONTRIBUTING	BOTH
519 W LAS CRUCES AV	Garage	NG			NON-CONTRIBUTING	BOTH
520 1/2 N ALAMEDA BLVD	Main Building	1940? (converted garage)			CONTRIBUTING	BOTH
520 N ALAMEDA BLVD	Main Building	circa 1940			CONTRIBUTING	BOTH
520 W COURT AV	Main Building	1940			CONTRIBUTING	BOTH
520 W COURT AV	Garage	1940?			CONTRIBUTING	BOTH
520 W MOUNTAIN ST	Main Building	NG			CONTRIBUTING	STATE
521 N MIRANDA ST	Main Building	circa 1920			CONTRIBUTING	STATE
521 W BROWNLEE AV	Main Building	circa 1910		hood addition 1940	CONTRIBUTING	BOTH
523 N MIRANDA ST	Main Building	circa 1930			CONTRIBUTING	STATE
523 W BROWNLEE AV	Main Building	NG			CONTRIBUTING	STATE
528 N ALAMEDA BLVD	Main Building	circa 1940			CONTRIBUTING	BOTH
528 N ALAMEDA BLVD	Garage	1940?			CONTRIBUTING	BOTH
530 W COURT AV	Main Building	1939			CONTRIBUTING	BOTH
530 W COURT AV	Garage	1939?			CONTRIBUTING	BOTH
530A N MELENDRES ST	Main Building	circa 1930			CONTRIBUTING	STATE
531 N ALAMEDA BLVD	Main Building	circa 1935			CONTRIBUTING	STATE
537 N ALAMEDA BLVD	Main Building	circa 1940			CONTRIBUTING	STATE
539 W LAS CRUCES AV	Main Building	1934			CONTRIBUTING	BOTH
539 W LAS CRUCES AV	Garage	1934?			CONTRIBUTING	BOTH
539 W LAS CRUCES AV	Guest House	circa 1950			NON-CONTRIBUTING	BOTH
540 W HADLEY AV	Main Building	circa 1940			CONTRIBUTING	STATE
541 N ALAMEDA BLVD	Main Building	circa 1923			CONTRIBUTING	STATE
541 W LAS CRUCES AV	Main Building	circa 1915			CONTRIBUTING	BOTH
548 W HADLEY AV	Main Building	1939			CONTRIBUTING	STATE (see 512 N MIRANDA ST)
555 N MIRANDA ST	Main Building	circa 1930			CONTRIBUTING	STATE
555 W AMADOR AV	Main Building	circa 1948			CONTRIBUTING	STATE
562 W GRIGGS AV	Main Building	circa 1940			CONTRIBUTING	BOTH
570 W GRIGGS AV	Main Building	circa 1890			CONTRIBUTING	BOTH
580 W GRIGGS AV	Main Building	circa 1890			CONTRIBUTING	BOTH
590 W GRIGGS AV	Main Building	circa 1890			CONTRIBUTING	BOTH
591 W ORGAN AV	Main Building				CONTRIBUTING	BOTH (see 570 W GRIGGS)
600 W LAS CRUCES AV	Main Building	circa 1915			CONTRIBUTING	BOTH
600 W LAS CRUCES AV	Garage	NG			CONTRIBUTING	BOTH
600 W MOUNTAIN AV	Main Building	contemp.			CONTRIBUTING	STATE
602 N ALAMEDA BLVD	Main Building	1923			CONTRIBUTING	BOTH
602 W MOUNTAIN AV	Main Building	contemp.			CONTRIBUTING	STATE
603 N ALAMEDA BLVD	Main Building	1918			CONTRIBUTING	BOTH
603 W LAS CRUCES AV	Main Building	circa 1910		addition 1950	CONTRIBUTING	BOTH
605 W MAY AV	Main Building	circa 1910		r	CONTRIBUTING	BOTH
606 W COURT AV	Main Building	circa 1910			CONTRIBUTING	BOTH
606 W HADLEY AV	Main Building	circa 1930		r., R	CONTRIBUTING	STATE
606 W LAS CRUCES AV	Main Building	circa 1940			CONTRIBUTING	BOTH

611 W HADLEY AV	Main Building	NG			CONTRIBUTING	STATE
614 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH
615 W HADLEY AV	Main Building	(WPA-1938 in front sidewalk)			CONTRIBUTING	STATE
616 N ARMIJO ST	Main Building	circa 1950			CONTRIBUTING	BOTH
616 W COURT AV	Main Building	circa 1910			CONTRIBUTING	BOTH
618 N ARMIJO ST	Main Building	circa 1950			CONTRIBUTING	BOTH
619 N ALAMEDA BLVD	Main Building	circa 1910			CONTRIBUTING	BOTH
620 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH
620 N ALAMEDA BLVD	Garage	1930?			CONTRIBUTING	BOTH
620 N ARMIJO ST	Main Building	circa 1950			CONTRIBUTING	BOTH
620 W HADLEY AV	Main Building	circa 1940			CONTRIBUTING	STATE
620 W ORGAN AV	Main Building	circa 1910	r. 1940		CONTRIBUTING	BOTH
622 N ARMIJO ST	Main Building	circa 1950			CONTRIBUTING	BOTH
624 W COURT AV	Main Building	circa 1930			CONTRIBUTING	BOTH
624 W COURT AV	Rear Apt.	NG (pre-1947)			CONTRIBUTING	BOTH
624 W LAS CRUCES AV	Main Building	circa 1940			CONTRIBUTING	BOTH
624 W LAS CRUCES AV	Garage	1940?			CONTRIBUTING	BOTH
625 N REYMOND ST	Main Building	circa 1915			CONTRIBUTING	BOTH
625 W MOUNTAIN AV	Main Building	contemp.	addition		CONTRIBUTING	STATE
626 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH
626 W BOWMAN AV	Main Building	circa 1930			CONTRIBUTING	BOTH
626 W HADLEY AV	Main Building	NG			CONTRIBUTING	STATE
629 W COURT AV	Main Building	circa 1910			CONTRIBUTING	BOTH
630 W MOUNTAIN AV	Main Building	contemp.	addition		CONTRIBUTING	STATE
634 W COURT AV	Main Building	circa 1980's			CONTRIBUTING	BOTH
634 W COURT AV	Rear	1890's			CONTRIBUTING	BOTH
635 W LAS CRUCES AV	Main Building	1913			CONTRIBUTING	BOTH
637 N ALAMEDA BLVD	Main Building	circa 1925			CONTRIBUTING	BOTH
637 N ARMIJO ST	Main Building	circa 1915			CONTRIBUTING	BOTH
640 W LAS CRUCES AV	Main Building	circa 1930			CONTRIBUTING	BOTH
640 W LAS CRUCES AV	Garage	1930?			CONTRIBUTING	BOTH
641 W MAY AV	Main Building	circa 1940			CONTRIBUTING	BOTH
642 W LAS CRUCES AV	Main Building	circa 1930			CONTRIBUTING	BOTH
643 W COURT AV	Garage	1930?			CONTRIBUTING	BOTH
644 W HADLEY AV	Main Building	circa 1915	r		CONTRIBUTING	BOTH and 340 N MELENDRES
645 W LAS CRUCES AV	Main Building	circa 1910			CONTRIBUTING	STATE
645 W MAY AV	Main Building	circa 1925			CONTRIBUTING	BOTH
645 W MAY AV	Main Building	circa 1902	r. 1920's		CONTRIBUTING	BOTH
647 W MOUNTAIN AV	Main Building	NG			CONTRIBUTING	STATE
701 N ARMIJO ST	Main Building	less than 50 yrs. Old in 11/78			CONTRIBUTING	STATE
701 N ARMIJO ST	Garage	NG			CONTRIBUTING	STATE
701 N MIRANDA ST	Main Building	NG			CONTRIBUTING	STATE
702 N ARMIJO ST	Main Building	circa 1920			CONTRIBUTING	BOTH
702 W COURT AV	Main Building	circa 1915	r. 1940		CONTRIBUTING	BOTH
703 N REYMOND ST	Main Building	circa 1925			CONTRIBUTING	STATE
703 N REYMOND ST	Garage	circa 1925?			CONTRIBUTING	STATE
704 N MIRANDA ST	Main Building	circa 1930			CONTRIBUTING	STATE
704 N REYMOND ST	Main Building	NG	R		CONTRIBUTING	STATE
705 N ALAMEDA BLVD	Main Building	circa 1940			CONTRIBUTING	BOTH
706 N REYMOND ST	Main Building	circa 1920			CONTRIBUTING	STATE
706 N REYMOND ST	Garage	circa 1920?			CONTRIBUTING	STATE

