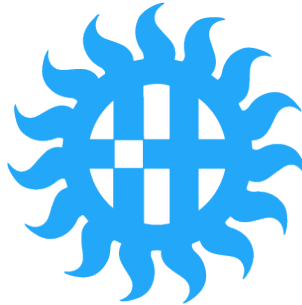


Planning & Zoning AGENDA

Tuesday, November 18, 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. [P&Z Draft Minutes October 28, 2025](#)

4 - 37

6. **CONSENT AGENDA**

- 6.1. A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS COUNTRY CLUB ESTATES NO. 3, PLAT NO. 4, REPLAT NO. 1. THE SUBDIVISION ENCOMPASSES APPROXIMATELY 0.226 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED AT 1003 IVYDALE DRIVE. THE SUBDIVISION PROPOSES

38 - 47

TO SUBDIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS THAT ARE APPROXIMATELY 0.117 AND 0.110 ACRES IN SIZE. SUBMITTED BY CARTER SURVEYING AND MAPPING, REPRESENTATIVE. (CASE 24CS0500113)

[CASE 24CS0500113 - Pdf](#)

- 6.2. A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS ALLEY'S AT NEVADA. THE PROPOSED SUBDIVISION ENCOMPASSES APPROXIMATELY 0.752 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND IS LOCATED AT 1701 NEVADA AVENUE. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO SIX (6) NEW TOWNHOUSE LOTS THAT RANGE FROM APPROXIMATELY 0.125 TO 0.126 ACRES IN SIZE. SUBMITTED BY CARTER SURVEYING AND MAPPING, REPRESENTATIVE. (CASE 25ZO5000080) 48 - 61

[CASE 25ZO5000080\) - Pdf](#)

- 6.3. A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS SONOMA RANCH NORTH, PHASE 6. THE PROPOSED PRELIMINARY PLAT ENCOMPASSES APPROXIMATELY 24.84 ACRES, IS ZONED NH-1S, NH-3S, AND OS-1S (NEIGHBORHOOD-1 SUBURBAN, NEIGHBORHOOD-3 SUBURBAN, AND OPEN SPACE PRESERVE AND RECREATIONAL DISTRICT-1 SUBURBAN), AND LOCATED ON THE NORTHEAST CORNER OF SONOMA RANCH BOULEVARD AND RINCONADA BOULEVARD. THE SUBDIVISION PROPOSES 63 SINGLE-FAMILY RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND 5 TRACTS THAT WILL BE UTILIZED FOR DRAINAGE, LANDSCAPING, OPEN SPACE AND A PARK. SUBMITTED BY SOUDER, MILLER AND ASSOCIATES, REPRESENTATIVE. (CASE 24CS0500087) 62 - 77

[CASE 24CS0500087\) - Pdf](#)

7. NEW BUSINESS

- 7.1. A REQUEST FOR APPROVAL OF AN INFILL SUBDIVISION KNOWN AS N. TORNILLO HOUSING TRACTS. THE PROPOSED INFILL SUBDIVISION ENCOMPASSES APPROXIMATELY 0.339 ACRES, IS ZONED R-2 (MULTI-DWELLING LOW DENSITY), AND LOCATED ON THE SOUTHEAST CORNER OF POPLAR AVENUE AND NORTH TORNILLO STREET. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS THAT RANGE FROM APPROXIMATELY 0.111 TO 0.113 ACRES IN SIZE. ACCOMPANYING THE INFILL SUBDIVISION IS A VARIANCE REQUEST TO THE MINIMUM LOT SIZE REQUIREMENT OF THE R-2 ZONING DISTRICT. SUBMITTED BY CARTER SURVEYING AND MAPPING, REPRESENTATIVE. (CASE 25CS0500076) 78 - 87

[CASE 25CS0500076 - Pdf](#)

8. DISCUSSION

9. STAFF ANNOUNCEMENTS

10. ADJOURNMENT



PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
October 28, 2025 at 6:00 p.m.

BOARD MEMBERS PRESENT:

- Kent Thurston, Chair
- Scott Kaiser, Vice-Chair
- Enrico Smith, Member
- Janet Acosta, Member
- Joaquin Acosta, Member
- Connor Murray, Member

BOARD MEMBERS ABSENT:

- Crystal McCaslin, Member

STAFF PRESENT:

- Chris Faivre, Director Community Development
- Sara Gonzales, Interim Deputy Director Community Development
- Adam Ochoa, Senior Planner
- John Castillo, Planner

1. CALL TO ORDER (6:00)

- Thurston: Today is Tuesday, October 28, 2025, and approximately 6:00 p.m. My name is Kent Thurston, I'm the Chair. First matter of business today, we need to have a motion. We have Janet Acosta online, and we need to have a motion that she can participate virtually. So we need to have a vote, or a motion and a vote.
- Kaiser: I'll make a motion to allow Commissioner Acosta to participate virtually.
- Smith: I second.
- Faivre: Okay, this is on the motion to allow Janet Acosta to participate via virtual. Commissioner Joaquin Acosta.
- Jo. Acosta: Yes.
- Faivre: Commissioner Smith.
- Smith: Yes.

1
2 Faivre: Commissioner Connor. Murray. Sorry.

3
4 Murray: Yes.

5
6 Faivre: Commissioner Kaiser.

7
8 Kaiser: Yes.

9
10 Faivre: And Chair.

11
12 Thurston: Yes.

13
14 Faivre: Thank you.

15
16 Thurston: All right. Thank you.

17
18 **2. CONFLICT OF INTEREST**

19
20 Thurston: So moving on. Does anybody have any conflicts of interest for tonight, other
21 than myself? Okay. I have one, which will be the first item that we're going
22 to hear today. So I'll have to excuse myself on that one.

23
24 **3. PUBLIC PARTICIPATION**

25
26 Thurston: Going on to the next one, public participation. Is there any public
27 participation that is not concerning the items on the agenda for today?
28 Seeing none.

29
30 **4. ACCEPTANCE OF THE AGENDA**

31
32 Thurston: We will move on. And then, moving on to acceptance of the agenda.

33
34 Kaiser: I motion to accept tonight's agenda.

35
36 Murray: I second.

37
38 Faivre: This is on a motion to accept tonight's agenda. Commissioner Acosta.

39
40 Jo. Acosta: Yes.

41
42 Faivre: Commissioner Smith.

43
44 Smith: Yes.

45
46 Faivre: Commissioner Murray.

1
2 Murray: Yes.
3
4 Faivre: Commissioner Kaiser.
5
6 Kaiser: Yes.
7
8 Faivre: And Chair.
9
10 Thurston: Yes.
11
12 Faivre: Thank you. Did you get Acosta?
13
14 Faivre: We have Janet online.
15
16 Faivre: Commissioner Janet Acosta.
17
18 Ja. Acosta: Yes.
19
20 Faivre: Thank you.
21
22 Thurston: All right. Now, do we need to do a Planning and Zoning minutes, or that
23 goes with the agenda already? Okay.
24

25 **5. PLANNING AND ZONING MINUTES – September 25, 2025**

26
27 APPROVED UNANIMOUSLY.
28

29 **6. NEW BUSINESS**

30
31 **6.1 Case 25CS0500021:** A request for approval of a preliminary plat known as Mesa
32 Crossings Subdivision. The proposed preliminary plat encompasses
33 approximately 20.468 acres, is zoned NH-1S (Neighborhood-1 Suburban), and
34 located on the southeast corner of Mesa Grande Drive and Peachtree Hills Road.
35 The subdivision proposes 89 single-family residential lots and five tracts that will
36 be utilized for drainage and right-of-way dedication. Submitted by Libbin
37 Underwood Engineering and Surveying, representative.
38

39 Thurston: So first item of business, I guess I leave the room.
40

41 Kaiser: All right. So our first item of business tonight is item 6.1, a request for
42 approval of a preliminary plat known as Mesa Crossing Subdivision.
43 Looking for a motion to approve this item. We need a motion before we
44 hear.
45

46 Ja. Acosta: I make a motion to approve as presented.

Smith: I second.

Kaiser: And we'll turn it over to staff for their presentation.

Ochoa: Thank you, Commissioner Kaiser. Adam Ochoa, Community Development, for the record. Before you we have a proposed preliminary plat for what is a subdivision that is known as Mesa Crossing Subdivisions. Subject property is located in the southeast corner of Mesa Grande Drive, Peachtree Hills, right next to what is the city limits up there in the northeast part of town. Subject property encompasses 20.468 acres in size. It is currently vacant or undeveloped and made up of several tracts of land. This proposed subdivision is one of our first ones that is actually following Realize Las Cruces development standards and design standards. That being said, it is zoned NH-1, as described as Neighborhood 1 Suburban in Realize Las Cruces.

Showing the subject property here, southeast corner of Peachtree Hills, Mesa Grande. As you can see this is just really a hodgepodge of nothing but single-family residential with a differentiating in lot sizes from over-acre lots to much smaller lots to the west. So just predominantly single-family residential area. Showing here the aerial, you can see again it is a vacant piece of property. The city limits is literally run through the middle of Peachtree Hills. So this is county to the north, city here to the south. Everything down here is city.

So the proposed preliminary plat is proposing 89 single-family residential lots in this subdivision. It is all being constructed in one phase, there will be no phasing done with this. Lots do range in size from about 1.24 acres to about just under three-quarters of an acre in size. The proposed subdivision also proposes five tracts of land, two tracts for drainage purposes and three tracts for right-of-way dedication and improvements that are associated with this subdivision. All five tracts shall be dedicated to the City of Las Cruces for ownership and maintenance.

Showing the plat here, as you can see it has two points of entry right off of Peachtree Hills here, Mesa Grande Drive as well. It kind of loops around within itself allowing for future potential extension of what is this road down here to the south, which is essentially nothing but easements in that area but they are dedicating that right-of-way there. I believe that is Jamison that I'm pointing at here right here. And then on the north side, they will be also dedicating their pro rata share for Peachtree Hills Road and their pro rata share for what is Mesa Grande Drive. Those roadways will be built out, Mesa Grande Drive will be built out to city standards. The Development Review Committee did approve an alternate cross-section for Peachtree Hills which includes a trail system that kind of mimics what is further west

1 on Peachtree Hills close to the schools in the Metro Verde area to kind of
2 continue that type of development along that roadway.

3
4 Once that further analysis, we did see no life, safety, or welfare issues with
5 this proposed subdivision. It does meet the objectives of a proposed
6 preliminary plat as required by the subdivision code. And lots do meet the
7 requirements and development standards of Realize Las Cruces. Lots also
8 meet the requirements of the design standards of the City of Las Cruces.
9 Proposed development is compatible with the surrounding area, essentially
10 all single-family residential in the area.

11
12 Further improvements provided to the adjacent roadways, which includes
13 Peachtree Hills and Mesa Grande Drive will also help with the better
14 improvement or better connectivity in that area for the community. With
15 that, staff did send out a public notice per required by code to all surrounding
16 property owners as required by code. No comments or concerns were
17 received by staff. The only questions what's going to be developed there,
18 how many people are going to be living there, just general questions but no
19 real concerns or comments.

20
21 On August 20, 2025, the Development Review Committee did review the
22 proposed subdivision. The DRC does review subdivisions from an
23 infrastructure, utilities, and improvement standpoint. After very minor
24 discussion regarding the preliminary plat, the DRC did recommend approval
25 of the proposed subdivision. With that, staff does recommend approval for
26 the preliminary plat based on the findings, the Mesa Crossing subdivision
27 complies with the requirements and standards of Chapter 37, which is our
28 subdivision code of Realize Las Cruces. The preliminary plat is consistent
29 with the existing development found within the surrounding area.
30 Residential lots comply with all development standards of Realize Las
31 Cruces. And of course, on August 20, 2025, the DRC did recommend
32 approval for the proposed preliminary plan as well. With that, your options
33 tonight is one, to vote "yes" and approve the preliminary plat as presented
34 by staff. Two, to vote "no" and deny the preliminary plat. If denial is a way
35 you want to vote, just remember different findings will have to be provided
36 since staff is recommending the positive for this. Three, to vote to amend
37 and add conditions to the preliminary plat as deemed appropriate by the
38 Commission. Or four, table, postpone and direct staff and the applicants
39 accordingly. That is the conclusion of staff's presentation. The applicant's
40 representatives are here if you have any questions for them. And I stand
41 for questions.

42
43 Kaiser: Thank you. Did the applicant representative wish to make a presentation
44 or just standing by? You don't have to give a presentation. I'm just asking.
45 Okay. Any questions from the Commission? Commissioner Acosta online,
46 do you have any questions?

1
2 Ja. Acosta: I do not, thank you.

3
4 Kaiser: I have a couple. So my PDF got all screwed up here, so I'm going to try to
5 read what I wrote. On the, so the easement, the gas line easement, can
6 you describe how that's playing out? It was hard to tell if that is cutting
7 through individual lots or if it is, if it is its own, I guess lot for all intents and
8 purposes. In other words, no lot is crossing over that gas easement. Can
9 you clarify that?

10
11 Ochoa: Mr. Chair. That is an easement, so it still is running through the private lots
12 themselves, but that is a no-build zone area. No type of development will
13 be allowed in that area. The only way we could remove that from those lots
14 is if we created a tract to separate it from everything. But essentially that
15 easement runs, as you can see, north from outside of the city limits all the
16 way down south through 70 and down further south of the City, sir.

17
18 Kaiser: Okay. So homeowners could landscape there with the understanding that
19 whoever owns that could come in at any time and rip it out and they're not
20 obligated to replace whatever's there. Is that correct?

21
22 Ochoa: Mr. Chair. Just like any easement, including utility easements along your
23 front property line, that is correct. Any type of improvements you do, if a
24 utility company or whoever has interest in that easement or have the right
25 to that easement, have the ability to go in there and do whatever work they
26 need to in order to fix whatever issues or problems that is wrong with
27 whatever lines are underneath that easement, sir.

28
29 Kaiser: Okay. I hope people do their due diligence when they purchase these lots.
30 My next question is on the, so the bike path that the applicants were
31 proposing. And I guess really the alternative cross-section for Peachtree
32 Hills. You mentioned that its, the right-of-way is split by city limits and then
33 county. How does that play with the cross-section that they're proposing
34 here? In other words, is it going to get built out symmetrically or is the
35 county going to say, well, our standards are a little different, we have an
36 awkward road situation? Can you talk a little bit about that?

37
38 Ochoa: Yes, Mr. Chair. Multiple meetings were had by the applicant, the city, and
39 the county to kind of discuss what is the alignment of Peachtree Hills. The
40 county is actually looking at connecting the more western portion between,
41 which is Mesa Grande and the other point further west. Road skips my
42 mind, I believe it's Jornada, possibly. So they are extending their own road
43 that way. And this roadway will essentially continue that same alignment
44 east along this proposed subdivision. And then, so that will essentially be
45 in the county on the northern side. And on the south side, there's area there
46 for drainage issue, for drainage, things that need to be taken care of for the

city, as well as like a landscape, multi-purpose path, just like what you see in the Metro Verde area, which is still in the city on the other side of what is county right-of-way.

Kaiser: Okay. So I think that kind of leads me to my second question. So what guarantees if any that this path will continue to get built out and eventually connect with, and I have no idea the distance that we're talking about here/ But I drove out there it seems like it's a pretty significant gap between this intersect, basically the intersection of Peachtree and Mesa Grande. That's a pretty significant gap from what I could tell when I was out there and I don't know the distance. But what kind of guarantees are there that this trail ultimately will connect correctly?

Ochoa: Mr. Chair. What the city was pushing for is to have that trail continue at least in the city limits. The county themselves will be building a road and a sidewalk on their right-of-way area. So there'll still be some type of pedestrian connectivity at least in that chunk of the area. But the city at least, especially from the Parks and Recreation's standpoint is they would like to see that trail system continue at least within what is the city limits, sir.

Kaiser: And Peachtree Hill the entire way is half in the city limits? You're saying the county has promised to build a sidewalk, but I guess can you clarify who's building what and what guarantees do we have that this is going to connect?

Ochoa: My apologies. Yes, sir. So to clarify, the sidewalk is going on the actual roadway section that the county is building, which is within the county itself. You can kind of see it in this white part of the vicinity map here between Mesa Grande and Jornada to the west. That is what they're building to the road. And with that road they're putting in a sidewalk as well. So that's providing out a vehicular connectivity, but at least some type of pedestrian connectivity as well. Then when it comes into the city again, right here, that's when the city wanted a continuation of that trail system, at least within the city limits. This was the, I guess discussions that our Parks and Recreation department had with the applicant that they wanted to have that trail system continue, not just a sidewalk, that way we could have that multipurpose trail in that area. And not only that, this would set it up for it to continue also further to the east as more development comes in, since there is a lot of raw land to the east.

Kaiser: Okay. Thanks for the clarification. I think I'm just, I'm concerned that there's, that we're just going to end up with this hodgepodge of trail network that's not really contiguous or meaningful in any way. I mean, I appreciate and applaud the applicant for coming forward and offering this. I'm glad the city is open to it and wants to see it. But this piece with the county makes me a little nervous that there's no, it doesn't appear that there's a willingness to have a true network in this part of the city. So that's concerning to me. It

1 also, based on the vicinity map, it seems like there's at least one or two
2 parcels to the west that may be developed in the future, where the roadway
3 is getting improved. What mechanisms does the city have to ensure that
4 those pieces are going to be built out consistent with what they're doing
5 here?

6
7 Ochoa: So for clarification, do you mean these lots here, just on the other side of
8 Mesa Grande?

9
10 Kaiser: Yes.

11
12 Ochoa: So that is the portion that is in the county.

13
14 Kaiser: That's the county.

15
16 Ochoa: That is the county. So the county will assure that that road gets aligned and
17 hooks up with what the developers develop as well.

18
19 Kaiser: But they're only suggesting there's going to be a sidewalk, not a multi-use
20 path.

21
22 Ochoa: Mr. Chair. That is correct. Sidewalk is what they budgeted for, because
23 that's, they actually have it in their budget, is what the county told us. And
24 that is what they got approved for, and they're just waiting to get that built.

25
26 Kaiser: Okay. That's disappointing. So then I guess my question is, was there any
27 conversation then of how does this project fit into the larger infrastructure
28 trail network that we're trying to build out? In other words, you know was
29 there any discussion about, well, if we're not going to get a trail you know
30 continuing down west to Peachtree, that maybe we should look at turning
31 that corner onto Mesa Grande that's still on the city limits? Any conversation
32 around that? I mean, it's great that there's a trail there, but if that's only a
33 section of, I don't know how long that is, I mean not ideal. Ideal we've had
34 an interconnected network.

35
36 Ochoa: Mr. Chair. That wasn't discussed, unfortunately. I believe Parks and Rec
37 was just comfortable with continuing the Peachtree Hills trail system
38 themselves in lieu of what it would be just like an actual park. The actual
39 development to Mesa Grande, that's still up for question as well. That could
40 potentially be redesigned. Mesa Grande is already, if you've driven down
41 Mesa Grande it's is already kind of an accordion effect of different types of
42 roads and how it's being built. Staff will have to wait to see in the future
43 when somebody comes in to develop the rest of those properties further
44 south to see if something else can happen along that. But right now, they're
45 following the same cross section that's already been built on Mesa Grande.
46 That is what they're proposing on their side, sir.

1
2 Kaiser: All right. I appreciate the explanation. Just wish we are a little bit, thinking
3 a little bit more further ahead in our development patterns here and making
4 sure that we actually end up with an interconnected network. I mean we
5 interconnect our roads, no problem. We do that in our sleep. But sidewalks,
6 multiuse paths, those are just artifacts that are just sprinkled around here
7 and there throughout the city. There's no connectivity. And so I just
8 encourage everyone to be thinking a little bit more thoroughly in those
9 regards. I think those are all my questions. If there's no questions from
10 Commission, I'll go ahead and turn to public comment. Does anybody here
11 tonight want to speak on this item? Please raise your hand. I see one. All
12 right. Come on down, sir. I'll give you three minutes. And before you speak,
13 can I have you state your name so I can swear you in?
14
15 Lopez: Antonio Lopez.
16
17 Kaiser: And do you swear or affirm that the testimony you're about to give is the
18 truth and nothing but the truth under penalty of law?
19
20 Lopez: Yes.
21
22 Kaiser: Go ahead, sir.
23
24 Lopez: I just had a question. I live up there on Peachtree where the pipeline runs
25 in between two of my properties. I got two homes there. Now, I didn't quite
26 understand from Mesa Grande to I believe it's Mesa Road. Is that going to
27 be blacktop? Are they doing anything with that road there, that dirt road,
28 Peachtree itself?
29
30 Kaiser: If you have any other questions, go ahead and ask them now and then we'll
31 answer.
32
33 Lopez: That's all I want to know.
34
35 Kaiser: Okay. Thank you, sir. We'll get an answer for you. I believe the answer is
36 yes, but I'll let staff respond.
37
38 Ochoa: Mr. Chair. The road actually will not be extended all the way east to Mesa.
39 They are only responsible for the roadway that's in front of their subdivision.
40 So they will be building from essentially Mesa Grande to the edge of their
41 subdivision. That one, because they were proposing this initially to go all
42 the way to Mesa, but unfortunately because of ownership of the land,
43 easements not existing on there, and then I don't know if you could tell here,
44 there are some lots here that are right next to where that right-of-way would
45 have to go, that would have made it almost pretty, well it made it extremely

difficult to build that type of roadway without actual takings and so forth like that happening, sir.

Kaiser: And to clarify, the road that they'll build is asphalt?

Ochoa: That is correct, sir.

Kaiser: Yes, thank you. All right, anybody else wish to speak on this item? All right, seeing none. We'll go ahead and come back to the Commission. And if there's no final comments, looking for a motion to, or sorry, I guess we're just going straight to a vote.

Faivre: This is on the vote to approve item 6.1. Commissioner Joaquin Acosta.

Jo. Acosta: Yes.

Faivre: Commissioner Smith.

Smith: Yes.

Faivre: Commissioner Janet Acosta.

Ja. Acosta: Yes.

Faivre: Commissioner Murray.

Murray: Yes.

Faivre: Commissioner Kaiser.

Kaiser: Yes.

Faivre: And Chair is absent. Thank you.

Kaiser: With Commissioner Murray departing, do we need to do anything or? Okay, good luck on your knee surgery.

6.2 Case 25CS0500095: A request for approval of a nonadministrative replat known as Lujan Tracts. The proposed nonadministrative replat encompasses approximately 2.05 acres, is zoned REM (residential estates-mobile) and located at 6401 Jefferson Lane. The subdivision proposed to subdivide one existing lot into two new lots that are 0.920 and 1.050 acres in size. Submitted by Libbin Underwood Engineering and Surveying, representative.

Agenda Item #5.1.

1 Ochoa: All righty. For the next item, Mr. Chair, just a reminder, you will need to
2 suspend the rules to hear both cases together, 6.2 and 6.3. Afterwards,
3 then vote to reinstate the rules as well. Right.
4
5 Thurston: Right, but first we have to have a motion to hear, right? Don't we got to
6 have a motion to hear 6.2? So, we need to have a motion to hear 6.2 and
7 then after we have that, then we need a motion to suspend the rules to hear
8 both of them together.
9
10 Ja. Acosta: Mr. Chair. I make a motion to hear 6.2.
11
12 Smith: I second.
13
14 Thurston: Okay, now we need a motion to suspend the rules so that we can hear 6.2
15 and 6.3 together.
16
17 Kaiser: I make a motion to suspend the rules to hear item 6.2 and 6.3 together.
18
19 Jo. Acosta: I second.
20
21 Faivre: This is on a vote to suspend the rules and hear item 6.2 and 6.3 together.
22 Commissioner Joaquin Acosta.
23
24 Jo. Acosta: Yes.
25
26 Faivre: Commissioner Smith.
27
28 Smith: Yes.
29
30 Faivre: Commissioner Janet Acosta.
31
32 Ja. Acosta: Yes.
33
34 Faivre: Commissioner Murray is absent. Commissioner Kaiser.
35
36 Kaiser: Yes.
37
38 Faivre: And Chair.
39
40 Thurston: Yes.
41
42 Faivre: Thank you.
43
44 Thurston: All right, we're going to turn it over to staff for the presentation.
45

1 Castillo: Good evening, Commission. This is John Castillo for the record. Today,
2 we have Lujan Tracts non-administrative replat and a waiver to road
3 improvements. The current conditions of the property, it's located at 6401
4 Jefferson. It encompasses approximately 2.05 acres. It's a developed
5 parcel of land with a residence and accessory structure. The current zoning
6 of the property is REM, which is our residential estate mobile. And it's
7 located within the suburban neighborhood place type, predominantly
8 surrounded by single-family residential development of similar style.

9
10 Here's a zoning map to show that everything around it is REM. Here's an
11 aerial map to show the subject property. So the proposal for the non-
12 administrative replat is looking to subdivide the existing lot into two new lots.
13 Lot 1 will be 1.05 acres. This will be accessed from Jefferson Lane and
14 Poose Creek. This one will be the one that will house the residence on it.
15 Lot 2 is going to be 0.92 acres, which can be accessed from Poose Creek
16 Road and Pecan Lane. This is going to be the one back in the aerial image
17 that has the accessory structure on it.

18
19 The second proposal that we have is to waive the road improvement
20 requirements associated with the subdivision. Pecan Lane is a 50-foot wide
21 cross section, which... or Pecan Lane will need to be developed to a 50-
22 foot wide cross section, including pavement, sidewalk, curb, and gutter, and
23 lighting. The property is requesting to only dedicate a 25-foot wide tract of
24 land for right-of-way with no improvements.