706 W COURT AV	Main Building	circa 1915	r. 1940	CONTRIBUTING	BOTH
706 W MAY AV	Main Building	circa 1930		CONTRIBUTING	STATE
706 W ORGAN AV	Main Building	circa 1910	addition 1920	CONTRIBUTING	BOTH
707 N MIRANDA ST	Main Building	circa 1930		CONTRIBUTING	STATE
707 W COURT AV	Main Building	circa 1890	addition 1910, r. 1970	CONTRIBUTING	BOTH
708 W ORGAN AV	Main Building	circa 1910	addition 1920	CONTRIBUTING	BOTH
710 W ORGAN AV	Main Building	circa 1910	addition 1920	CONTRIBUTING	BOTH
711 N ARMUJO ST	Main Building	1937		CONTRIBUTING	STATE
711 N ARMUJO ST	Garage	1937?		CONTRIBUTING	STATE
714 W COURT AV	Main Building	circa 1925		CONTRIBUTING	BOTH
715 N ARMUJO ST	Main Building	NG		CONTRIBUTING	STATE
715 N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
715 W LAS CRUCES AV	Main Building	circa 1937		CONTRIBUTING	BOTH
716 N ARMUJO ST	Main Building	circa 1930		CONTRIBUTING	BOTH
716 N ARMUJO ST	Garage	1930?		NON-CONTRIBUTING	BOTH
719 W LAS CRUCES AV	Main Building	circa 1930		CONTRIBUTING	BOTH
721 W LAS CRUCES AV	Main Building	1928		CONTRIBUTING	BOTH
724 W COURT AV	Main Building	circa 1940		CONTRIBUTING	BOTH
728 W LAS CRUCES AV	Main Building	circa 1925		CONTRIBUTING	BOTH
729 N ARMUJO ST	Main Building	NG		CONTRIBUTING	STATE
730 N MIRANDA ST	Main Building	circa 1935		CONTRIBUTING	STATE
730 W LAS CRUCES AV	Main Building	circa 1925		CONTRIBUTING	BOTH
732 N MIRANDA ST	Main Building	circa 1930		CONTRIBUTING	STATE
733 N REYMOND ST	Main Building	circa 1915		CONTRIBUTING	STATE
733 N REYMOND ST	Garage	circa 1915?		CONTRIBUTING	STATE
734 N REYMOND ST	Main Building	NG		CONTRIBUTING	STATE
739 N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
741 N ALAMEDA BLVD	Main Building	NG		CONTRIBUTING	BOTH
743 W COURT AV	Main Building	circa 1915		CONTRIBUTING	BOTH
744 N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
744 W COURT AV	Main Building	circa 1910	r. 1925	CONTRIBUTING	BOTH
744A N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
744B N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
800 W LAS CRUCES AV	Freight Extension	1961		NON-CONTRIBUTING	BOTH
800 W LAS CRUCES AV	Freight Section	circa 1909		CONTRIBUTING	BOTH
800 W LAS CRUCES AV	Main Section	1909		CONTRIBUTING	BOTH
801 N ARMUJO ST	Main Building	circa 1920		CONTRIBUTING	BOTH
805 N REYMOND ST	Main Building	circa 1930		CONTRIBUTING	STATE
807 N ARMUJO ST	Main Building	circa 1925		CONTRIBUTING	BOTH
807 N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
808 N ALAMENDRA BLVD	Main Building	1925	addition 1950	CONTRIBUTING	BOTH
808 N ALAMENDRA BLVD	South of ...	1940		CONTRIBUTING	BOTH
808 N ARMUJO ST	Main Building	circa 1915		CONTRIBUTING	BOTH
810 N ARMUJO ST	Main Building	circa 1915		CONTRIBUTING	BOTH
810 N REYMOND ST	Main Building	contemp.		CONTRIBUTING	STATE
818 N ARMUJO ST	Main Building	circa 1925		CONTRIBUTING	BOTH
819 N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE
824 N ARMUJO ST	Main Building	circa 1925		CONTRIBUTING	BOTH
833 N ALAMEDA BLVD	Main Building	1908		CONTRIBUTING	BOTH
834 N ARMUJO ST	Main Building	circa 1920	r. circa 1930	CONTRIBUTING	BOTH
838 N MIRANDA ST	Main Building	NG		CONTRIBUTING	STATE

887 N MAIN ST	Main Building	circa 1925			CONTRIBUTING	STATE
909 N ALAMEDA BLVD	Main Building	circa 1908			CONTRIBUTING	BOTH
909 N ALAMEDA BLVD	Garage	NG			CONTRIBUTING	BOTH
920 N ALAMEDA BLVD	Main Building	circa 1920			CONTRIBUTING	BOTH
938 N ALAMEDA BLVD	Main Building	circa 1900			CONTRIBUTING	BOTH
938 N ALAMEDA BLVD	Garage	NG			CONTRIBUTING	BOTH
943 N ALAMEDA BLVD	Main Building	circa 1900			CONTRIBUTING	BOTH
955 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH
955 N ALAMEDA BLVD	Garage	1930?			CONTRIBUTING	BOTH
965 N ALAMEDA BLVD	Main Building	1915			CONTRIBUTING	BOTH
972 N ALAMEDA BLVD	Main Building	circa 1915			CONTRIBUTING	BOTH
975 N ALAMEDA BLVD	Main Building	circa 1930			CONTRIBUTING	BOTH
975 N ALAMEDA BLVD	Garage	1930?			CONTRIBUTING	BOTH

NG Not given in the previous survey
? When on a garage and no date given, the date of the house has been arbitrarily assigned
r Minor remodeling, noticeable but didn't lower the classification by itself
R Major remodeling, change in appearance

Agenda Item #6.3.

D. Legacy Zoning Districts

1. Legacy zoning districts are previously existing zoning districts that have been preserved within the Development Code but will not be applied to new land. The following is a list of the legacy zoning districts described in this subsection:
 - a) ADO, Alameda Depot Neighborhood Overlay District
 - b) LCIIIP, Las Cruces Industrial Innovation and Industrial Overlay Zone District
 - c) SMO, South Mesquite Overlay District
 - d) UD, University District Overlay District
2. ADO, Alameda Depot Neighborhood Overlay District
 - a) Purpose. The Alameda Depot neighborhood, with its rich history, diverse architecture and peaceful environment, is an important part of Las Cruces life. The purpose of the Alameda Depot Neighborhood Overlay (ADO) is to implement the policies that were established in the Alameda Depot Neighborhood Plan. As it is impacted by changes in downtown and surrounding neighborhoods, residents and property owners want to protect the characteristics that make the Alameda Depot neighborhood special. Specific provisions in this overlay provide greater flexibility for historic properties and address such things as setbacks, land uses, parking and changes to structures that predate the creation of development standards. The Alameda Depot Overlay contains a state historic district and a national historic district, but the neighborhood has not been designated a local historic district, and will be exempt from any future local historic district ordinances should they be adopted by the city.
 - b) Applicability.
 - i) Introduction. This overlay applies to all properties within the Alameda Depot neighborhood boundaries. These properties have been categorized into six sub-areas, and have been given new zoning designations based on the distinct characteristics of each (see **c**) below). The overlay shall be used to regulate development standards, land uses, design of new streets, new buildings, and new public spaces.
 - ii) Terms. The provisions of this overlay are activated by "shall" when required; "should" when recommended; and "may" when optional. Technical terms used throughout this section may be defined in **d**) below. Those terms not defined in **d**) below shall be accorded their commonly accepted meanings or as defined in **Sec. 34-5. Definitions**. In the event of conflicts between these definitions and the provisions herein stated, the Community Development Director shall have the authority pursuant to **Sec. 34-1.I. Interpretations** and **Sec. 34-1.J. Conflicting Provisions** to determine which will be imposed.
 - iii) Diagrams and illustrations. Diagrams and illustrations are an integral part of this overlay and are used to help explain standards and guidelines. The diagrams and illustrations are for illustrative purposes only. When in conflict, written text shall take precedence over diagrams and illustrations.
 - c) Delineation of overlay. The Alameda Depot Overlay District shall include all properties noted on the associated map (**Figure 36-2-13**). Within the overlay, six distinct zones shall be established: ADO-1, the Alameda Corridor; ADO-2, the Griggs/Organ Corridor; ADO-3, the North and South Residential Cores; ADO-4, the Picacho Corridor; ADO-5, Amador Corridor; and ADO-6, the Railroad Corridor. Description of overlay zones:
 - i) ADO-1, the Alameda Corridor: Uses in ADO-1 include single-family residential, multifamily residential, low-intensity office and commercial uses, and public/institutional uses that generate relatively little traffic or parking demand. The residential and historic character of the neighborhood shall be retained as closely as possible.
 - ii) ADO-2, the Griggs/Organ Corridor: Uses in ADO-2 include single-family residential, multifamily residential, low-intensity office and commercial uses, and public/institutional uses that generate relatively little traffic or parking demand. The residential and historic character of the neighborhood shall be retained as closely as possible.

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- iii) ADO-3 the North and South Residential Cores: ADO-3, the Residential Core, is intended to accommodate primarily detached single-family dwelling units, with or without secondary residences, to maintain and protect a low-density residential character of development, and to maintain the historic appearance of this central area of the neighborhood as closely as possible.
- iv) ADO-4, the Picacho Corridor: Uses in ADO-4 include single-family residential, multifamily residential, and low- and medium-intensity office and commercial uses. The residential and historic character of the neighborhood shall be retained as closely as possible. All office and commercial uses are intended to serve as transition zones between higher-intensity uses on Picacho Avenue and the predominantly residential uses of the neighborhood.
- v) ADO-5, Amador Corridor: Uses in ADO-5 include single-family residential, multifamily residential, and low- and medium-intensity office and commercial uses. The residential and historic character of the neighborhood shall be retained as closely as possible. All office and commercial uses are intended to serve as transition zones between higher intensity uses on Amador Avenue and adjacent to the DDC, Downtown Development Code and the predominantly residential uses of the neighborhood.
- vi) ADO-6, the Railroad Corridor: ADO-6, the Mesilla Street/Railroad Track Corridor, is intended to exist as a mixed-use environment allowing low-intensity manufacturing, low- and medium-intensity office and commercial, and limited residential uses. Residential uses must be part of a mixed-use development. Residential uses existing at the time of adoption of this overlay that are not a part of a mixed-use development are considered legally nonconforming, and shall adhere to the nonconforming use provisions stated below in **h)** below, with the exception of **h)i)a** below. These uses are not subject to the one-year vacancy limit.

Agenda Item #6.3.

Chapter 36. Zoning Regulations
Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations
Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Figure 36-2-13. Alameda Depot Overlay (ADO) Boundaries

d) Definitions. Definitions are in addition to those noted in **Sec. 34-5. Definitions:**

Accessory dwelling unit: A self-contained living quarter containing independent kitchen (cooking/culinary) facilities attached to and under the same roof as the main dwelling, created by: The conversion of an existing single-family dwelling; or the addition to an existing single-family dwelling; or the incorporation of applicable areas into a new single-family dwelling design which is subsequently constructed. (also see #19 Accessory Dwelling in **Sec. 36-3.B**).

Accessory use or structure: A subordinate use or structure, the use of which is incidental to and customarily found in connection with the principal dwelling on the same property. Examples: Gazebo, greenhouse, tool shed, detached garage, guest dwelling, swimming pool, tennis court, barn, and flagpole (also see **Sec. 36-4.B.2 Accessory Structures**).

Brew-pub: A brew-pub is a microbrewery that serves food or is combined with a pub. A microbrewery, or craft brewery, is a brewery that produces a limited amount of beer. The maximum amount of beer a brewery can produce and still be classed as a microbrewery in New Mexico is less than or equal to 200,000 barrels a year, according to the New Mexico Alcohol and Gaming Division.

Downtown Development Code (DDC): All properties with zoning designation of DDC, Downtown Development Code.

Compatible: Capable of existing together in harmony. Parts of a whole that work well together when pieced together.

Consistent: That which is similar to, or nearly the same.

Contributing property: A property, structure, or object that adds to the historical integrity or architectural qualities that make the historic area significant. In general, a contributing property is key to a historic district's historic associations, historic architectural qualities, or archaeological qualities. (A list of contributing properties in the Alameda Depot Neighborhood Overlay is available from the community development department.)

Demolition: An act that destroys or removes in whole or in part of the exterior of a building or structure on a property.

Dwelling, above ground floor: Dwelling unit(s) located above ground floor office or commercial uses.

Facade: Any exterior wall of a structure.

Guest dwelling: A detached or attached dwelling to be used for temporary occupancy only and is not to be rented or leased. A guest dwelling shall be no more than 50 percent of the main dwelling's heated/cooled square footage and shall not contain a kitchen (also see #19 Accessory Dwelling in **Sec. 36-3.B**).

Historic: Structures/buildings deemed historic are those listed as contributing on the federal and/or state historic registers.

Historic district: Area in which historic buildings and their settings are protected by public review. Historic districts comprise the city's significant historic and architectural resources. Inclusion in a historic district signifies that a property contributes to an ensemble that is worth protecting by virtue of its historic importance or architectural quality.

LCMC: Most current edition of the Las Cruces Municipal Code.

Live/work unit: A building that may be used flexibly for living and working in the same building. A variety of uses in the buildings is encouraged. Dwelling units may be located above the ground floor, attached to the rear of a shop front, or detached and located in the rear or side yard. Work is of a commercial nature subject to business registration requirements and not a home occupation.

Manufactured home: A manufactured or modular home that is a single-family dwelling with a heated area of at least 36 feet by 24 feet and at least 864 square feet and constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Construction and Safety Standards Act of 1974 and the Housing and Urban Development Zone Code 2 or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act and with the regulations made pursuant to that Act. (#3 Manufactured Home in **Sec. 36-3.B**).

Mixed-use: For the purposes of this overlay, the term refers to the practice of allowing more than one type of land use category (i.e., residential, office, or commercial, etc.) in a single building or set of buildings located on a single parcel. Condominium maps created and filed showing distinct sub-lots on an otherwise single parcel shall be considered as a single parcel for purposes herein stated.

Mobile home: A moveable or portable housing structure larger than 40 feet in body length, eight feet in width or 11 feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes, but does not include structures built to the standards of any municipal building code and other technical codes. (#6 Mobile Home in **Sec. 36-3.B**).

National Historic District: An area that the U.S. Government designates as historically important through the U.S. Department of Interior, under the auspices of the National Park Service. Federally designated historic districts are listed on the National Register of Historic Places. The Alameda Depot Neighborhood Overlay contains a National Historic District.

Outdoor plaza or space: A generally open area that may be used for active or passive purposes by one or more businesses and the public visiting the location. An example may include an outdoor seating area for a cafe or restaurant, outdoor sales and service, a landscaped plaza serving as open space for patrons and visitors alike, etc.

Overlay and special zoning district: Synonymous terms used to define boundaries around an area that has a set of unique or unusual characteristics. Overlays and special zoning districts have a special purpose as defined in an accompanying plan, and may alter general residential, office, commercial or industrial zoning districts or replace them entirely.

Performing arts center: A multi-use performance facility that is intended for use by various types of the performing arts, including dance, music, and theatre.

Secondary residence: A dwelling unit that is subordinate in size and location to the main dwelling on a single property, and may be rented or leased as an independent dwelling unit. A secondary residence is different from a guest dwelling or accessory structure in that it is distinct dwelling unit containing a kitchen. Examples include a traditional guest house, apartment, cottage, or converted garage.

State historic district: An area that is designated by the state as historically important and which follows criteria similar to the federal standards. State listings can have similar benefits to federal designation, such as qualification for grants and tax incentives. Designation of a district is through a review process at the state historic preservation office. New Mexico's Register of Historic Places lists districts and individual properties. The Alameda Depot Neighborhood Overlay contains a state historic district.

Step-back: In buildings with multiple stories, a reduction in the footprint of each level located successively farther from the ground. Step-backs prevent a "canyon effect," which deprives neighboring properties of sun light, and ensure that streets and yards are provided adequate light and air. In addition, they create articulation and a sense of vertical rhythm in the architecture. The space created by a step-back may be used for terraces, gardens, outdoor seating, etc.

Structure: That which is built or constructed, an edifice or building of any kind, or any place of work artificially built up or composed of parts joined together in some definite manner.

Traditional guest house: A type of secondary residence with kitchen facilities found in the Alameda Depot neighborhood as a result of adaptive reuse of existing structures on the same parcel as the primary dwelling. Historically, these units were converted from nonresidential uses, such as a coach house.

e) Permitted uses.

- i) Land uses in ADO-1, the Alameda Corridor; ADO-2, the Griggs/Organ Corridor; ADO-4, the Picacho Corridor; ADO-5, Amador Corridor; and ADO-6, the Railroad Corridor shall follow **Figure 36-2-14. ADO Permitted Use Chart** below.
- ii) Uses in ADO-3, the North and South Residential Cores, shall be in accordance with the underlying zoning as designated in **Figure 36-3-2. Permitted Use Chart**.
- iii) Land use definitions. Unless otherwise stated, land uses are as follows:
 - a. *Residential*: Low- and medium-density residential uses in the Alameda Depot Neighborhood Overlay are intended to accommodate single-family site built/manufactured dwelling units, including patio homes and townhouses, and multifamily dwellings up to 20 per acre, with no more than four attached units each.
 - b. *Low-intensity office*: These office uses are small-scale and provide low-intensity service activities. No goods or merchandise are prepared or sold on the premises with the exception of those activities that serve the primary use. Access to streets that are a major local or higher designation is recommended.
 - c. *Low-intensity commercial*: Low-intensity commercial uses are those that generate small-scale retail and service activities within a neighborhood area.
 - d. *Medium-intensity commercial*: Medium-intensity commercial areas facilitate and encourage development of those uses that provide retail and service activities as a convenience to the general public.
 - e. *Public/institutional*: These are uses dedicated to public or nonprofit service, such as schools, religious institutions, government and quasi-governmental agencies, libraries, etc.
 - f. *Low-intensity industrial*: Low-intensity industrial uses are those that accommodate a wide variety of light manufacturing, commercial, processing, storage, packaging, compounding, wholesaling and distribution operations. Such uses shall be constructed and operated to ensure that there is: 1) no activity producing noise, glare, or heat observable or measurable outside the building; 2) no emission of objectionable dust, fumes, odors, vapors, gases, smoke, or other forms of air pollution; 3) no vibration which is discernible beyond the property lines to the human sense of feeling for three minutes or more duration in any one hour of a day.

Figure 36-2-14. ADO Permitted Use Chart

a) RESIDENTIAL USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Assisted Living or Retirement Facility	C	C	NP	Use shall be located on a collector or higher designated roadway.
Bed and Breakfast	C	C	NP	See #64 Bed and Breakfast in Sec. 36-3.B
Boarding House	A	A	NP	
Dwelling Unit, including: Accessory Dwelling Unit Apartments Detached Site Built Single Family DU (incl. manufactured homes) Duplex, Triplex, etc. Dwelling, Live-Work Guest Dwelling Patio Homes Townhouse (Attached Single Family DU) Secondary Residences	A	A	C	In ADO-6, residential uses are intended to be multi-family and must be part of a live/work or multi-use development project. Project must be no more than 50% residential.
Fraternity/Sorority House	A	A	NP	
Halfway House	S	S	NP	
Home for Disabled	A	A	NP	

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

a) RESIDENTIAL USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Nursing Home	C	C	NP	Use shall be located on a collector or higher designated roadway.
Temporary/Homeless Shelter	A	A	NP	
A = Allowed C = Conditional S = Special Use Permit NP = Not Permitted				

b) RESIDENTIAL RELATED USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Accessory Uses & Structures	C	C	C	See Sec. 36-4.B.2. Accessory Structures
Greenhouse (Noncommercial), Garden Shed, Tool Shed	C	C	C	See Sec. 36-4.B.2. Accessory Structures
Recreational Court, Tennis, etc., Private	C	C	C	See Sec. 36-4.B.2. Accessory Structures
A = Allowed C = Conditional S = Special Use Permit NP = Not Permitted				

c) RECREATIONAL USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Health/Exercise Club/Gymnasium/Sports Institution	NP	A	A	
Park	A	A	A	
Recreational Court, Tennis, etc., Public	A	A	A	
Skating Rink	NP	A	NP	
Swimming Pool, Commercial or Public	C	C	C	See #71 Outdoor Entertainment in Sec. 36-3.B
A = Allowed C = Conditional S = Special Use Permit NP = Not Permitted				

d) INSTITUTIONAL RELATED USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Child Care: Family Child Care Home (5—6 children)	C	C	C	See #37 Child Care Home (≤6) in Sec. 36-3.B
Child Care: Group Child Care Home (7—12 children)	C	C	C	See #38 Group Child Care Home (7-12) in Sec. 36-3.B
Child Care: Child Care Center or Preschool (over 12 children)	NP	S	S	See #36 Child Care Center in Sec. 36-3.B
Community Buildings	C	C	NP	
Convention Center/Exhibition Hall	A	A	NP	
Institutional Office (incl. quasi-governmental)	A	A	A	
Library/Museum	C	C	C	
Religious Institution w/Columbarium	C	C	C	See #43 Cemetery or Columbarium in Sec. 36-3.B
School (K-12) Public, Private, Parochial	C	C	NP	See #39 School (K-8) and #40 School (9-12) in Sec. 36-3.B
School, College or University	C	C	NP	See #41 School (College or University) in Sec. 36-3.B
School, Commercial, Trade or Technical	C	C	C	See #42 School (Commercial, Trade, or Technical) in Sec. 36-3.B
Theatre, Performing Arts	NP	C	C	Use shall be located on a collector or higher designated roadway.
A = Allowed C = Conditional S = Special Use Permit NP = Not Permitted				