25
26 Here on this image, you can see how it's going to be split. The tract of land
27 that they're dedicating is going to be up to the north of the property. Notice
28 was sent to all relevant agencies and departments. Oh, I apologize. Let
29 me go back to the proposal. From the aerial image, you can see that Poose
30 Creek is an undeveloped road. Back in 2004, this was dedicated to the City
31 of Las Cruces through a deed, so they are not responsible for creating any
32 kind of improvements along that right-of-way. Notice was sent to all
33 surrounding properties within 500 feet. Staff did not receive any e-mails or
34 phone calls at that time. So the Development Review Committee, or DRC,
35 reviews subdivisions from an infrastructure, utilities, and improvement
36 standpoint. On October 1, 2025, a meeting was held where we discussed
37 dedication of parkland, as this is transitioning from our 2001 code to the new
38 Realize Las Cruces. As this was started back prior to the adoption of
39 Realize Las Cruces, they would not be required to provide any dedication
40 of parkland or pay a fee in lieu of if the plat can be filed on or before
41 December 31st. So DRC unanimously recommended approval with a
42 condition for the non-administrative replat. They also provided an approval
43 to waive the improvements of the right-of-way. Staff recommends approval
44 based on the following findings; based upon the review by relevant City staff
45 the proposed non-administrative replat complies with the requirements and
46 standards of the City of Las Cruces subdivision code. The proposed

subdivision that is being created by the non-administrative replat complies with all requirements of the zoning code as amended and Chapter 37 of the Las Cruces Subdivision Code, as well as the newly adopted Realize Las Cruces. The proposed subdivision also follows the goals outlined in Elevate Las Cruces Comprehensive Plan. The proposed waiver to road improvements meets the intent and purpose of the East Mesa Community Blueprint. And DRC recommended approval with a condition for the non-administrative replat, and also provided an approval recommendation for the waiver to road improvements. So today your options are to vote "yes" to approve, vote "no" to deny, vote to amend, or vote to table.

Thurston: Thank you. So you want me to open that up to public comment first? All right. I'm going to, is there anyone in the audience that would like to speak on or I guess I should also ask if the applicant also has a presentation for us as well before we go on to comments. It's up to you. Okay. Let's go on to public comment then. Does anybody in the public have any comment on this particular one? Okay. Seeing none. We will move on to, do any of the Commissioners have any comments?

Kaiser: Yes. I'd like just clarification on what roadway we're talking about when it comes to the waiver because I think the staff report mentions it's Pecan Lane, but I think in the presentation you were referring to the other road.

Castillo: Mr. Chair, Commissioner Kaiser. You are correct. It is Pecan Lane that they are asking to seek no improvements to, which is to the north of property. I did mention Poose Creek, which is also an undeveloped right-of-way at this time. When the city was building out Jefferson, they did acquire some right-of-way here at the corner of Poose Creek and Jefferson. And at that time the property owner did dedicate the rest of the remaining right-of-way to the city. It just hasn't been built out at this time.

Kaiser: Okay. But, they're asking a waiver for both or just?

Castillo: No, they're seeking only to do a waiver for Pecan Lane, which is to the north.

Kaiser: Okay. And then for the other road, they're going to build out their portion?

Castillo: No, they won't be required to build out their portion. The city at a later time will be required to build out that portion.

Kaiser: Oh, because they already dedicated. Got you. Okay. Okay, thanks for the clarification.

Thurston: Okay. Is Poose Creek not a local?

Castillo: Mr. Chair. Poose Creek is a local.

1
2 Thurston: So help me understand the rules then. I thought on locals if you're
3 subdividing you would have to put in all the improvements. So would that
4 not mean that they should be getting a waiver for both of those roads?
5
6 Castillo: Mr. Chair. You are correct. According to the subdivision code, they would
7 be required to dedicate all, to dedicate a 25 foot wide tract of land and
8 provide a full cross section for Poose Creek. However, as Poose Creek
9 was dedicated and deeded to the City of Las Cruces back in 2004, we now
10 remain ownership of a portion of Poose Creek.
11
12 Thurston: But just for clarification though and for them not having to put it in, should
13 they not have a waiver for Poose Creek as well?
14
15 Castillo: Mr. Chair. They don't need a waiver for Poose Creek as it's already city
16 right-of-way. It is now the city's responsibility to build that up.
17
18 Thurston: Okay. All right. That just for some reason was an interesting one. The
19 intended, I guess the intended use is still going to just be residential. Is that
20 correct? In the split?
21
22 Castillo: Mr. Chair. That is correct.
23
24 Thurston: Can you go back to the picture for me real quick of the aerial? That one
25 right there. I only have one, seeing that there's no neighbors here. I'm not
26 too worried about it because there's already been activity going on out there.
27 My only one concern would be how much traffic would be going through the
28 dirt roads. But I guess my issue is more of Poose Creek. But since the city
29 is responsible for putting that in later, then I don't really have an issue with
30 it. But I was just thinking the amount of traffic to go into the back there
31 where you have all of these trucks. And it looks like there's work that kind
32 of goes on in the back there. There would be some improvement that would
33 be needed for those roads. But the neighbors aren't here either. I think
34 that's just my observation of one little bit of concern on it of the waiver. Does
35 anybody else have any concerns?
36
37 Smith: No. Actually, you asked the questions that I had.
38
39 Thurston: Okay. So now we'll go to a we got a, we got to, let me see how to do this
40 now. We will now have a vote on 6., we need a motion to vote. No, not a
41 motion, we're just going to call a vote for 6.2. Okay.
42
43 Faivre: This is on the motion to, this is on the vote for item 6.2. Commissioner
44 Joaquin Acosta.
45
46 Jo. Acosta: Yes.

1
2 Faivre: Commissioner Smith.
3
4 Smith: Yes.
5
6 Faivre: Commissioner Janet Acosta.
7
8 Ja. Acosta: Yes.
9
10 Faivre: Commissioner Murray is absent. Commissioner Kaiser.
11
12 Kaiser: Yes.
13
14 Faivre: And Chair.
15
16 Thurston: Yes.
17
18 Faivre: Thank you.
19
20 **6.3 Case 24CS400008:** A request for approval of a waiver to the required
21 improvements for Pecan Lane associated with a nonadministrative replat known
22 as Lujan Tracts. The City of Las Cruces design standards requires a subdivider to
23 provide full dedication and improvements for any adjacent local roadway. The
24 applicant is proposing to provide the required dedication but is requesting a waiver
25 to the required improvements. Submitted by Libbin Underwood Engineering and
26 Surveying, representative.
27
28 Thurston: Okay, now we need a motion and a second on 6.3. That's not to hear it or
29 it is to vote.
30
31 Kaiser: I'll make a motion to approve item 6.3.
32
33 Smith: I second.
34
35 Faivre: This is on the motion is on the vote for a case number 6.3. Commissioner
36 Joaquin Acosta.
37
38 Jo. Acosta: Yes.
39
40 Faivre: Commissioner Smith.
41
42 Smith: Yes.
43
44 Faivre: Commissioner Janet Acosta.
45
46 Ja. Acosta: Yes.

1
2 Faivre: Commissioner Kaiser.

3
4 Kaiser: Yes.

5
6 Faivre: And Chair.

7
8 Thurston: Yes.

9
10 Faivre: Thank you.

11
12 **6.4 Case No. ZCA-25-01:** An ordinance repealing and replacing chapters 34, 35, 36,
13 37, and 38 of the Las Cruces Municipal Code, in its entirety with the corresponding
14 zoning map as presented.

15
16 Thurston: All right. We're now on to 6.4 for staff presentation of the ordinance of
17 repealing and replacing chapters.

18
19 Kaiser: I make a motion to recommend approval for item 6.4.

20
21 Smith: I second.

22
23 Thurston: Time is yours.

24
25 Gonzales: Good evening. Sara Gonzalez with Community Development. Before you
26 is the proposed amendments for Chapters 34 through 38 of the Las Cruces
27 Municipal Code and adopting the zoning map as presented. As everyone
28 knows, Realize Las Cruces did get adopted on February 18, 2025 earlier
29 this year. Through the process, we have worked with the community and
30 found different areas in which we need to do some minor amendments. And
31 this is just understanding that once you provide code and you start to
32 implement it, you do tend to find changes that need to be basically rectified.
33 And so that's what we're doing today.

34
35 We did make that promise to Council that we'd be coming back every year
36 to see things that as we develop, are they working? Are they not? And
37 what changes do we need to make. So just to remind everybody of what
38 these chapters are, we did have Chapter 34, which was our general
39 provisions, took care of essentially definitions, roles of parties, and then our
40 noticing requirements. Chapter 35 was historic preservation. We did
41 Chapter 36, which is our zoning regulations, which outlined the
42 development standards for development of properties, development of lots
43 and sizes, as well as architectural structures. Chapter 37 is our subdivision
44 regulations that basically clarify what you would need as far as a minor or a
45 major platting process. Chapter 38 was our development standards, which
46 included roadways, park dedication, land uses that were going to be

1 designated for any of our assigned requirements or outdoor lighting. And
2 then last, we'd have an updated zoning map.

3
4 So to go into some of the major details that were located within our code,
5 we did not outline everything through the presentation, as some of it was
6 going to be just either minor clarification to explain essentially what the
7 statement was in our code. These are going to be more of our highlighted
8 roles of which we've actually modified or changed. And so for us, in Chapter
9 34, in general provisions, we've revised the roles and responsibilities, City
10 Council approving vacations. It did have prior going from P&Z to City
11 Council. Currently, we do have it just going to City Council. The reason we
12 do that is because they are accepting and vacating that right-of-way.

13
14 DRC approval for road waivers and improvements. Through our DRC
15 board, that's where we are working through what improvements would be
16 required. Then they would have the appealing body going to City Council if
17 there's ever an appeal for roadways or waivers that we want to see to be
18 accepted.

19
20 We've expanded and clarified the definitions. A lot of them came in from
21 the erosion control. And so we do follow a lot of the EPA standards for dust
22 mitigation, dust suppression. And so we clarified what some of those
23 meanings are as well as added. Some of them were to eliminate. We had
24 areas where it said DUA, deferred it, you know, number 37. And then we
25 said dwelling units per acre. We eliminated some of those items. We then
26 have fencing and rock wall structures. And we've clarified what a retaining
27 rock wall is to the public to understand that if you're retaining you know more
28 than two feet, that's considered a retaining wall. So we clarified some of
29 those definitions so that way there's more of an understanding from the
30 public when they read our code.

31
32 When we get into Chapter 35 for historic preservation, we only had one
33 modification. Our primary goal is to get everybody through that process for
34 review. Being that they were waiting on to a noticing period of possibly one
35 to two months puts us into a different standard. And so we were looking at
36 modifying it to a 72-hour agenda notice just because we do see our winter
37 months coming. We have a lot of renovations where we see either windows
38 or door replacement. Those actually go through review through our review
39 boards. And so putting them into a two-month time frame where when
40 you're starting to get in colder weather, that could actually trigger a lot of
41 issues or concerns for us. Our design review board you know can come in,
42 still see all of these and make the recommendations and make sure it's still
43 following the guidelines for historic buildings.

44
45 When we look at Chapter 36 under the zoning regulations, we started to
46 look at modified heights for some of the building stories. What we were

1 finding if you had possibly an ADU, accessory dwelling unit in your
2 backyard, they were limited. If they did a two-story, they were limited to you
3 had to meet a 16-foot height for a floor. We realized that is not what's
4 comparable to the area. And so we started looking and seeing what's more
5 comparable. We're looking at nine foot or so. So we removed and
6 conformed to what the building heights were around everyone. We also
7 noticed that secondary fronts were not included in our code. So a lot of the
8 questions we received from the public was, what is our secondary front yard
9 setback? So we included those to follow essentially their front yard setback
10 as what you would normally see in the front. So we're trying to still keep our
11 urban area where we were building buildings closer to the sidewalks. You're
12 maintaining your suburban area and maintaining that 12-foot utility
13 easement you see. And then your rural areas, you're still pushing those
14 buildings back. We also added the garage setbacks to NH-3, knowing that
15 we are starting to see some of our residential development come in. And
16 so there are areas where they are looking to put in garages. So if they do
17 put those in, we've given them those setbacks to where they actually know
18 what definition to provide in. If you have a 12-foot setback into the urban
19 core, we know you're probably not going to have a driveway in front of it,
20 you're probably just going to have a garage that's going to be closer to your
21 building front yard setback. And so we looked at some of those dimensions
22 to make sure there was compliance with what the area may already have,
23 maybe some of the averages within some of our urban core.

24
25 Some of the other changes we made for non-conforming, we added change
26 in land use because it was not there before. And what we tend to see is
27 that we end up getting a higher increase in intensity for properties. When
28 you're in a non-conforming lot, if you see a change in increase, then we
29 want to make sure that they're coming into compliance with our current
30 codes as much as possible. There's also updates to our land use table.
31 These are to list some of them that we did. Temporary construction yards,
32 we did allow them in all of our districts, but are open space or drainage.
33 Because we tend to find that temporary construction yards, you're going to
34 build wherever you're able to build at. So they usually will use a vacant yard
35 that's next door. They are for temporary purposes. They still follow our
36 standards. They still have to put up a fence, maintain noise compliance,
37 but allowing that to be in any of the districts because asking someone to go
38 six blocks away because that's the only zone they can go in is a hard
39 demand. When you're looking at sober living facilities, we added in
40 essentially the group home allowances. So our group homes were taken
41 out, but we do know that we have sober living that addresses substance
42 abuse, alcohol abuse, and basically you're living in a home without being
43 required to have support from the court system, from any medical services.
44 You're a group home, so you're limited to 10 people right now. That's
45 currently what we run to where basically you're helping one another get
46 through that program or that process.