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

e) OFFICE & COMMERCIAL LAND USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Art Studio	C	C	C	Retail activity is limited to 25% of the gross floor area in ADO-1 and ADO-2, and 50% in ADO-4, ADO-5 and ADO-6.
Bank, Bonding & Financial Institution (No Drive-Thru)	A	A	A	
Eating and Drinking Establishments (Cafe, Cafeteria, Coffee Shop, Restaurant; Bar, Pub, Tavern (No Dancing); Brewpub; etc.)	C	A	A	No drive-thru permitted.
Equipment (Large) Repair & Service (Non-Vehicular)	NP	C	C	No outside storage of parts, materials, or equipment is permitted.
Equipment Rental	NP	C	C	No outside storage of parts, materials, or equipment is permitted.
Gas Station	NP	A	A	
General Office and Service (Accounting, Auditing & Bookkeeping; Architectural, Contracting, Engineering, Planning & Surveying; Photo Studio; Barber/Beauty/Hair Salon & Related Personal Care; Cleaning & Maid Services; Consulting Services; Counseling Services; Credit Reporting & Collection; Desktop Publishing & Graphic Design; Funeral Home; Insurance; Laboratory; Legal Services; Lessons (Art, Dance, Music, etc.); Mailing & Stenographic Services; Medical/Dental Office; Motion Picture Production; Real Estate; Research Organization, Noncommercial; Tax Preparation; and other similar Business Offices.)	A	A	A	
General Retail & Commercial (Bicycle Sales, Service and Repair; Building Materials; Delicatessen, Carpet/Window Treatments; Clothing Store; Convenience Store; Department Store; Produce/Meat Market; Grocery Store; Hardware Store w/out outdoor sales or storage; Furniture Store; Garden Supply; Home Furnishings; Laundry/Dry Cleaning Services; Liquor Store; Pawn Shop; Pharmacy; Photography Studio; Plant Nursery; Specialty Foods such as bakeries, confectionaries, etc.; Specialty Store such as books, music, toys, etc.; Variety Store; Video/DVD Rental/Sales; and other typical small-scale Commercial establishments.)	A	A	A	
Health Care Clinic (Non-Hospital)	NP	A	A	
Hotel/Motel/Youth Hostel	NP	A	A	
Petroleum/Propane Sales	NP	C	C	Use shall be screened with an opaque buffer or screen meeting current Fire Code standards. Also see #124 Hazardous Chemical Manufacturing or Storage in Sec. 36-3.B.
Private Club or Lodge	NP	A	A	
Radio/TV Studio/Station	NP	A	A	
Seasonal Sales, Non-temporary (Fireworks, Agricultural Produce, Snowcone Stand, Firewood Sales, etc.)	C	C	C	All structure locations shall meet all applicable setback requirements. If sited on property where other uses exist, there shall be no obstruction of the driving aisles or parking stalls unless it can be proven that there is an excess of parking area. If the use does not follow temporary use provisions, the property shall be subject to all applicable development requirements. See also #35 Seasonal/Temporary Sales or Use in Sec. 36-3.B.
Small Item Repair Shop	C	C	C	No outdoor storage of parts, materials, or equipment is permitted.
Telemarketing/Mail Order/Call Center	NP	C	C	No warehousing or distribution is permitted

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

e) OFFICE & COMMERCIAL LAND USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Temporary (Non-Seasonal)	C	C	C	See #35 Seasonal/Temporary Sales or Use in Sec. 36-3.B.
Theater, Movie	NP	A	A	
Theater, Performing Arts	NP	C	C	Uses shall be located on a collector or higher designated roadway.
Upholstery Shop	C	C	C	No outdoor storage of parts, materials, or equipment is permitted.
Vehicle Sales/Service/Rental/Repair (incl. body shop, parts stores, repair & service, wash/wax/detailing (self- or full-service), sales, rental, campers, tire sales/repair, etc.)	NP	C	C	No salvage yard or related activities shall be permitted. No outside storage of parts, materials, or equipment permitted.
A = Allowed C = Conditional S = Special Use Permit NP = Not Permitted				

f) INDUSTRIAL LAND USES	ADO-1 ADO-2	ADO-4 ADO-5	ADO-6	CONDITIONS
Above Ground Storage Tanks for Flammable & Combustible Liquids and LP Gas	NP	NP	C	See #124 Hazardous Chemical Manufacturing or Storage in Sec. 36-3.B.
Cab Stand	NP	NP	A	
Cabinetry and Woodworking	NP	NP	A	
Communication/Vertical Structures	C	C	C	See Sec. 38-11. Wireless Communication Facilities
Contractor's yard (general, plumbing, mechanical, and others of a similar nature)	NP	NP	C	All storage outside of buildings shall be enclosed with an opaque screen
Face Mount (attached to primary use)	C	C	C	See Sec. 38-11. Wireless Communication Facilities
Jewelry, Silverware & Plated Ware	NP	NP	A	
Laboratories (Medical/Dental/R & D)	NP	NP	A	
Manufacturing, Low-Intensity	NP	NP	A	See Sec. 36-2.D.2.d) above
Ministorage Units	NP	NP	A	
Musical Instrument Fabrication/Manufacture	NP	NP	A	
Parking Facilities, Commercial (Garages & Public Parking Lots)	NP	NP	A	
Printing and Publishing	NP	NP	A	
Railroad Terminal	NP	NP	A	
Signs & Advertising Fabrication/Manufacture	NP	NP	A	
Storage/Display of Merchandise for Sale (except Manufactured buildings, mobile homes & operable cars, trucks, motorcycles & RVs)	NP	NP	C	Outdoor display is permitted and is required to be enclosed behind a solid wall or solid fence no less than 6 feet in height.
Storage outside of buildings of materials, equipment, and supplies not for sale	NP	NP	C	All outdoor storage shall be enclosed with a Type A screen.
Storage, warehousing accessory to Office, Retail, Service, or Industry	NP	NP	C	All outdoor storage shall be enclosed with a Type A screen.
Utility Installation, Public/Private	C	C	C	See #53 Public Utilities (Major) and #54 Public Utilities (Minor) in Sec. 36-3.B
Water Purification, Commercial	NP	NP	A	
Wholesale Trade, any product	NP	NP	A	
A = Allowed C = Conditional S = Special Use Permit NP = Not Permitted				

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- f) Development standards. There shall be no development or alteration of the lands, uses, or structures within the overlay zone district except as provided for by this section from the date of its enactment and other sections of the City Zoning Code and other City codes and ordinances where applicable. Development requirements and permitted uses shall be established for the entire overlay zoning district, as follows (unless otherwise indicated):

1. PLACEMENT OF PRIMARY STRUCTURES—RESIDENTIAL	
Lot Area/Size	Minimum: 3500 square feet Maximum: Not to exceed size of largest existing lot on both sides of the same block. Applications for replats that would result in a larger lot size will be considered on a case by case basis.
Minimum Lot Width/Frontage	40 feet
Minimum Lot Depth	70 feet
Front Setback	Within the range of primary building setbacks on both sides of the same block.
Secondary Front Setback	5 feet
Side Setback	Minimum: 5 feet - Setback may be zero only if there is an existing structure on the same property with a zero setback. - Stormwater required to be contained on subject parcel. - Separation between all structures, on same and adjacent property, must comply with the International Building Code and other companion codes.
Rear Setback	Minimum: 10 feet - Setback may be less than 10 feet only if there is an existing structure on the same property with a setback of less than 10 feet. - Stormwater required to be contained on subject parcel. - Separation between all structures, on same and adjacent property, must comply with the International Building Code and other companion codes.
Maximum Building Height	35 feet - Proposed development adjacent to the DDC, Downtown Development Code or Picacho Avenue may obtain a 35% Flexible Development Standard approval from the Community Development Director for structures greater than 35 feet, and will be considered on a case-by-case basis. If adjacent use is single-family residential, this exception shall not apply. - For buildings greater than 2 stories, the upper stories shall be stepped back from the line of the front facade (see definitions).
Maximum # Attached Units	4
Maximum Density	20 Dwelling Units/Acre

2. PLACEMENT OF PRIMARY STRUCTURES—NONRESIDENTIAL	
Lot Area/Size	Minimum: 5,000 square feet Maximum: Not to exceed size of largest existing lot on both sides of the same block. Applications for replats that would result in a larger lot size will be considered on a case-by-case basis.
Minimum Lot Width/Frontage	60 feet
Minimum Lot Depth	70 feet
Front Setback (Incl. Secondary Front Setback)	5 feet - Setback may be less than 5 feet only if there is an existing structure on the same property with a setback of less than 5 feet. - Buildings that request a greater setback shall use that setback frontage for active or passive open space as defined herein. Under no circumstances shall outdoor sales or service activities encroach on the public right-of-way. - Awnings and entrance canopies may protrude into the setback. - Second story bay windows, porches, decorative elements, landscaping, etc. may protrude into the setback.
Side Setback	Minimum: 5 feet - Setback may be zero only if there is an existing structure on the same property with a zero setback. - Stormwater required to be contained on subject parcel.

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

2. PLACEMENT OF PRIMARY STRUCTURES—NONRESIDENTIAL

	Separation between all structures, on same and adjacent property, must comply with the International Building Code and other companion codes.
Rear Setback	Minimum: 10 feet - Setback may be less than 10 feet only if there is an existing structure on the same property with a setback of less than 10 feet. - Stormwater required to be contained on subject parcel. - Separation between all structures, on same and adjacent property, must comply with the International Building Code and other companion codes.
Maximum Building Height	35 feet - Proposed development adjacent to the DDC, Downtown Development Code or Picacho Avenue may obtain a 35% Flexible Development Standard approval from the Community Development Director for structures greater than 35 feet, and will be considered on a case-by-case basis. If adjacent use is single-family residential, this exception shall not apply. - For buildings greater than 2 stories, the upper stories shall be stepped back from the line of the front facade (see definitions).

3. PLACEMENT OF GARAGES, SURFACE PARKING, SECONDARY RESIDENCES & ACCESSORY STRUCTURES

Front Setback — Residential and Nonresidential	Garage (Single-Family Residential only): To maintain the historic context of buildings in the neighborhood, garages may be placed within the range of garage front setbacks on both sides of the same block. This ensures that the placement of newly constructed garages is compatible with the location of existing garages in the immediate area and is consistent with the existing integrity and character of the street frontage. If there are no garages on the block to provide a range, the garage setback will be 25 feet. Other: No closer than the rear facade of the primary building(s), 40 feet, or at least 50% of the lot depth, whichever is less.
Secondary Front Setback — Residential and Nonresidential	Surface Parking: 8 feet Other: 10 feet
Side Setback — Residential and Nonresidential	A setback is not required. - No encroachment into ROW permitted. - Stormwater required to be contained on subject parcel. - Separation between all structures, on same and adjacent property, must comply with the International Building Code and other companion codes.
Rear Setback — Residential and Nonresidential	A setback is not required. - No encroachment into ROW permitted. - Stormwater required to be contained on subject parcel. - Separation between all structures, on same and adjacent property, must comply with the International Building Code and other companion codes.
At the minimum, all setbacks shall meet clear sight triangle requirements, and where applicable, encroachment agreements must be entered into. Variances to clear sight triangle will be considered by the public works department.	

g) Property alteration, remodel, or renovation.

- i) Purpose. Property alterations, remodels or renovation standards are established for this district to maintain consistent quality for all development and may be used for the purpose of adaptive re-use of the structure. For the purposes of this section, exterior remodel, renovation, or alteration shall be defined as: Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, as well as any change in roof lines, or any enlargement to or diminution of a building or structure, whether horizontally or vertically. Normal maintenance activities, as verified by the Building Official, are exempt from this provision.
- ii) Minor modifications. In most cases, expansion and/or modifications to a property must comply with the development standards of the Alameda Depot Neighborhood Overlay. However, if, through the determination of the Community Development Director, said compliance would substantially create an undue burden to the property owner or create a condition whereby the expansion and compliance measure, partially applied, would be substantially out of character with the existing development, an exception may be made. In no case shall a minor modification/expansion:

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- a. Equal or exceed a cumulative total of 15 percent of the gross floor area; or
- b. Equal or exceed a cumulative total of \$25,000.00 in valuation; or
- c. Impact parking or landscape requirements.
- iii) Any proposal meeting one or more of the above criteria shall not be considered as a minor addition and/or modification, and shall, therefore, be subject to normal review and consideration afforded development in the overlay and may be subject to nonconforming provisions that follow. The applicant must provide estimates for the cost of labor as a means of ensuring compliance with the valuation criteria. Once permission to proceed has been granted by the Community Development Director, the applicant may apply for the permit. Work shall not commence until permit approval is granted. All other nonconforming use requirements are subject to **Sec. 36-5.G. Nonconformities**.
- h) Nonconforming uses, structures, and property. Nonconforming uses, structures and property that legally existed at the time of adoption of this overlay shall be considered legal nonconforming, and shall comply with the nonconforming use provisions found below.
 - i) Land uses that were legally in place at the time of adoption of this overlay and remain legal uses may continue to the extent the subject regulations allowed, but shall be required to come into compliance with current overlay standards when the following provisions take place:
 - a. The property remains vacant for a period of one continuous year or greater; or
 - b. Land use. A change in use occurs on the property that results in the alteration of the use intensity, e.g., low volume retail to high volume retail; use orientation, e.g., service to retail; or density, e.g., eight dwelling units to 15 dwelling units; or change in occupancy type from the building code perspective; or
 - c. Right-of-way or lighting. When nonconforming features regarding access from the right-of-way or lighting are involved, these features shall be brought into compliance with current standards when any one-time or cumulative increase of 15 percent or greater to the gross square footage of building area occurs; or
 - d. Signage, landscaping, walls or parking. When nonconforming features regarding signage, landscaping, walls or parking are involved, these features shall be brought into compliance with current standards when any one-time or cumulative increase of 25 percent or greater to the gross square footage of building area occurs; or
 - e. Development standards. Any noncompliant issues pertaining to setbacks, number of attached units and/or maximum density of existing development shall be brought into compliance with overlay standards to the extent possible. A nonconforming certificate may be issued based on appropriate documentation. Determination of the extent of compliance shall rest with the Community Development Director. Compliance with these matters shall not be triggered when a certificate has been issued as appropriate.
 - ii) Legal uses that existed prior to ordinance adoption (2010) that become a prohibited use with adoption may be allowed to continue to exist and may expand or enlarge (either one-time or cumulative increase) not more than 50 percent in gross square footage of lot or building area, provided that:
 - a. The property has not remained vacant for a period of one continuous year or greater; or
 - b. A change in use has not occurred on the property which results in the alteration of the use intensity (e.g., low volume retail to high volume retail); or use orientation (e.g., service to retail).
 - iii) Exceptions. Regarding any of the above, any one-time or cumulative increase of less than 15 percent to the gross square footage of building area may take place without requiring compliance to any nonconforming element associated with the property. Exceptions to this provision include those matters the city requires compliance on for purposes of meeting health, safety, and welfare concerns.

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- i) The Development Review Committee shall review applications for other Flexible Development Standards not specifically outlined herein based on requirements cited in **Sec. 34-3.E**.
- j) Parking requirements.

Community Development Department staff shall review plans for adherence to parking requirements. Parking requirements shall follow Sec. 38-2.N. Off-Street Parking , with the exceptions stated below:		
1.	Parking Ranges	Parking requirements for automobiles and bicycles are set for land uses in each zone, as noted in Sec. 36-3.A. Permitted Uses . Requests to reduce parking requirements shall be evaluated on a case-by-case basis by the Community Development Director.
2.	Off-street Parking Location	Parking areas for nonresidential and multifamily uses shall be located to the side or back of the subject property and screened or buffered when visible from the street. (See subsequent section below, "Landscape requirement, planting for parking lots.")
3.	Adjustments in Required On-Site Parking Spaces	The following provisions are methods to reduce the number of required on-site parking spaces. Any combination of the following options may be used, but in no event shall the reduction amount to more than 50% of the total requirement. The minimum number of parking stalls required is two. These provisions may not be utilized for required accessible parking spaces. a. Flexible Development Standards. Applicant may utilize "Tier 1" Flexible Development Standards (Sec. 34-3.E) to reduce the number of required on-site parking spaces by up to 25%. Requests to utilize this option shall be evaluated on a case-by-case basis by the Community Development Director. Applicant may utilize this option in combination with other parking reduction options. b. On-street Parking. In areas where the city has determined that on-street parking is permissible, this parking may be used for up to 25% of the required parking. On-street parking shall be permitted on all local roadways or as deemed appropriate through a traffic analysis conducted and/or approved by the Public Works Director. c. Shared Off-street Parking Areas. Multi-dwelling and nonresidential uses are encouraged to seek shared parking agreements with other multi-dwelling and nonresidential uses on nearby properties. In general, shared parking agreements shall follow criteria found in Sec. 38-2.N.4.c)ii) Shared and Joint Use of Parking Areas. Properties within one-fourth mile, as measured along the street network and pedestrian right-of-way, may be considered when determining how parking demand will be met. d. For properties in the Alameda Depot Neighborhood Overlay that are listed as "significant" or "contributing" on the state or National Register of Historic Places and are utilized for office or commercial purposes, it is possible to allow exceptions to the number of on-site parking spaces required in exchange for the improvement or maintenance of the subject property in terms of the building and/or landscaping. e. Other methods to reduce the total number of parking spaces will be considered on a case-by-case basis by the Community Development Director. These provisions follow Sec. 38-2.N.4.c) Off-Street Parking Alternatives and Reductions. They include: • Adding more bicycle parking • Adding more landscaping • Building a parking structure • Arranging tandem parking stalls • Providing bus stop or bus shelter at bus stops within one-fourth mile
4.	Walkways	In parking lots larger than one acre or equal to or greater than 200 feet wide, walkways within the lot shall link perimeter sidewalks to primary building entrances.
5.	Prohibited Parking	All vehicles are to be parked along designated streets, in designated driveway or parking areas only. Parking on front lawns and/or landscaped areas shall be prohibited.
6.	Dimensions and ADA Standards	All standards for parking dimensional and ADA requirements for all development within the district shall be consistent with Sec. 38-2.N. Off-Street Parking .
7.	Driveways	Driveways width shall comply with city design standards.