1
2 When we looked at indoor and outdoor entertainment venues, we did make
3 them permitted by right in our light industrial and heavy industrial. The
4 reason we did that is because that's where we tend to see a lot of our larger
5 lots being available. So if you're looking for something that's going to be of
6 an outdoor venue or an entertainment, it's very hard to do on something
7 that's probably half an acre in size. So we didn't want to take those out
8 knowing that there are still you know noise requirements or locations, and
9 so you're looking for venues where you have larger land to provide some of
10 that entertainment. That could include you know soccer fields, baseball
11 fields, but you're in an area where you would not be impacting residential
12 uses as well.

13
14 We go to professional offices. We did put limitations on the square footage
15 in NH-1. That was one of the things that we did forget to add. And so we
16 made sure that the limitation was a 3,000 square feet if you were going into
17 that residential neighborhood, just to ensure that you're still complying with
18 what the neighborhood homes are.

19
20 Animal raising, we did limit to minimum of a half an acre in size, and we've
21 had several phone calls and several questions about can we now do animal
22 raising within town. There are still restrictions and requirements through
23 animal control code compliance as far as the restrictions, and so animal
24 raising, when you have a larger lot, you have a little bit more availability to
25 give yourself that separation from those neighbors. So we did put
26 consideration into it's allowed, but we do want to go and maintain that by a
27 lot size.

28
29 We did simplify the documentation for carports and accessory structures.
30 For carports right now, we are seeing a lot of them coming in, and so we
31 simplified the process as to provide them a document that they would be
32 able to file at the county's office because the one thing we do want to ensure
33 is that knowing that you're building in a utility easement, there's always that
34 impact that if a utility company comes in, you're at that risk by building in
35 their easement, and so we want to make sure that transfers in title. So if
36 someone's purchasing that property, they have that same understanding
37 that someone built it, and someone knows that it still can have something
38 happen to it.

39
40 When you go to home occupations, we did not have any restrictions on
41 vehicles, and so we did add in that you can have one business vehicle, but
42 it should be limited to a size. 110 has been our standard and has worked
43 throughout the business course to just ensure that it's still compatible with
44 those residential neighborhoods.

1 We move on to Chapter 37, which would be subdivision regulations. The
2 minor platting process we modified just to allow essentially, it would be an
3 administrative review when public improvements are existing. What that
4 means is if you were to come in, we've seen a lot of non-administrative
5 replats come in. The roadways are already there, the infrastructure is
6 already there, but they're having to wait to get onto the next agenda, which
7 could be one or two months, and then once they get onto that agenda,
8 they're following code, so they've met our subdivision standards. What
9 we're looking at is if those public improvements are already there and you're
10 just having to tap into it, and you meet our subdivision code, meaning you
11 already meet your zoning requirements for a subdivision, that would now be
12 done administratively. It's when you have to put in those public
13 improvements that that becomes a concern as we need to make sure you
14 do have right-of-way, you do have utility infrastructure going in. And so
15 that's where we would be using essentially our major platting process.

16
17 For modified, or for master plans we did modify the requirements to say that
18 you would not need a master plan if you were not more than two phases
19 and less than 40 acres. Most of our bigger developments that are coming
20 in, you can do up to probably about 180 lots or so in 40 acres is what we're
21 seeing, but they can be built out into one phase or two. We would consider
22 that using our major platting process, still a preliminary plat that would still
23 be coming before P&Z for approval. That doesn't change any of the
24 requirements for the parkland dedication. It doesn't change the roadway
25 cross sections. All it does is modify the process in which they take. And so
26 they would still not require necessarily a master plan because you could do
27 that in one phase, and it could all be the same land uses with a park
28 generated in the middle. And so to eliminate that process, we've just said
29 you can use the master planning process depending on what is actually
30 being done on the property.

31
32 We modified the TIA standards to reflect trip generation. In our code we
33 have now reflected that a trip generation will tell you which three you follow
34 in a traffic impact analysis, so which one you will qualify for. So we made
35 sure to clarify that the trip generation is what you should be submitting to
36 staff first to identify which of the next three steps you're going to have to
37 follow. That way you're not, one, spending more money on a TIA that may
38 not be required, and then two, ensuring that we're getting the right mitigation
39 compliance.

40
41 For the updated flood zone documentation requirements, we are requesting
42 on certain flood areas that they submit the LOMRs and CLOMRs ahead of
43 time so that way we can address some of the flood concerns that we've
44 been seeing populating throughout subdivisions.

1 On Chapter 38, under the development standards, we are looking at the
2 outdoor lighting ordinance. We did simplify the language, but everything is
3 still being maintained. And so we made it easier for the public as well as
4 staff to actually use the documentation, but still get the overall goal for our
5 shielding and our light requirements. And we also added in for development
6 ID signage. We never had a definition in there. We see a lot of
7 developments that will come in. You see subdivisions. You see different
8 developments that want a development ID sign. You'll see those through
9 Metro Verde because they will call out their subdivisions. And so we made
10 sure we added a definition and then required the location, the size, and the
11 dimensions.

12
13 Under roadway sections, we did do a lot of clarifying as far as what would
14 be allowed and required. We did not modify our cross-sections. I think that
15 would be coming probably next year if we start to see that we're getting a
16 lot of deviations to our standards. If we have DRC approval for a lot of
17 those, we'll probably reconstruct and see where we need to be moving
18 forward after we start using the code a little bit more. So the things that we
19 did modify was just to make sure the curb is included in the parkways, multi-
20 use paths, sidewalks, and median width so that way everyone knows that
21 that is part of that right-of-way. The cross-sections are illustrative
22 minimums. So when you look at our code, it does say these are the
23 minimum standards and DRC can modify as necessary or based on your
24 area. We say illustrative because when you look at the images, you have
25 trees that are located further to the right-of-way or to the opposite side. We
26 want the lighting to be now going into essentially what we're calling the
27 street furniture easements. So there's 12-foot utility easements that are
28 located on final plats when they're coming in. That's where we want to see
29 our streetlights and poles going just because with the six-foot sidewalk and
30 the pole base, we're noticing that they are starting to impede onto our
31 pedestrian traffic. And because we are meeting as you know as part of our
32 requirement, the PROWAG standards for accessibility, you do have to
33 maintain a five-foot clear path. Those streetlights are now coming into
34 question because they're impeding on that path. So we're making sure
35 we're making the right directions to go forward and open up those sidewalks
36 in those areas. Lastly, we have the stacking lane at a minimum of 85 feet
37 to 100 feet. Our code originally said that you would need a TIA for any
38 stacking lane. We know that through our developments and through some
39 of our driveway standards, 85 feet to 100 feet will usually maintain what a
40 driveway would need to be or a stacking lane when a development comes
41 in. We also do look at essentially the trip generation anyway, just because
42 it's going to tell us if they do have an impact that we may have to increase
43 that length based on their trip generation and their actual counts per day.

44
45 The one thing I do want to mention that was not on the presentation, but I
46 did find it and I think it is one of those things to clarify. During Planning and

1 Zoning Commission when we did our meeting in October of last year, there
2 was a recommendation and a request by the Planning and Zoning
3 Commission and it was also approved by City Council to put in alternatives
4 to parkland dedication. That was not included when we did the rewrite and
5 so we have now amended that and we did put the language into those. So
6 under page 394 of the improvements, it did put in other substitutions. We
7 wanted to make sure that those substitutions were included just because
8 that could be a specialty park that's less than three continuous acres, that
9 could be in combination of parkland trails or open space in combination in
10 working with it, improve parkland located adjacent to other developable
11 properties. And so we had that discussion last year and we noticed that it
12 was not implemented and so we made sure it got into the code this time
13 knowing we were continuously using it.
14

15 Lastly, before you would be the zoning map as presented. We did reach
16 out and several members of the public, probably about 40 or 50, reached
17 out to us in working with them to go through property zonings. Once again,
18 we had multiple properties we went through, they identified some of those,
19 we worked with them and clarified their zoning to meet, essentially not
20 taking away the rights that they had before, but giving them something that
21 was going to be compatible and fit still within their neighborhood. And so
22 we've done a few modifications to our zoning map. Anything moving
23 forward in January would be coming to you as a zoning map amendment
24 and so that would actually go through the full zone change process. We
25 understand that through this process we are working with either realtors,
26 property owners, developers to ensuring that compliance was provided onto
27 their properties. With them reaching out, that assisted us with basically
28 noticing where we made those mistakes and are clarifying and fixing now.
29 So this would be for your options tonight would be "yes," this would
30 recommend approval to amend these chapters as well as the zoning map
31 as presented. If you vote "no," this will retain the current Las Cruces chapter
32 as a recommendation to City Council. You can vote to amend. This would
33 allow the Planning and Zoning Commission to recommend any
34 modifications for the proposed ordinance for consideration to City Council.
35 Or you can vote to table. This will postpone the consideration of the
36 ordinance and direct staff, or direct staff accordingly. And the reason we
37 are bringing this forward is because we do want to bring this in January as
38 a fresh start. So we know that some of these modifications need to happen.
39 So when we actually remove ourselves from that transitional period, we
40 know how we're going to be moving forward. I stand for any questions.
41

42 Thurston: Thank you. I just have, the NH-3, the driveway setback. Can you show me
43 on that one? I just need clarification because the NH-3 is supposed to be
44 the highest density that we're using, right?
45

- 1 Gonzales: Commissioners and Chair. The NH-3 is going to be your highest residential
2 land use, whereas CR is your highest commercial land use. So NH-3 is
3 going to cover any of our zoning properties that were either C-2 or right on
4 the border of your C-3s from our previous zoning code. The stacking lane
5 is more for the inside of the property.
6
- 7 Thurston: No, not the stack. I'm talking about your set, the 20 by - right there, added
8 garage setbacks to NH-3. So your secondary setback is 20. Is that right?
9 Instead of ...
10
- 11 Gonzales: NH-3 is secondary...
12
- 13 Thurston: NH-3. So the change here is the, I'm just trying to put clarification for myself.
14 It's NH-3, it's R-15 is current 15, 12, and now we're going to go to 20 and
15 no, yes, 20 and 20. Is that correct?
16
- 17 Gonzales: Chair Thurston. I think what you're looking at is, so it's the garage as
18 opposed to the building. The buildings will be allowed to come closer to the
19 street. You're pushing the garages back, knowing that driveways, usually
20 your vehicles are between 15 to 20 feet long, and so that's where you would
21 see that 20 foot setback coming in from the front of the garage.
22
- 23 Thurston: Okay, so ...
24
- 25 Gonzales: You're not looking at the house. The house would be coming forward, and
26 we want more of that coming forward so that way you see the house as
27 opposed to the garage.
28
- 29 Thurston: So the garage setback would then like, you could bring the house forward
30 and you're just going to be putting the house. Okay. That was the only
31 question I had on that one. The one I had ...
32
- 33 Kaiser: Sorry, can I jump in?
34
- 35 Thurston: Yes.
36
- 37 Kaiser: Just because I had a question on that, too. But that's not what, that's not
38 what we're saying, I don't think. If I look at page, geez, 103, I guess, maybe,
39 or page 610, the red line version, the garage has a 12 foot setback in the
40 urban, which is the same as the front setback.
41
- 42 Gonzales: Commissioner Kaiser. That is correct. It's only in the urban area where
43 you'll see the 12 foot setback that's coming in, only because we do have the
44 utility easements and we're not allowed to put primary structures within
45 those easements. In the urban core, there may be that condition where

1 there is an easement, and so it's different for carports and accessory
2 structures, but it would not be for a primary structure.

3
4 Kaiser: Right, I understand that. I guess the point I'm making is that if the NH-3
5 urban is supposed to be sort of our most pedestrian-friendly active
6 streetscape, why are we allowing garages to basically be right there in your
7 face as a front setback? Why not actually require those garages to be
8 further back and bringing your pedestrian architectural elements of your
9 building more forward to the street? Because right now you're saying, I can
10 have all of my nice things that I want, but I can also just line all my driveways
11 up or my garages at 12 feet.

12
13 Gonzales: Mr. Chair and Commissioner Kaiser. It could be pushed back if developers
14 wanted to push them back, but they also have that opportunity. I think if
15 we're requesting them to put it back at 25 feet, depending on some of these
16 lot sizes, when you're looking at the urban core, there's not enough room to
17 just push them back further. If we would want to set them or make a
18 recommendation to set them back at 15 feet or 17 feet as a number, we
19 have to be mindful of these lots are not as large. So it's bringing all the
20 buildings up to the front, knowing that some of these lots don't even have
21 the buildable space.