- k) Landscape requirements. The abundance of mature shade trees in the Alameda Depot neighborhood contributes to the distinct character of the area. Landscape requirements are intended to protect this verdant landscape through the careful selection of plants and the implementation of water conservation principles. Community development department staff shall review landscape plans for adherence to the landscape

requirements. Landscaping shall follow **Sec. 38-7. Landscaping** with the following exceptions and specifications:

- i) **Applicability:** Landscaping standards apply to all new development and redevelopment in the ADO with the exception of properties that are occupied by single-family residences and duplexes. Where conflict in regulation exists, the provisions of this section shall supersede other landscaping requirements within the Municipal Code.
- ii) **Areas to be landscaped:** The required area to be landscaped is equal to a minimum of 25 percent of the entire parcel area, excluding the main building area. Landscape consists of native or drought-tolerant species of both overstory (shade and coniferous trees) and understory plantings (ornamental trees, shrubs, cacti and perennial grasses, groundcovers and flowers).
- iii) **Landscape shall be defined as:**
 - a. A minimum of one two-inch caliper tree, 15 five-gallon shrubs and either five one-gallon shrubs or 50 square feet of groundcover plants shall be installed per each 500 square feet of provided landscape area.
 - b. All plant materials shall be species native to the Chihuahuan Desert or adapted to our climate and to the location of the Alameda Depot neighborhood in the valley. This is not to say that the landscape plan needs to adhere to "zero-scaping." Rather, plants should be chosen that will survive and thrive in the local climate. Appropriate species include, but are not limited to, those in the following table. It is recommended that the applicant consult with a professional landscape architect or the Dona Ana County Master Gardeners regarding appropriate plant selection.

TREES	SHRUBS	GROUNDCOVER
Arizona Ash Arizona Cypress Arizona Mesquite Canyon Hackberry Chinese Pistache Desert Willow Italian Cypress Lacebark Elm Palo Verde Pecan Pines Southern Live Oak Texas Honey Mesquite Texas Red Oak Sycamore Western Hackberry	Euonymus Juniper Pyracantha Sages (Texas, Chihuahuan, Desert, Cherry, Russian) Silverberry Spanish Broom	Bermuda TIFF, various Vinca Horizontal Juniper Trailing Rosemary Iceplant Creeping Thyme Powis Castle Artemesia Dalea capitata Clover Fern

- c. All landscape planting should serve to enhance the architectural value of the building, ground the building in the site, create a pleasant and attractive environment for pedestrians, and mitigate environmental conditions such as excess heat, strong winds, and air pollution.
- d. Trees shall include shade-producing trees that achieve a mature size of at least 25 feet high and 25 feet spread and ornamental trees that have particular features such as spring blooms, fall foliage color, or bark characteristics.
- e. Shrubs shall include a mix of deciduous and evergreen plants.
- f. Groundcovers shall serve to prevent soil erosion, provide color, and create an oasis feeling.
- iv) **Installation.** The irrigation system and landscaping shall be installed before the completion of building construction and prior to the issuance of a certificate of occupancy unless a written agreement has been made with the city. Such agreements extending the time of installation will be for a maximum period of nine months, and shall be subject to temporary certificate of occupancy provisions and fees.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- v) Planting for parking lots. All new construction and adaptive reuse of properties shall require planted parking areas. Landscaping in parking areas shall follow **Sec. 38-7.D.5. Parking Lot Landscaping** with the following exceptions or specifications:
 - a. One tree shall be planted for every five parking spaces within parking lots as they pertain to the uses listed for each area.
 - b. Trees may be located between the parking lot and the building, or within the parking lot itself. In the event that the landscaped area is between the building and the lot, the area shall be no less than eight feet in width.
 - c. In the event that the parking area is compliant with development standards above and remains adjacent to public right-of-way, there shall be a landscape buffer no less than eight feet wide between the building and the sidewalk or street. The buffer strip shall consist of shade trees and low shrubs or perennial flowers, which may count toward the landscape requirement specified above.
 - d. Trees in parking lots shall be located in an island or planter in which the tree trunks, at mature size, shall be protected from motor vehicles. Islands and planters shall be a minimum of six feet wide, have a minimum area of 36 square feet and a raised border of at least four inches in height.
- vi) Property owners wishing to install landscaping in City right-of-way (for example, parkways or medians) shall first complete a maintenance and liability agreement with the Public Works Department, with the understanding that liability and maintenance shall be property owner's responsibility.
- vii) In the event that a tree in City right-of-way must be removed in order to maintain or replace sidewalks, the regulations found in the [Municipal Code Chapter 26, Article II, Division 2. Repair and Replacement of Sidewalks](#), shall be followed.
- l) Walls and fences.
 - i) Existing fences within the district shall remain in place so long as they conform to the standards stated herein. Increases in structure height, length, or configuration shall require full compliance with fencing/wall requirements.
 - ii) Historic structures. On properties with contributing structures listed on the state or National Historic Register, new walls or fencing should complement or be in keeping with the style of the structure to the greatest extent possible demolition, removal or alteration of existing historic fences, walls, retaining walls, and steps is discouraged.
 - iii) Fences, walls, and hedges facing the street shall adhere to clear sight triangle regulations (see **Sec. 38-2.H. Clear Sight Triangle**).
 - iv) Fences, walls, and hedges that are within the rear and side yards shall be limited to a height of eight feet.
 - v) Retaining walls shall be designed in a manner limiting their height to what is absolutely necessary for the retaining purpose intended.
 - vi) All other provisions regarding walls and fences not noted herein shall follow those found in **Sec. 38-8. Fencing, Screening, and Buffering**.
- m) Signs. All signage shall be of suitable materials and design so as to be compatible with the architecture of the structure and the residential character of the neighborhood. Sign permit applications shall be submitted for approval to the community development department in accordance **Sec. 38-10. Signs**, unless specified below.
 - i) Freestanding signs.
 - a. Ground signs shall be the only freestanding sign allowed within the ADO, and shall be no greater than 24 square feet in size and four feet in height. One sign per lot shall be permitted.
 - b. Freestanding signs are not permitted on parcels used for residential purposes, except for a development identification sign.

Agenda Item #6.3.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- c. Ground signs may be illuminated, and shall follow regulations stated in **Sec. 38-9. Outdoor Lighting**.
 - d. Properties developed as business centers shall conform to the following:
 - i. A property containing a business center sign may not have additional freestanding signs, except for temporary signage, which shall follow **Sec. 38-10. Signs**.
 - e. Ground signs shall be placed at least five feet from the outside edge of the right-of-way, and at least five feet from adjacent property lines and not within the clear sight triangle as defined by **Sec. 38-2.H. Clear Sight Triangle**.
 - f. Freestanding multi-use development directory signs are not permitted.
- ii) Attached signs.
- a. Wall signs:
 - i. One square foot of signage for each linear foot of exterior wall space, not to exceed 50 square feet per wall.
 - ii. The sign(s) shall be placed on the side of the building used to calculate the square footage of the sign.
 - iii. Window and projecting signage shall be considered types of wall signs.
 - b. Home-occupation or live-work uses in residential areas shall be allowed one non-illuminated attached sign no greater than four square feet in size. Freestanding signs shall not be permitted for home-occupation or live-work uses.
 - c. Projecting signage:
 - i. Projecting signs shall be considered double-faced signs with each sign face of equal size. Only one side shall be used to determine the square footage.
 - ii. Projecting signs shall not exceed six square feet in sign face area.
 - iii. Only one projecting sign shall be allowed per business per street frontage.
 - iv. Only ground floor commercial businesses shall be permitted to utilize projecting signs.
 - v. Projecting signs must clear walkable areas by at least eight feet as measured from the bottom of the sign to grade and may project no more than four feet from the building or closer than two feet to the sidewalk, whichever is less.
 - vi. Projecting signs shall be installed at right angles to a building front.
 - d. Window signs:
 - i. There shall be no more than one permanent window sign per window.
 - ii. Neon signs displayed indoors constitute permanent window signs. Only one neon sign shall be permitted per business facade.
 - iii. The total coverage of all permanent, neon, and temporary window signs shall not exceed 25 percent of the total glass area of the window.
- iii) Prohibited signs: The following signs are prohibited in the Alameda Depot Neighborhood Overlay:
- a. Variable electronic message display boards, whether temporary or permanent.
 - b. Portable and pole signs, whether temporary or permanent.
 - c. Permanent banners.
 - d. Pennants, streamers, and other fluttering devices, whether temporary or permanent.

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations

Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

- e. Real estate, construction, contractor and "coming soon" signs over 12 square feet in area or over five feet tall.
 - f. Billboards.
 - g. All other signs as prohibited in **Sec. 38-10.D. Prohibited Signs**.
- iv) Temporary signs: Temporary signs shall follow provisions found in **Sec. 38-10. Signs**.
- n) Demolition. To preserve any contributing structure listed on the historic register (state or national) in the Alameda Depot Neighborhood Overlay, this section creates a 60-day demolition permit review process that allows time for interested parties to explore alternatives to the demolition of historic structures. Demolition for all other structures shall follow [section 30-491 of the LCMC](#).
 - i) Demolition permit. Demolition permit applications shall be submitted to the Community Development Department prior to any demolition activity taking place. Community Development Department staff will review the application for compliance with the LCMC. A proposal for redevelopment of the property must accompany the permit application.
 - ii) Posting. At the beginning of the 60-day demolition permit review process, the Community Development Department will issue a sign that is to be posted in a conspicuous place on the property. The applicant is responsible for posting the sign and ensuring that it is in place for the entire 60-day period.
 - iii) At the beginning of the 60-day demolition permit review process, the Community Development Department will inform the neighborhood associations, the New Mexico State Historic Preservation Office (SHPO) and the Dona Ana Historical Society that a demolition permit has been applied for.
 - iv) A demolition permit shall be issued upon the completion of the following items: 1) the completion of the 60-day period; and 2) the application meets all City Code requirements and has been approved by the Community Development Department staff. (The applicant may use the 60-day time period to resolve any necessary Code compliance comments.) The permit application may be withdrawn by the applicant at anytime without charge.
 - v) Prior to the demolition of a historic structure, the applicant shall be responsible for fully documenting the structure, both interior and exterior, to provide a permanent record, in accordance with documentation procedures as follows. The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.
 - a. Complete the Historic Cultural Property Inventory (HCPI) forms 1 and 2, available in the Community Development Department and online at:
 - b. Photograph the historic property: Take several exterior photos of the structure to be demolished (front, rear, sides, close-up views, details, setting, etc.). Photo processing, printing and labeling shall follow the protocol established on the National Register Photo Policy Fact Sheet, available in the Community Development Department and online at:
http://www.nps.gov/history/nr/publications/guidance/Photo_Policy_final.pdf
 - c. If measured drawings done by the Historic American Building Survey exist, the owner should annotate the drawings, showing changes to the property, interior and exterior, that have occurred up to the current date.
 - d. If known, a short history of the property should be included, in order to document how that property fits within the historic district or community.
 - e. The demolition permit will not be approved without submittal and approval of this documentation by Community Development staff.
 - vi) Compliance with the procedure set out in this section is not required if it is determined by the City of Las Cruces that the immediate demolition of a historic structure is in the best interest of public health, safety and welfare. The applicant shall be responsible for documenting the structure in accordance with the

Agenda Item #6.3.