22
23 Kaiser: I understand that. I guess this is more of a philosophical thing for me of like
24 we're saying we want all these things. We want to encourage active
25 streetscapes. We want to have this more pedestrian accommodating urban
26 environment. But actually, you know what? We need to accommodate all
27 of these big trucks and their garages that they're going to sit. Like I feel like
28 we're trying to have it both ways here, and it's undercutting everything else
29 that we're saying that we want by saying, yes, you can have the garage right
30 there in the front of the lot. So my preference would be it is not the same
31 as the rest of the building setback, that it's actually further back and the
32 chips fall where they may. I mean, if you're in an urban pedestrian
33 environment and you can't figure out how to put a garage on your property,
34 I mean, why are we accommodating the storage of a private property versus
35 a public good, encouraging a public good?

36
37 Gonzales: Mr. Chair and Commissioner Kaiser. I don't necessarily think that's kind of
38 the direction we were going. A lot of the urban core right now is coming in
39 and requesting either carports or shade structures, and so garages will help
40 assist with those. When you put them into the front, they eliminate those
41 opportunities as well. So we're looking at everything that we're seeing
42 moving forward, what properties have been requesting because they may
43 have had those setbacks that were reduced at one point in time, and we're
44 seeing those requests come in. As opposed to a carport would it be better
45 to have a garage? Would it better look for the architectural style? And so I
46 think that's some of the consideration that's being made as far as where the

garage is located. In some of these garage areas, you may not have someone who's going to park on a driveway because 12-foot usually won't fit what a car would be before it actually impedes into the actual right-of-way. And so we're either looking at standards from a garage setback coming in or to an actual carport setback coming in, and so having those as opportunities I think just provides to the public that is using the urban core or living in the urban core where we've seen those requests come in. Sometimes it's the garage is already setback at 10, they're asking us for a carport, and a 5-foot carport doesn't meet that standard. There's no room for their car to even fit. So for allowing the garages we've now changed the architectural style to where it's not just necessarily a carport coming in, but it's giving them a second opportunity to at least put up a garage that can be essentially architecturally the same as your home or maybe even different if you design it in a different way. So I think the placement can always be there to push them back, but it's also understanding in the urban core there are still people who use vehicles that are still going to want either carports or garages, so it's understanding both graphics.

Kaiser: Yes, I guess I'm concerned about the unintended consequences here. I'm afraid that this setback being the same as your primary building setback in the urban core is going to lead us down a path where none of the rest of the stuff really matters because you're just going to end up putting your garage right there at the front where it's the most convenient for you and disregarding all the other good positive things that we're saying that we want in these standards. So I understand the space constraint, not suggesting that the setback is 20, 25 feet, but I fundamentally don't believe that it should be the same setback for a garage as what we're saying for the primary building in the urban core.

Thurston: I have one question on if. So an NH-3, if I'm going to develop it personally, the way I would see me using an NH-3 is I'd probably use an alley load, most likely, so that I can keep all my pedestrian up front and then I'd probably have an alley load in the back. In this setback, like if I do an alley load and there's no utilities or other things like that, I would want to be able to have like a very minimal, like a five-foot setback for my garage in the back so that I can utilize, you know I'm densifying it, right? And so we have these little ones. Can we put it, can you add some wording on there so that if I do an alleyway, I wouldn't have to have an additional 20-foot setback? So like if it's in the back, we're really not having pedestrians back there. We're trying to push the pedestrians to the front. But then in this, I would have to put my garage, I would have to push it back a little deeper. Do you see what I'm saying? Or would that not even be an issue?

Kaiser: Just a point of clarification. I think the R and S is rural, suburban, urban.

Thurston: Okay.

1
2 Kaiser: So it's not rear or side.
3
4 Thurston: Okay. Yes. But if I, but if we have the garage setback, so then I could, I
5 would be at 12. But if I wanted to go to zero for a garage, because currently
6 there is no setback, right? Is that what you have?
7
8 Gonzales: Mr. Chair. That is correct. Right now for NH-3, we don't have a garage
9 setback. And so we're outlining saying that if a garage is placed on the
10 property, these would be the setbacks. It doesn't mean you have to put a
11 garage onto the property. This is the setbacks you would follow if you put
12 one on the property.
13
14 Thurston: Okay. Is there any provisions then on like the, like alleyways?
15
16 Gonzales: We don't have any provisions on the alleyways. I think every case is going
17 to have to be the case by case.
18
19 Thurston: Got you.
20
21 Gonzales: As we continue to go through the code, that's where I have to you know
22 reiterate, we're going to have to make these modifications as we see
23 development come in. Every case could be a different scenario. We're
24 going to run into different ideas. Right now we don't have alleyway
25 developments. We don't see that happening. If we actually saw those
26 happening, I think we'd reevaluate and say, okay, this does work. This
27 doesn't work. How can this be designed? How do we move forward?
28
29 Kaiser: So the 12 feet is a front setback or 12 feet from any, any property line for a
30 garage?
31
32 Gonzales: Mr. Chair. That would be from any property line whenever you actually
33 place it onto a property.
34
35 Kaiser: So my recommendation would be that we actually, in the urban for NH-3
36 urban, that we actually distinguish from the front and the rear setbacks.
37 Whereas the front setback is 15 feet and the rear can be the same as what
38 it currently is right now for the rest of the building. I think it's five feet with a
39 caveat of 10 feet for adjacent properties or something like that. So my
40 recommendation is for NH-3 urban, the garage setback, the front setback is
41 15 feet and the rear setback is the same as everything else.
42
43 Gonzales: Noted.
44
45 Thurston: All right. I have one more, one more question on a different subject, which
46 is your right of, the right-of-way sections pertaining to the light poles. Since

- 1 I have seen that as an issue in our design, our designs now. Help me
2 understand where those light poles are going.
3
- 4 Gonzales: Mr. Chair and Commission. Essentially the light poles along the front of the
5 properties in new subdivisions, we have a 12-foot utility easement that is
6 called out for every subdivision that we receive. That's where you see
7 Comcast, El Paso Electric ...
8
- 9 Thurston: El Paso Electric, yes they all go there.
10
- 11 Gonzales: And so now it's being called a street furniture, which is where you would see
12 stop signs, you may see the electrical boxes, and that would be where the
13 street light poles are going as well.
14
- 15 Thurston: Do you know how that's going to affect El Paso Electric? Because
16 sometimes they get in their little contests of, well, this is my area, I don't,
17 they want certain separation between, Comcast wants their space, El Paso
18 Electric kind of wants their space, mostly utilities, we can kind of go in the
19 same trench. But then the light poles, is that going to cause any issue or
20 should we shrink the streets so that the light poles have space?
21
- 22 Gonzales: Mr. Chair and Commission. Essentially the light poles are going in at the
23 same time that El Paso Electric is doing their work, so we're coordinating
24 with them as to where the light poles are going to ensure that they meet
25 their needs and then we have compliance as well. If we see in the future
26 that the light pole bases are having any issues or concerns based on the
27 two-foot pad that's going in, since it is a 12-foot utility easement, we were
28 looking to reduce that when we first started Realize, and so with the code
29 modification maintaining that 12-foot utility easement, they would have
30 enough room in order to put the light pole base as well as their utilities.
31
- 32 Thurston: So it will probably, the poles will sometimes probably encroach into the utility
33 furniture easement a little bit on some of those?
34
- 35 Gonzales: Mr. Chair. Yes, they would actually be encroaching into those because we
36 want to make sure that there is a five-foot clear path to meet for ADA
37 accessibility. If you put the pole there, then that means you're coming in
38 about 18 inches, which would then modify what the path is and then they
39 don't have enough room, essentially, if you had a wheelchair or a walker,
40 so that's essentially what we're meeting.
41
- 42 Thurston: That's where we went from four-foot sidewalks to five-foot sidewalks, and
43 then now it's pushing the light poles out.
44
- 45 Gonzales: Mr. Chair. We actually went to six-foot sidewalks, and even with them being
46 on there at six feet, that's where we have that separation of those extra,

1 essentially, six inches that's impeding onto that five feet. So when we went
2 from five feet to that six foot, you still have that extra foot that we gained,
3 but it also needs an additional six inches. We learned all of these after
4 cross-sections are done, working with basically El Paso Electric and
5 understanding what the bases need to be.
6

7 Thurston: Okay, so this will solve the problems from here on out. Cross our fingers.
8 Cross our fingers. That was all I had. I don't have anything else. What
9 about you other Commissioners?

10
11 Kaiser: I have just a couple of other I think, relatively small things. So the indoor
12 entertainment, outdoor entertainment, seems fine, the changes that you're
13 recommending. I'm just curious because I also noticed with botanical
14 gardens as well, that, well, particularly botanical garden and outdoor
15 entertainment potentially could be an appropriate use in an open space
16 district. I guess could you help clarify what the definition of outdoor
17 entertainment is, maybe as a step one?

18
19 Gonzales: Mr. Chair, Commissioner Kaiser. I'll actually step back a little bit further.
20 Our OS-1 and OS-2 are essentially going to be park features and drainage
21 structures. That's the only reason why we do not have them listed for
22 botanical gardens. We are looking for those for parkland to be maintained
23 or drainage structures.
24

25 Kaiser: But parkland to be maintained as active parkland space or as passive or all
26 of the above?
27

28 Gonzales: For recreational space. And so that way if you look at a lot of our park
29 areas, they used to be zoned R-1a or based on the zoning that was there.
30 So we've delineated those out. So that way, we know they're dedicated for
31 recreational services or for parkland use. Generally, for an OS-1 or an OS-
32 2 we're not seeing them come in as private developers. Those are being
33 either dedicated to the city or being maintained by HOAs and communities.
34 And so they're separate to land uses that kind of went in a different direction,
35 as opposed to saying it's going to be an active use from public developers
36 or private developers. It's more for public use as like parks that are being
37 maintained, HOAs that are maintaining them. That make sense?
38

39 Kaiser: Sort of. But it's also true that the city has to abide by their own zoning code.
40 So if the city wanted to do an amphitheater, outdoor amphitheater in a
41 "park" they wouldn't be able to, according to the zoning code.
42

43 Gonzales: Mr. Chair, Commissioner. That's correct. We would modify the code or
44 come before to say that this would be the proposal for the city to actually
45 use that land as recreational services if it hasn't been zoning or designated
46 yet.

1
2 Kaiser: Okay. I guess that's fine if the city wants to come and ask for I guess a
3 variance to the zoning code. Seems inefficient in my opinion. But just going
4 to botanical garden for a second. I mean whether or not it's a private or
5 even a non-profit entity, if there was interest in a botanical garden that fit
6 with the character of open space preservation but added some educational
7 elements to it, some maybe more active recreation as opposed to just you
8 know wandering on a trail through the arroyo, this would not allow for
9 something like that, correct?

10
11 Gonzales: Correct. Mr. Chair. I think it's more in the standard that when we did the
12 zoning code and we did the zoning map, all the properties that were owned
13 privately received a zoning designation that was not going to be open space
14 or drainage tract. And so, essentially, if a property was owned that is CR or
15 NH-3 and would allow a botanical garden, they would be able to go ahead
16 and do that by right. We would not just rezone them to the OS-1 or the OS-
17 2 to provide for the tract. They'd actually have a zoning designation that
18 met the other requirements as we're looking towards moving our zoning
19 regulations to where we actually identify our arroyos, our tracts, so that way
20 they're clearly defined in our zoning code. Right now they're currently listed
21 as R-1a, so you would not know that it's an arroyo. And so, we're trying to
22 define that so people can see the separation in the properties as far as
23 zoning. So, if you come in with a CR or an NH-3, you'd be allowed to do
24 those items, but not necessarily in an OS-1. But we didn't give private
25 owners the OS-1 unless it was already a designated park. It was already a
26 designated tract for drainage.

27
28 Kaiser: Okay. So, I guess I understand what you're saying. I guess it's not quite
29 adding up, I guess. So if we take any one of our public parks that's currently
30 zoned what?

31
32 Gonzales: OS-1.

33
34 Kaiser: And to do any kind of programming, athletic fields, you name it, the way that
35 I'm seeing this now, those are not permitted uses. They would have to, the
36 city would have to come in and rezone a park to you know heavy industrial
37 to do outdoor recreation or whatever, as an example. That's what you're
38 saying.

39
40 Gonzales: Mr. Chair. That would be correct. The city properties, we have them. If we
41 were to purchase them, say it was an NH-1 land and it's not already
42 designated for the entertainment, we should be bringing the proposal
43 forward knowing that the property is not zoned for those uses or those land
44 uses to where we can actually notify the neighbors of those changes coming
45 forth.