Chapter 36. Zoning Regulations
Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Chapter 36. Zoning Regulations
Sec. 36-2. Zoning Districts | D. Legacy Zoning Districts

Vincent Banegas

From: David Weir
Sent: Tuesday, October 7, 2025 2:14 PM
To: Vincent Banegas
Subject: FW: 249 S Miranda St

FYI

David T. Weir, AICP

Deputy Director / Community Planning / Community Development

Direct: (575) 528-3067

Main: (575) 528-3066

dweir@lascruces.gov



From: Karen Wootton <Karen@woottonlegal.com>

Sent: Tuesday, October 7, 2025 12:36 PM

To: David Weir <dweir@lascruces.gov>

Cc: Chris Faivre <cfaivre@lascruces.gov>

Subject: RE: 249 S Miranda St

You don't often get email from karen@woottonlegal.com. [Learn why this is important](#)

David:

I appreciate your appreciation of the word “strident” and acknowledge that I may have been too kind to myself. I wrenched my back nearly a week ago, and it’s not helping me. I appreciate your patience and courtesy, and wanted to try to summarize my points in writing. I do consider the Staff analysis to date factually and legally flawed, but wish I were able to articulate that in a better manner.

I believe it was a mistake of public policy that so little of the Alameda Overlay was designated A05. I communicated about potential legislative action before I applied for a zone change, and remained open to *some delay* if that was being actively considered. As we discussed, that process is likely to move very slowly, and want to move forward. I love the property, and have tried to figure out how to make it make sense to keep it, but that has been impractical. That is partly because of the limitations of the current zoning, and largely because of my health. Regardless, from my perspective, there has been too much attention to what I might do with the property. The process should be about what A05 allows, and the likely impact on the area, and the comments concern me in part for that reason.

As to the individual property, if the current zoning was based on an individual finding that limiting the 249 S. Miranda St. property to residential use is appropriate to protect the residential character of the neighborhood, which seems to be Staff’s opinion or conclusion or recommendation, I consider it an irrational mistake. The design, original ownership by thrice-Mayor Kelso, and location of the home including its proximity and visual connection to multiple industrial and commercial uses, and A05 properties, along with its large size and frontage, made A05 the most appropriate at the time. What seems to have happened, consistent with my

Agenda Item #6.3.

experience of zoning mapping processes, is that current actual uses were “frozen” unless the current owner requested something different.

Most importantly, since the map zoning within the Overlay, the A05 properties seem to be lifting the neighborhood; areas with more mixed use look better. Past the corner (Dan Sosa’s old law office), the block behind this property is entirely residential use and zoning, and is one of the worst in terms of condition. As I said in the application supplement, I shopped for years for an A05 property; they’re too rare. I operated there with two Staff members for a couple of years, and am not aware of anyone much noticing in the neighborhood.

I believe the zone change is appropriate under either prong of *Miller*, or under *Albuquerque Commons*.

Thank you for your time.

Karen

From: Karen Wootton
Sent: Monday, October 6, 2025 4:25 PM
To: David Weir <dweir@lascruces.gov>
Cc: Chris Faivre <cfaivre@lascruces.gov>
Subject: RE: 249 S Miranda St

Hi, David; my schedule is very flexible right now, although I’ll be “on call” during a deposition tomorrow. I got your voicemail, and that’s the best number: 575-312-9210. I’ll try you now.

From: David Weir <dweir@lascruces.gov>
Sent: Monday, October 6, 2025 4:19 PM
To: Karen Wootton <karen@woottonlegal.com>
Cc: Chris Faivre <cfaivre@lascruces.gov>
Subject: 249 S Miranda St

Hi Karen!

I’m touching base about your property in the Alameda Depot neighborhood. Is there a time and number that I could call you? I’d like to let you know what CD is working on related to the overlay zone for the area and hear what you are proposing for the property too. I’m happy to meet if that works better for you. Thanks! I look forward to hearing from you.

Take care!

David T. Weir, AICP
Deputy Director / Community Planning / Community Development
Direct: (575) 528-3067
Main: (575) 528-3066
dweir@lascruces.gov

 **CITY OF LAS CRUCES**

Vincent Banegas

From: Vincent Banegas
Sent: Wednesday, September 17, 2025 9:01 AM
To: David Weir
Subject: FW: FW: Request for Legislative Reconsideration of Alameda Overlay Map

Didn't compare this one with the other but might shed more light.

Vincent M. Banegas
Interim Planner/Community Planning/Community Development
Direct: (575) 528-3085 / TTY 711
Main: (575) 528-3085 / TTY 711
vbanegas@lascruces.gov

From: Karen Wootton <Karen@woottonlegal.com>
Sent: Monday, May 5, 2025 8:37 AM
To: Vincent Banegas <vbanegas@lascruces.gov>
Cc: Ted Scanlon (scanlon@zianet.com) <scanlon@zianet.com>; Chris Faivre <cfaivre@lascruces.gov>
Subject: RE: FW: Request for Legislative Reconsideration of Alameda Overlay Map

Good morning.

It does not seem reasonable for the entire process to stop because you expressed an opinion contrary to the request in the application. Your comments do not relate to the legal standard for an application for a zone change, specifics related to the property or the application, or Code provisions. The photos show the multiple industrial and commercial uses visible from the front yard inconsistent with the characterizing the area surrounding this property as residential. The Supplement to the application responds to your comments.

Nothing I have ever proposed for the property violates any law, and zoning applications are about what will be allowed, not the owners current plans. In context the word "expansion" is meaningless, and I have not requested and do not need a variance. What response is due – an argument with you?

I believe the application should move forward to a decisional authority, regardless of your opinion on its merits. Please identify the ordinance provisions that require me or Mr. Scanlon to argue with you instead.

Thank you.

Karen Wootton, like in the email address

From: Vincent Banegas <vbanegas@lascruces.gov>
Sent: Thursday, May 1, 2025 5:19 PM
To: Karen Wootton <Karen@woottonlegal.com>
Cc: Ted Scanlon (scanlon@zianet.com) <scanlon@zianet.com>; Chris Faivre <cfaivre@lascruces.gov>
Subject: RE: FW: Request for Legislative Reconsideration of Alameda Overlay Map

Good afternoon Ms. Wooten, Application # 24ZO0500095 is listed as Revisions Required in Accela (online application portal) meaning that a response to the issues/comments provided during the review by the Planning section (Community Development Dept.) is necessary for us to proceed. Immediately following a meeting with Mr. Scanlon, Mr. Chris Faivre, and myself on 9/19/24, I sent an email to Mr.

Agenda Item #6.3.

Scanlon summarizing previous discussions held for the proposed use of the property in question which you have included in your recent email inquiry. This information references a land use proposal that far exceeded what Mr. Scanlon believed to be the issue at hand. If memory serves, the issue we were appraised of by Mr. Scanlon was how a live/work scenario could be considered for 249 S. Miranda St. As referenced in the email I prepared, the Home Occupation section (38.52) of the 2001 Las Cruces Zoning Code if followed, could be used, but has limitations that fall short of what you describe as your desired use of the property. As such, larger measures are included in the email.

Zone change

If you wish to proceed with the submitted zone change, such an effort would require amendment to the Alameda Depot Neighborhood Plan and the Alameda Depot Neighborhood Overlay (Section 38-49.3). Both the plan and the overlay ordinance list various area boundaries that emphasize land use focus differently. 249 S. Miranda St. falls within ADO3 which as stated in plan and ordinance, emphasizes the existing residential uses with limited live/work arrangements as referenced above. Broader office, commercial, industrial uses fall outside the focus of ADO3 and are therefore prohibited per code. In other words, if you live at the residence and you conduct your law practice on site and follow all the provision of a Home Occupation, you would be able to do that by right. That said, how you describe your intended use of the property (more than one business, etc.) exceeds what the Home Occupation provisions allow which then forces consideration of a zone change or the other option cited below.

Use Variance

As I refer to in the previous email, the Alameda Depot Overlay allows applicants to seek approval for an additional use beyond what the area designation allows. I refer to this as a use variance. Use variances are required to follow or be consistent with provisions outlined in the Alameda Depot Plan. This is what makes the use variance somewhat problematic because the plan speaks similarly to the ordinance as maintaining the primary focus of ADO3 as residential.

Staff considers either option to be a difficult sell to the Planning and Zoning Commission and City Council as applicable. The reasons either contained herein or per the previous email help explain why. In either instance, staff is willing to proceed with whatever proposal you wish, but again, seek clarity on which one you wish to use. Early Notification of area residents pursuant to code will be required before proceeding to the Planning and Zoning commission. If you would like to meet to discuss these issues in greater detail, Mr. Faivre and I would be willing to meet with you and/or your representative Tuesday thru Thursday next week, or any subsequent week thereafter. Just let us know please. Thank you in advance.