- 1 Kaiser: So, there would never be a true park parcel in the city. That if Apodoca
2 Park has a ball field on it, it can't be zoned open space. It has to be zoned
3 commercial. That's what we're saying.
4
- 5 Gonzales: Mr. Chair. It is zoned open space as an existing park. So right now it is
6 zoned Open Space 1 because they are for parks and recreation and
7 preserve. So it is our recreation district. That would be providing that
8 recreational source.
9
- 10 Kaiser: Okay, but an amphitheater is out of the question. A botanical garden is out
11 of the question. Even those, those can be park programming. They would
12 have to get subdivided. They'd have to rezone to have that specific use in
13 a park. That's what we're saying.
14
- 15 Gonzales: And Mr. Chair. More than likely if that were to come in as a tract that was
16 designated or subdivided out to the city, it may be part of a master plan
17 because it may be part of a larger development if we see that coming in. It
18 may be part of the subdivision process where we tend to see that that's
19 going to be the tract of land, which is going to be designated for that.
20 Because the other part we'll run into is if you look at a lot of the zoning right
21 now that we have, say you get a subdivision tomorrow, a subdivision will
22 come in, dedicate the parkland. It's going to be under the current zoning
23 that's there, but it's going to designate a tract for us. And so, those are the
24 pieces we have to figure out of how do we move forward whenever we
25 acquire land through the parkland dedication because now it's zoned R-1a
26 or NH-1 under our new code. When we look at NH-1, that's where
27 everybody assumes it's for a residential home or for residential
28 development as opposed to parkland dedication. And so, there may be an
29 opportunity where any of the tracts that we have throughout the year that
30 we've gained through the subdivision process, we come back and present
31 to Council so we can modify those zones.
32
- 33 Kaiser: See to me it seems like it would be more efficient that for a developer who's
34 giving dedicated land for park that there's an associated application for a
35 rezone to make it one of these two open spaces. And I would think that
36 Open Space 1 would give you the ability to do the programming that's
37 needed for a park, whether it's active, passive, botanical garden, outdoor
38 amphitheater. To me it seems like that's a more efficient process than the
39 city accepting a parcel that's one, you know NH-1 and then having to come
40 back at some point in the future and rezone it just to build a park. But maybe
41 that's just a process thing. So, I'll stand down from that.
42
- 43 Thurston: Any more additional comments?
44
- 45 Smith: I just have one quick question. The minimum acre size for animal raising,
46 was that an increase or a decrease?

1
2 Gonzales: Mr. Chair, Commissioner Smith. We actually did not have a lot size
3 requirement. However, we did notice that most of the time when you do
4 animal raising, it will be in the rural areas. And that's usually at a minimum
5 of a half-acre. And so we wanted to make sure that we added that as part
6 of that condition to know that if you were going to do animal raising, because
7 that would be defined by goats or chickens and certain standards that you'd
8 have at least the minimum of half acre, which is what we currently use now.
9
10 Smith: Okay. Thank you.
11
12 Kaiser: Give me one second. I'm trying to scroll through here.
13
14 Thurston: Does that mean you can raise animals in any lot, as long as it's a half-acre?
15
16 Gonzales: Mr. Chair, Commissioner Thurston. That would be correct. Yes.
17
18 Kaiser: I think the only other question I had, and thanks for clarifying the lighting
19 section. I think I was definitely curious of why the change there. I think the
20 only other question I had was there was, and I'm probably not even going
21 to be able to find it now, but there was a, we removed a requirement for
22 lighting to address pedestrian safety issues. I think the reason was because
23 it was related to like private property. But if you know what I'm talking about,
24 maybe you could address that. I'm going to try to find it. But that was the
25 only other thing I think I had.
26
27 Thurston: Just want to go to your lighting ordinance one that you had done your
28 changes.
29
30 Gonzales: But I think it's specific to Commissioner Kaiser's question. Commissioner
31 Kaiser. That would be under page 414, is I believe what you're referring to.
32 We're still maintaining the outdoor lighting ordinance, not to say that it's not
33 promoting safe lighting in pedestrian vehicle traffic. We're still maintaining
34 that. It's still shielded, still installed. This is more for the purposes of when
35 you're looking at this, we're already doing that through the code
36 requirements. And so it's not eliminating that. We're not still promoting that.
37 We're still maintaining the light ordinance, the bug ratings, and the shielding
38 on the properties.
39
40 Kaiser: Okay. I think we're, might be referring to something else, but my PDF
41 crashed. So we'll just leave it at that. I can't see. Yes. Yes. Yes, I think
42 that's it. So why, so sorry, can you explain why we would scratch that out,
43 that specific reference out?
44
45 Gonzales: Mr. Chair and Commissioner Kaiser. The reason why that one is scratched
46 out is just because we're already doing that through our lighting ordinance.

1 If, being it is the purpose, we already say that it is going to have safety,
2 utility, security, productivity on the earlier part of it. So under number one,
3 it's already addressing that concern. It was a duplicate is why we're
4 addressing it.

5
6 Kaiser: Okay. Thank you. I have nothing else.

7
8 Thurston: Anyone else for last comments? Janet, online, are you there? Do you have
9 anything? I should say, Ms. Acosta.

10
11 Ja. Acosta: I don't have anything at the moment. Thank you.

12
13 Thurston: All right.

14
15 Faivre: All right. This is on the vote for item 6.4. Commissioner Joaquin Acosta.

16
17 Jo. Acosta: Yes.

18
19 Faivre: Commissioner Smith.

20
21 Smith: Yes.

22
23 Faivre: Commissioner Janet Acosta.

24
25 Ja. Acosta: Yes.

26
27 Faivre: Commissioner Kaiser.

28
29 Kaiser: Yes.

30
31 Faivre: And Chair.

32
33 Thurston: Yes.

34
35 Faivre: Thank you.

36
37 **7. DISCUSSION**

38
39 Thurston: All right. Moving on to number seven, discussion. I don't think, is there any,
40 I don't think we have anything on discussion. Go ahead.

41
42 Kaiser: Can I ask a question? On the downtown master plan update, can you
43 describe the process and whether or not there's an opportunity for this body
44 to weigh in in a work session or something of that nature?
45

1 Faivre: Mr. Chair, Commissioner Kaiser. Yes. So, you know, we just started that
2 process. There will be opportunities down the road for them to present both
3 to P&Z and to Council you know further in that process. So we're expecting
4 to see earlier drafts being developed in the springtime. So working
5 backwards from that, there will be opportunities where they do come in front
6 of you know stakeholders again. I don't have the exact schedule right now,
7 but it is built into the plan for them to do that, correct.

8
9 Kaiser: Okay. So there'll be an opportunity for us to weigh in on our view and vision
10 before the recommendation to Council?

11
12 Faivre: There will probably be a Council work session for that. Yes. I don't know
13 that there'll specifically be one for Planning and Zoning, but there'll definitely
14 be a Council work session from that.

15
16 Kaiser: Okay. I would request one for Planning and Zoning given the workload that
17 we have. It seems like if this is not something that we're supposed to weigh
18 in in, I think we need to reexamine why we exist as a body. So I hope we
19 have an opportunity because I think this is exactly what we're here to do in
20 addition to the other things.

21
22 Thurston: That doesn't, it's because the, basically, well I'll ask my questions later. I
23 don't have anything else on discussion. Anybody else? All right.

24
25 **8. STAFF ANNOUNCEMENTS**

26
27 Thurston: Staff announcements.

28
29 Gonzales: Commissioner. We just have one essentially just a reminder that next
30 month we will be having an early meeting. We do have essentially four
31 cases that we know we'll be bringing forward to you. So you should be
32 receiving your packets early next week. As the meeting will be on
33 November 18th as a reminder. We're not sure if we will have a December
34 meeting. That meeting will also be updated as well as one week earlier just
35 because of the holidays. So just to ensure we do have quorum to assist our
36 public to get through these processes in these cases knowing that some of
37 these are time sensitive.

38
39 Thurston: Thank you.

40
41 **9. ADJOURNMENT (7:30)**

42
43 Thurston: All right. Now do we have to have a motion to adjourn?

44
45 Kaiser: I make a motion to adjourn.

Agenda Item #5.1.

- 1 Smith: Second.
- 2
- 3 Thurston: All in favor?
- 4
- 5 MOTION PASSES UNANIMOUSLY.
- 6
- 7
- 8
- 9
- 10
- 11 _____
Chairperson



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	November 18, 2025			
Drafter:	Sara Gonzales	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS COUNTRY CLUB ESTATES NO. 3, PLAT NO. 4, REPLAT NO. 1. THE SUBDIVISION ENCOMPASSES APPROXIMATELY 0.226 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED AT 1003 IVYDALE DRIVE. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS THAT ARE APPROXIMATELY 0.117 AND 0.110 ACRES IN SIZE. SUBMITTED BY CARTER SURVEYING AND MAPPING, REPRESENTATIVE. (CASE 24CS0500113)			

PURPOSE(S) OF ACTION:

To approve a non-administrative replat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

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

PURPOSE:

A replat occurs when changes take place on a previously filed subdivision plat. Replats proposing to increase the total number of lots of previously filed subdivisions shall follow procedures appropriate to those given to final plats. Non-administrative replats, such as what is currently being proposed, are required to go before the Planning and Zoning Commission for final approval.

LAND USE HISTORY:

The original subdivision plat known as Country Club Estates No. 3, Plat No. 4, was filed on December 23, 1968. The property is currently vacant and located within a predominantly single-family residential area.

PROJECT DESCRIPTION:

The proposed non-administrative replat, known as Country Club Estates No. 3, Plat No. 4, Replat No. 1 encompasses approximately 0.226 acres, is zoned R-1a (Single-Family Medium Density), and is located at 1003 Ivydale Drive. The subdivision proposes to subdivide one (1) existing lot into two (2) new lots that are approximately 0.117 and 0.110 acres in size.

SITE SUITABILITY:

Based on the standards of the 2001 Zoning Code, as amended, per Section 38-62, Exceptions, the applicant may reduce the minimum front and rear yard lot line of 24 feet and shall be no less than 2,880 square feet in area for townhouse development. As designed, the proposed lots are 47 feet wide, 100 feet deep, and 4,791 square feet in area. The proposed lots exceed the minimum lot requirements for the exception allowed in the

Agenda Item #6.1.

R-1a zoning district. The required setbacks for each proposed new lot include front, 15 feet; front garage, 25 feet; rear, 20 feet; and sides, 5 feet. The maximum allowed height for R-1a zoning district is 35 feet.

A Flexible Development Standard (administrative variance) was approved to accommodate a 2.6-foot deviation from the minimum 50-foot lot width requirement and the 5,000-square-foot minimum lot size requirement. Specifically, Lots 1B and 2B each have a lot width of 47.37 feet, and Lot 2B compasses 4,791 square feet. However, the applicant has decided to construct townhouses, which under Section 38-62, Exceptions, eliminates the need for the Flexible Development Standard.

ACCESS/TRAFFIC:

City water, sewer and gas already exist and are adequate for the proposed new lots. Ivydale Drive is a local roadway and not part of the Mesilla Valley Metropolitan Planning Organization's (MPO) thoroughfare plan. Ivydale Drive is a fully improved roadway (i.e., paved, sidewalk, curb, and gutter) therefore, no additional improvements are required as part of the subdivision.

PARK LAND DEDICATION:

The subdivision remains valid under the 2001 Zoning Code, as amended; however, development of the property is anticipated to begin after the new year, which would subject it to the development standards of the Realize Las Cruces Development Code. Therefore, if the plat is approved before January 1, 2026, park land dedication and improvements is not required. If approval occurs after that date, park land dedication and improvements will be required. The Parks and Recreation Department has reviewed the proposal and determined that the lot is too small to accommodate a park dedication and would instead prefer a fee in lieu.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The property is located within an area designated as a Suburban Neighborhood Place Type, as identified on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. These areas are intended to support low- to moderate-density residential uses, complemented by pockets of commercial development. The proposed subdivision will allow the property owners to divide and develop the currently vacant land into two separate lots, each accommodating a townhouse. This development aligns with the existing character of the neighborhood, which includes single-family homes and duplexes located to the south.

FLOOD PLAIN:

The property is not located in a flood zone.

DRC/STAFF RECOMMENDATION:

On October 15, 2025, the Development Review Committee (DRC), which includes the Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed non-administrative replat. After some minor discussion, the non-administrative replat was approved with condition that the plat be approved prior to January 1, 2026, or the applicant would be subject to the park fee in lieu. The reason the applicant has until January 1, 2026, is the city is currently in the transition period between the 2001 Zoning Code and Realize Las Cruces. The transition period is over on December 31, 2025. For addition information please refer to Attachment "D" for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Country Club Estates No. 3, Plat No. 4, Replat No. 1 development is consistent with the character of the surrounding area. Considering the varied lot sizes in the surrounding area, the proposed lots are well-proportioned and harmonize with the existing neighborhood character. This thoughtful approach to development may also encourage other builders to contribute to the growth of missing middle housing in the market.

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 non-administrative replat.

Agenda Item #6.1.

APPLICATION TIMELINE:

Applicant Submitted:	September 4, 2024
Staff Returned:	September 19, 2024
Applicant Returned:	October 7, 2025
Staff Returned:	October 8, 2025
DRC Recommended Approval:	October 15, 2025

SUPPORT INFORMATION:

- [Attachment "A" - Zoning Map](#)
- [Attachment "B" - Aerial Map](#)
- [Attachment "C" - Country Club Estates No 3, Plat No. 4, Replat No.1](#)
- [Attachment "D" - 10-15-25 DRC Minutes](#)
- [Attachment "E" - Findings](#)

PLAN(S):

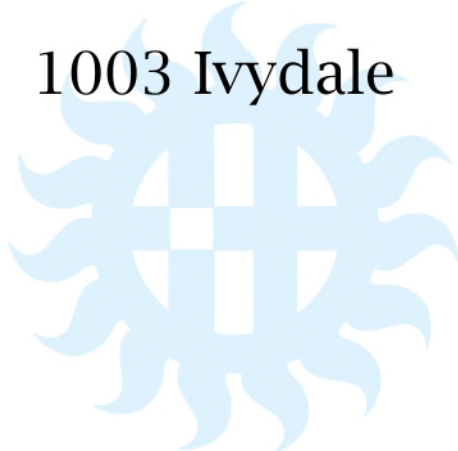
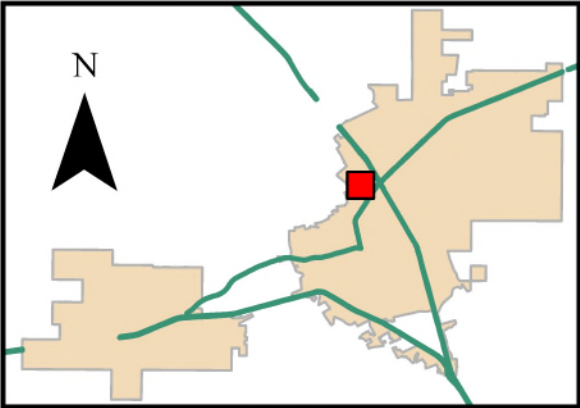
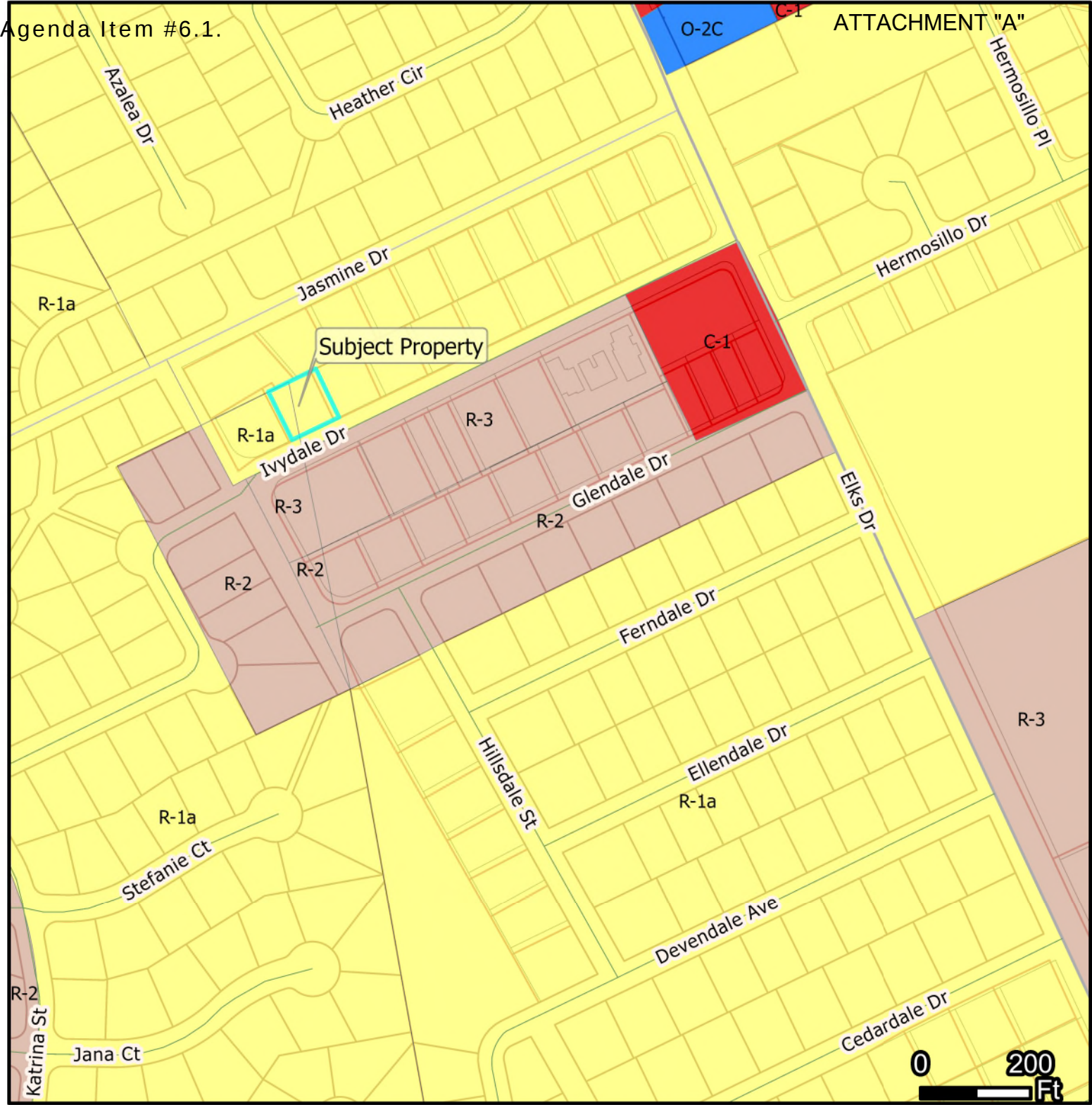
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

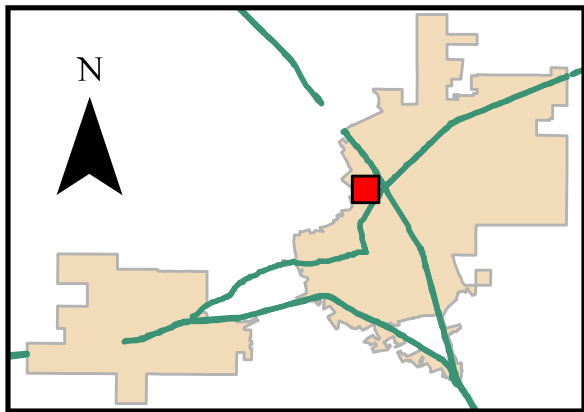
DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed non-administrative replat known as Country Club Estates No. 3, Plat No. 4, Replat No. 1 as recommended by staff.
2. Vote "No"; this will deny the proposed non-administrative replat.
3. Vote to "Amend"; this could modify approval of the proposed non-administrative replat by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed non-administrative replat pursuant to further direction from the Commission.



1003 Ivydale



1003 Ivydale

ATTACHMENT "B"

COUNTRY CLUB ESTATES NO. 3, PLAT NO. 4, REPLAT NO. 1

A 0.227 ACRE TRACT OF LAND BEING LOT 2, BLOCK 112, COUNTRY CLUB ESTATES NO. 3 PLAT NO. 4
RECORDED DECEMBER 23, 1968 IN PLAT BOOK 10, PAGE 44
AND PART OF EDGEWOOD NORTH SUBDIVISION NO. 1 (AMENDED AS CORRECTED)
RECORDED APRIL 18, 1966 IN PLAT BOOK 9, PAGE 95
CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
AUGUST 30, 2024

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS *COUNTRY CLUB ESTATES NO. 3, PLAT NO. 4, REPLAT NO. 1*, AND CONTAINS 0.227 ACRES OF LAND, MORE OR LESS.

ALL RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS _____ DAY OF _____, 20____.

MANDA NEVAREZ
131 B AND 11 LANE
LAS CRUCES, NM 88007

INSTRUMENT OF TITLE : INSTRUMENT NO. 2410227 FILED MAY 17, 2024.

(STATE OF NEW MEXICO)
(COUNTY OF DOÑA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY MANDA NEVAREZ AND STEPHEN G GREEN.

(NOTARY PUBLIC) _____

MY COMMISSION EXPIRES: _____

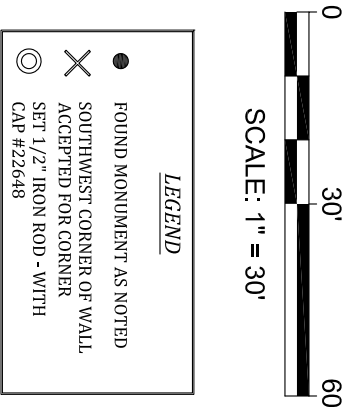
RECEPTION NO. _____

(STATE OF NEW MEXICO)
(COUNTY OF DOÑA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE
DAY OF _____, 20____ AT _____ O'CLOCK IN THE
RECORDS OF DOÑA ANA COUNTY.