Vincent M. Banegas
Interim Planner/Community Planning/Community Development
Direct: (575) 528-3085 / TTY 711
Main: (575) 528-3085 / TTY 711
vbanegas@lascruces.gov

Agenda Item #6.3.

From: Karen Wootton <Karen@woottonlegal.com>
Sent: Wednesday, April 30, 2025 9:06 AM
To: Vincent Banegas <vbanegas@lascruces.gov>
Cc: Ted Scanlon (scanlon@zianet.com) <scanlon@zianet.com>; Chris Faivre <cfaivre@lascruces.gov>
Subject: RE: FW: Request for Legislative Reconsideration of Alameda Overlay Map

Please see my note below, miss addressed previously. Thank you.

From: Karen Wootton
Sent: Wednesday, April 30, 2025 9:00 AM
To: vincebanegas@lascruces.gov; cfaivre@lascruces.gov
Cc: Ted Scanlon (scanlon@zianet.com) <scanlon@zianet.com>
Subject: FW: FW: Request for Legislative Reconsideration of Alameda Overlay Map

Good morning.

I'm writing to ask about the status of this zoning application. I did not and do not understand the point of your notes below, or what it has to do with the application. I am not doing or proposing anything that violates the law or even strains my rights in any way. I also find the attached comments on the residential nature of the area in the attached somewhat absurd, as I sit and look at the industrial use across the street. Please see attached photos.

Health issues have made it difficult for me to keep up with my work and my life and follow up on this sooner, but I do not believe that the city has ever given me the process to which I am entitled. Please explain.

Thank you.

Cordially,

Karen Wootton

----- Forwarded Message -----

Subject:FW: Request for Legislative Reconsideration of Alameda Overlay Map
Date:Thu, 19 Sep 2024 20:36:11 +0000
From:Vincent Banegas <vbanegas@lascruces.gov>
To:scanlon@zianet.com <scanlon@zianet.com>
CC:Chris Faivre <cfaivre@lascruces.gov>

Ted, after our meeting today, John and I spoke a bit about the meeting outcome. I stated that I was under the impression that expansion was at the forefront of the request to rezone to which John concurred. He recalled an email discussing related matters, so he did some digging and came up with two emails. The first is identified below. The second is the same email below with a site plan which is attached and identified as a "master plan", but really doesn't convey much. It just looks like a site plan.

If this is the reason for the original request to rezone to ADO5, what Chris and I shared with you still applies. We'd have to consider that a spot zone and I think the request doesn't stand much chance of approval. The comment I made regarding a request for a use not presently allowed should be the direction you take. I still don't think it will fly due to the conflict with the AD Neighborhood Plan, but it

Agenda Item #6.3.

would not require as much Ord./Res. Modification. It's essentially a use variance. I don't believe staff could support either option, but please note, P&Z would make a recommendation to CC for the zone change/plan amendment whereas P&Z would be final authority on the use request unless an appeal of the subsequent decision is appealed to CC. Either option will require the Early Notification process. Again, we can supply the address listing for use in that endeavor.

Like you were planning to do, please confirm as to the reason for the request and the direction, etc. your client wishes to proceed with. As indicated, if no change is sought, Ms. Wooten just needs to ensure compliance with the Home Occupation requirements, and all is good.

From: John Castillo <jcastillo@lascruces.gov>

Sent: Thursday, September 19, 2024 1:32 PM

To: Vincent Banegas <vbanegas@lascruces.gov>

Subject: FW: Request for Legislative Reconsideration of Alameda Overlay Map

FYI

JOHN CASTILLO, CZO

Urban Planner/Community Development/Building & Development Services.

Direct: (575)541-2288 **Main:** (575)528-3043

Email: jcastillo@lascruces.gov



From: Adam Ochoa <aocchoa@lascruces.gov>

Sent: Tuesday, December 19, 2023 10:30 AM

To: Troy Ainsworth <tainsworth@lascruces.gov>; Tim Pitts <tpitts@lascruces.gov>; David Weir <dweir@lascruces.gov>; Vincent Banegas <vbanegas@lascruces.gov>; John Castillo <jcastillo@lascruces.gov>; Sara Gonzales <sgonzales@lascruces.gov>

Subject: RE: Request for Legislative Reconsideration of Alameda Overlay Map

Yeah, I guess this is something we need to discuss as group of how the ADO-3 area was envisioned by the Alameda Depot Plan and how it aligns with Elevate LC and Realize LC.

Adam Ochoa, CZO

Senior Urban Planner/Community Development Department

Direct: 575-528-3204 Main: 575-528-3043, aocchoa@lascruces.gov



From: Troy Ainsworth <tainsworth@las-cruces.org>

Sent: Tuesday, December 19, 2023 9:54 AM

To: Tim Pitts <tpitts@lascruces.gov>; David Weir <dweir@lascruces.gov>; Vincent Banegas <vbanegas@lascruces.gov>; John Castillo <jcastillo@lascruces.gov>; Sara Gonzales <sgonzales@lascruces.gov>; Adam Ochoa <aocchoa@lascruces.gov>

Subject: FW: Request for Legislative Reconsideration of Alameda Overlay Map

December 19, '23

9:52 AM

Good day everyone,

Agenda Item #6.3.

Yesterday and this morning, Karen Wootton has emailed me to outline a new "master plan" idea she and Steve Calderazzo are devising, and I wanted to forward this attachment to you. Perhaps this plan is something to be discussed on Thursday during our staff meeting.

Thanks,
Troy

Troy M. Ainsworth, Ph.D.

Historic Preservation Specialist / Community Development Department

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CITY OF LAS CRUCES

From: Karen Wootton <karen@woottonlegal.com>

Sent: Tuesday, December 19, 2023 9:15 AM

To: Troy Ainsworth <tainsworth@las-cruces.org>

Cc: Ted Scanlon (<scanlon@zianet.com> <scanlon@zianet.com>); Steve Calderazzo <steve@designwithccg.com>

Subject: RE: Request for Legislative Reconsideration of Alameda Overlay Map

You don't often get email from karen@woottonlegal.com. [Learn why this is important](#)

Good morning.

Steve Calderazzo has a few more issues to check, and this is the first "layer" of what I hope to develop, but I thought it might be helpful to send you the draft of a Master Plan he's working on for me. Early next year, I would like to have a very informal pre-application meeting, although currently I don't anticipate applying for any permits etc. any time soon. I'm working on a plan that will involve use of the Kelso House, my home in Sonoma Ranch, a mid-town co-located office, and properties friends and colleagues control. I would be interested in knowing if City staff might have any concerns about my plans that I have not yet anticipated.

Thank you.

Karen Wootton

From: Karen Wootton <karen@woottonlegal.com>

Sent: Saturday, December 16, 2023 5:40 PM

To: Troy Ainsworth <tainsworth@las-cruces.org>

Cc: Ted Scanlon (<scanlon@zianet.com> <scanlon@zianet.com>)

Subject: Request for Legislative Reconsideration of Alameda Overlay Map

Would it be possible to include this email as public input for the next Planning and Zoning Commission meeting?

As I approach the one-year anniversary of operating my law practice peacefully in this beautiful residentially-zoned property, I ask the Commission to consider initiating a legislative process to revisit the current zoning map within the Alameda Overlay District. The "Kelso House" is a .59 acre property and a beautiful home constructed in 1904, with additions over time. The front has two entrance doors, one to the side into the living room, and the other facing the street; Mr. Kelso was Mayor of Las Cruces multiple times, and I imagine his use of the home would not have been purely "residential"; you likely know that "zoning" was not introduced as a

Agenda Item #6.3.

legal concept until the 1920's. From the front windows and yard you can see the heavy-duty security fencing at Century Link, and many other industrial and commercial uses. Given the size of the property, the ample off-street parking and frontage for parking, I presume that when the Overlay was created, the Kelso House was zoned for residential because the current use is residential, and the immediate adjacent parcels are all significantly smaller.

In casual conversation with Realtors I know, they all seem to agree with me that the AO5 (and AO3) designations have been "hotter" on the market. Given trends towards remote work accelerated by Covid-19, and the reality that the entire neighborhood was developed when use classifications were not formally segregated, it seems that the entire area should be presumptive appropriate for the more flexible zoning classifications, perhaps with some smaller lots, with insufficient parking, remaining residential only.

Due to changes I'm making in my law practice, next year I will be operating two law firms, and at least three-affiliated businesses out of the Kelso House, primarily Enchanted Sisters Hospitality, LLC, a "passion business" I've started with my best friends. I can do that in compliance with the home occupancy regulations, but I would rather have the flexibility of AO5, which I believe is appropriate for the property. However, I would prefer not to apply for a zone change through a quasi-judicial process, as I believe legislative reconsideration of the zoning map for the entire zone would be more appropriate, given growing interest in entrepreneurial opportunities that facilitate financial independence and security. Please see a short summary below of the goals of Enchanted Sisters Hospitality, LLC, below.

Karen E. Wootton

Legal Services, P.C.

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575-222-4891

Enchanted Sisters Hospitality, LLC

Members: Karen Wootton; Susana Chaparro; Chiaki Miyazaki.

Beyond Concierge. A community-centered for-profit, linking local businesses and supporting entrepreneurs in developing business skills to promote financial independence and security and a strong local economy. *What can you do with the time you buy?* We market by having fun with our friends and family, traveling throughout New Mexico, looking for local connections to implement ESH-style concierge services. We'll be offering concierge shopping and delivery services, and small event planning, including facilitating transportation, and cannabis-infused experiences. We'll focus on hiring young entrepreneurial-minded Concierge Assistants interested in developing business skills.