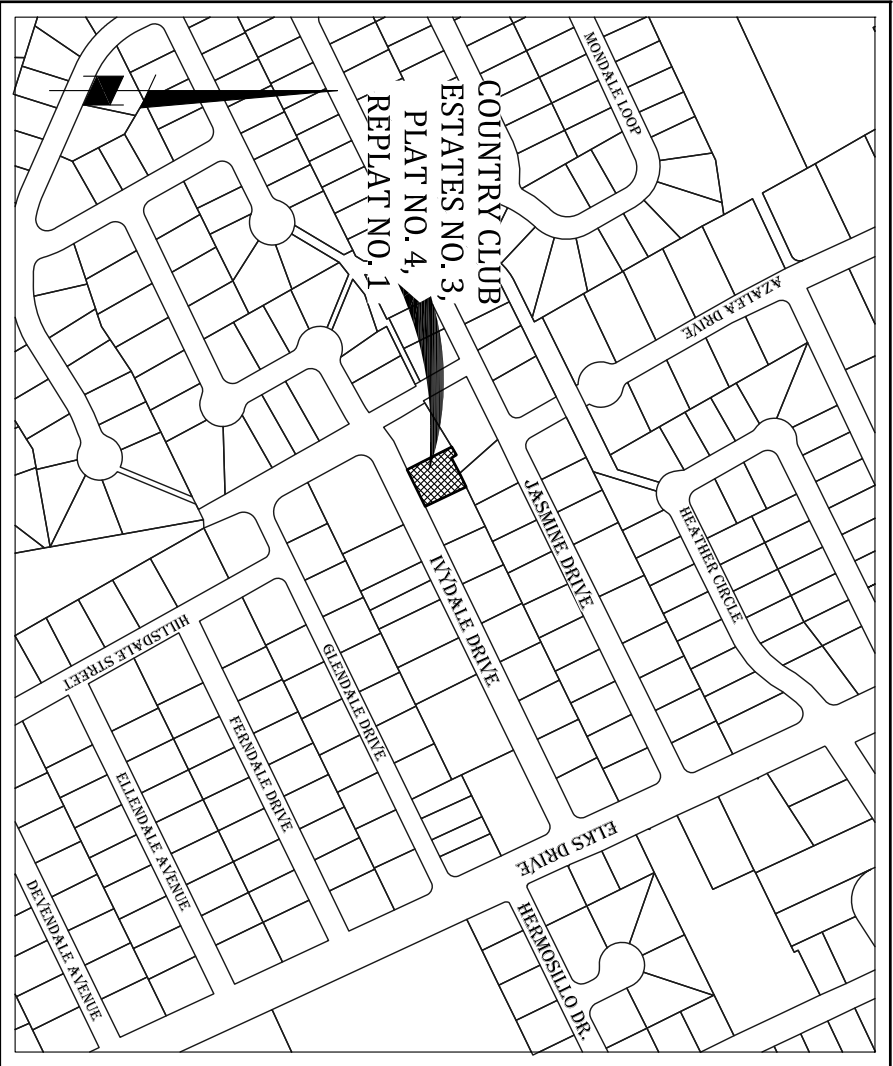
COUNTY CLERK _____

DEPUTY CLERK _____

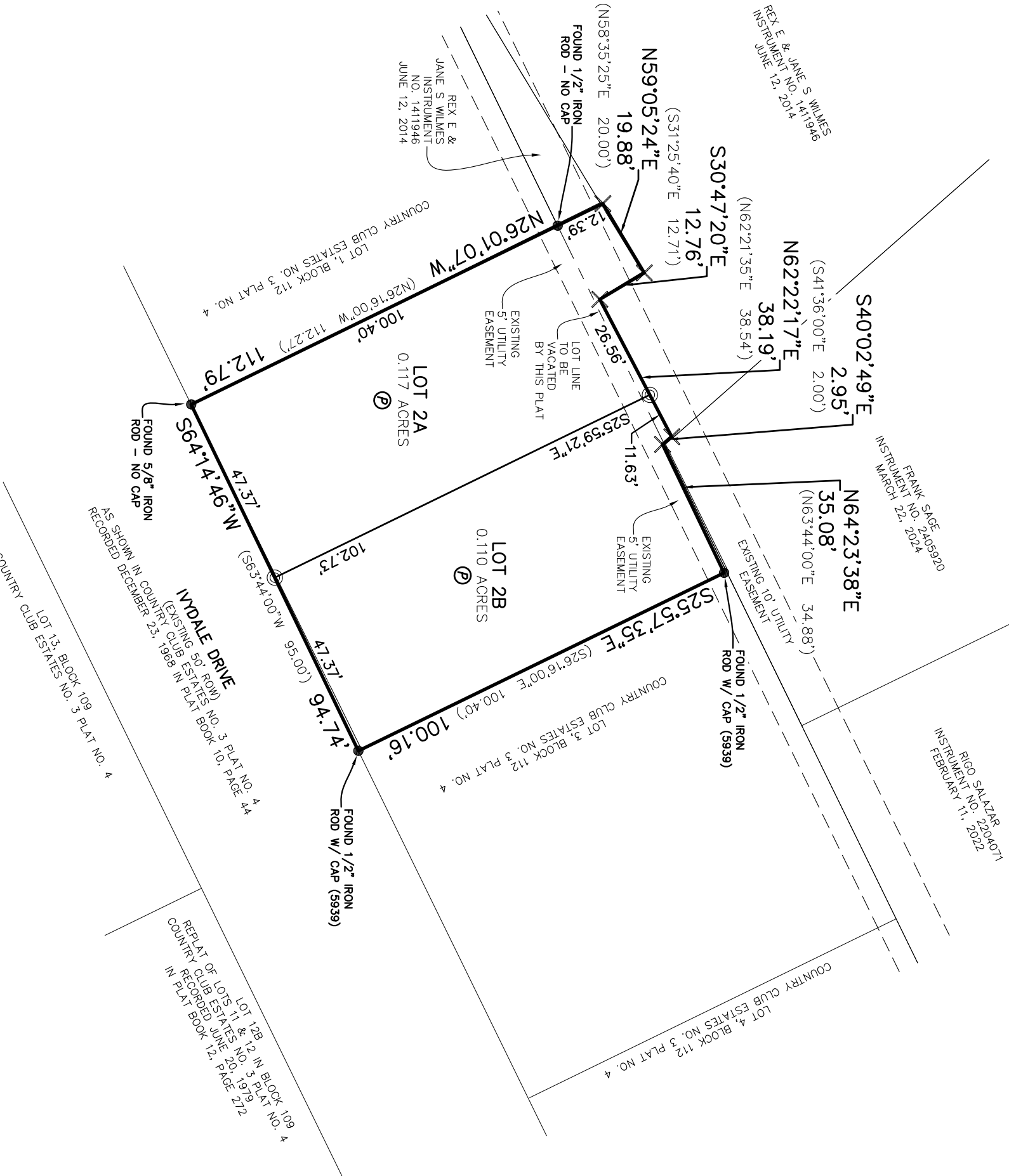


NOTES:

1. BEARINGS ARE BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE GRID
2. NORTH, DISTANCES REPORTED ARE HORIZONTAL GROUND DISTANCES.
3. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES WHERE DIFFERENT FROM FIELD MEASURED INFORMATION.
4. THE SUBDIVIDER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIL LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO LOTS CONTAINED HEREIN, AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
5. THIS PARCEL OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C1081G) DATED 7/6/2016.
6. EXCESS STORM DRAINAGE IS TO BE RETAINED IN ON LOTS WITH THE PONDING SYMBOL. ☉.
7. MAINTENANCE OF ON LOT PONDS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.



VICINITY MAP
NTS



UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY.
THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE
UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO
THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

BY: _____ DATE: _____

COMCAST

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD FEEDER) CABLE UTILITIES.
BY: _____ DATE: _____

QWEST COMMUNICATIONS (DBA CENTURY LINK)

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST COMMUNICATIONS (DBA CENTURY LINK), ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE UTILITIES.
BY: _____ DATE: _____

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY 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 THE APPROVAL OF THIS PLAT.

BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT DATE: _____

BY: _____ DIRECTOR OF UTILITIES DATE: _____

BY: _____ DIRECTOR OF PUBLIC WORKS DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING.

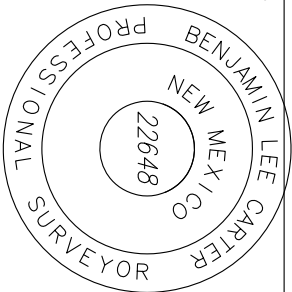
BY: _____ CHAIRMAN DATE: _____

BY: _____ SECRETARY DATE: _____

SURVEYOR'S CERTIFICATION

I, BENJAMIN L. CARTER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

BENJAMIN L. CARTER, PS 22648

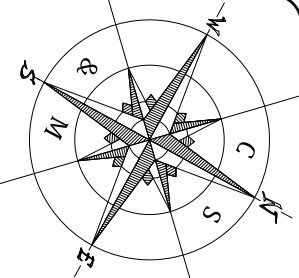


CARTER SURVEYING AND MAPPING

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

PROJECT NAME: COUNTRY CLUB ESTATES NO. 3, PLAT NO. 4, REPLAT NO. 1

DATE: 08-30-2024 PROJECT NUMBER: 24141 SHEET 1 OF 1



1 Carter: Sure.
2
3 Weir: Okay. DRC members, any questions of Sara or Mr. Carter?
4
5 Arend: None.
6
7 Danner: No.
8
9 Nasir: I just have a comment and that is whenever it comes for construction, that
10 the applicant or the property owner is aware that they will have to do new
11 connections for water, sewer, and gas.
12
13 Weir: Okay.
14
15 Carter: And there is a note on the plat as such.
16
17 Weir: Okay. Excellent. If there's no other questions, if I have a motion to approve.
18
19 Mathews: So moved.
20
21 Weir: Do I have a second?
22
23 Nasir: Second.
24
25 Weir: Okay. I'll just go ahead and call out departments for that. Public Works.
26
27 Arend: Aye.
28
29 Weir: Community Development. Aye. Utilities.
30
31 Nasir: Aye.
32
33 Weir: Fire.
34
35 Danner: Aye.
36
37 Weir: And Parks and Recreation.
38
39 Mathews: Aye.
40
41 Weir: Okay. So the replat has been approved.
42

43 **3.2 Case No. 24CS0500113: Country Club Estates No. 3, Plat No. 4, Replat**
44 **No. 1**
45

- A request for approval of a non-administrative replat known as Country Club Estates No. 3, Plat No. 4, Replat No. 1.
- The proposed subdivision encompasses approximately 0.226 acres, is zoned R-1a (Single-Family Medium Density) and located at 1003 Ivydale Drive.
- The subdivision proposes to subdivide one (1) existing lot into two (2) new lots that are approximately 0.117 and 0.110 acres in size.
- Following the 2001 Zoning Code, and Chapter 37 Subdivision Code.
- Submitted by Carter Surveying and Mapping, representative.

Weir: Okay. The next item is a subdivision plat called Country Club Estates No. 3, Plat No. 4, Replat No. 1. Sara, do you want to ... you're still here.

Carter: I'm still here.

Gonzales: Got all three. Essentially, this is another non-administrator replat. The applicant is proposing to subdivide this one lot into two existing or two new lots to create a townhouse subdivision. Essentially, the lot is 0.117 and 0.110 acres in size. It is zoned R-1a. The applicant is also following the 2001 Zoning Code. And so the minimum standard for the lot sizes is 5,000. The applicant has already received a flexible development standard because the property is required to be at 5,000 square feet, it is currently at 4,791 on one of the lots. And then the lot frontages are required to be at 50 feet minimum. They're at 47.3, so a flex was provided in order to bring in essentially two more housing opportunities for the area. It's very compatible with the surrounding neighborhood as if you go about 1,000 feet south, you'll see that there are duplex lots. So this area does have either duplexes, single-family homes. So this would not be out of character with those areas. Staff sent it out for all the relevant reviews and received approval as well for these.

Weir: And so your recommendation would be approval?

Gonzales: Recommendation would be approval.

Weir: Okay. Mr. Carter, anything you want to add or any additional information?

Carter: No. Happy to answer questions.

Weir: Okay. DRC members, any questions?

Danner: No.

Weir: MPO, any questions?

Metzgar: No.

1
2 Nasir: I apologize for not doing my homework. Sara, could you zoom in into the
3 notes to make sure that the note for utilities for subdivide shall be - yes, so
4 then utilities have no concerns or comments. Thank you.

5
6 Weir: Okay. I'll entertain a motion to approve the replat.

7
8 Nasir: So moved.

9
10 Weir: Can I have a second?

11
12 Mathews: Second.

13
14 Weir: Okay. I'll start in the opposite order this time. Parks and Recreation.

15
16 Mathews: Aye.

17
18 Weir: Fire.

19
20 Danner: Aye.

21
22 Weir: Utilities.

23
24 Nasir: Aye.

25
26 Weir: Community Development is aye. Public Works.

27
28 Arend: Aye.

29
30 Weir: Okay. So DRC recommend approval of a second or actually approve it.

31
32 **3.3 Case No. 25CS0500062: Sonoma Ranch Boulevard Right-of-Way**
33 **Vacation Plat**

- 34
35
 - A request for approval of a vacation plat known as Sonoma Ranch Boulevard Right-Of-Way Vacation Plat.
 - The proposed subdivision encompasses approximately 1.750 acres in size and located generally west and east of Sonoma Ranch Boulevard between its intersection with Engler Road on the south side to its intersection with Arroyo Road to the north side.
 - The vacation plat proposes to align Sonoma Ranch Boulevard with the actual alignment of the roadway.
 - Submitted by Sierra Norte Development, Inc., applicant.

41
42
43
44

FINDINGS:

- Based upon review by relevant City staff, the proposed non-administrative replat known as Country Club Estates No 3, Plat No. 4, Replat No.1 complies with the requirements and standards of the City of Las Cruces Subdivision Code.
- The proposed new lots that are being created by the replat comply with all the requirements of the 2001 Zoning 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 an alternative housing type with the development of two new townhouses.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	November 18, 2025			
Drafter:	Sara Gonzales	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS ALLEY'S AT NEVADA. THE PROPOSED SUBDIVISION ENCOMPASSES APPROXIMATELY 0.752 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND IS LOCATED AT 1701 NEVADA AVENUE. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO SIX (6) NEW TOWNHOUSE LOTS THAT RANGE FROM APPROXIMATELY 0.125 TO 0.126 ACRES IN SIZE. SUBMITTED BY CARTER SURVEYING AND MAPPING, REPRESENTATIVE. (CASE 25ZO5000080)			

PURPOSE(S) OF ACTION:

To approve a non-administrative replat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

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

PURPOSE:

A replat occurs when changes take place on a previously filed subdivision plat. Replats proposing to increase the total number of lots of previously filed subdivisions shall follow procedures appropriate to those given to final plats. Non-administrative replats, such as what is currently being proposed, are required to go before the Planning and Zoning Commission for final approval.

LAND USE HISTORY:

The subject property is a remnant of the original Nevada Subdivision filed on March 27, 1958. This tract was zoned R-1a (Single-Family Medium Density) on October 15, 1990, and was zoned to NH-1U with the adoption of Realize Las Cruces on February 18, 2025, which will go into effect on January 1, 2025.

PROJECT DESCRIPTION:

The proposed non-administrative replat, Alley's at Nevada, encompasses approximately 0.752 acres, is zoned R-1a (Single-Family Medium Density), and located at 1701 Nevada Avenue. The applicant proposes to subdivide one (1) existing lot into six (6) new townhouse lots that range from approximately 0.125 to 0.126 acres in size.

SITE SUITABILITY:

Based on the standards of the 2001 Zoning Code, as amended, per Section 38-62, A, 2, Townhouse Lots and Area, the applicant may reduce the minimum front and rear yard lot line of 24 feet, provided that no lot shall be less than 2,880 square feet in area for a townhouse development. As designed, the proposed lots are 33 feet

Agenda Item #6.2.

wide, 163 feet deep, and 5,445 square feet in area. The proposed lots exceed the minimum requirements for the townhouse exception allowed in the R-1a zoning district. The required setbacks for each proposed new lot include front, 15 feet; front garage, 25 feet; rear, 20 feet; and sides, 5, or 0 feet. The maximum allowed height for R-1a zoning district is 35 feet.

ACCESS/TRAFFIC:

City water, sewer and gas already exist and are adequate for the proposed new lots. Nevada Avenue is a local roadway and not part of the Mesilla Valley Metropolitan Planning Organization's (MPO) thoroughfare plan. Nevada Avenue is a fully improved roadway (i.e., pavement, sidewalk, curb, and gutter) therefore, no additional improvements are required as part of the subdivision.

PARK LAND DEDICATION:

The subdivision remains valid under the 2001 Zoning Code, as amended; however, development of the property is anticipated to begin after the new year, which would make the subdivision subject to the development standards of the Realize Las Cruces Development Code. Therefore, if the plat is approved before January 1, 2026, park land dedication and improvements are not required. If approval occurs after that date, park land dedication and improvements will be required. The Parks and Recreation Department has reviewed the proposal and determined that the lot is too small to accommodate a park dedication and would instead prefer a fee in lieu.

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 is defined as a variety of residential housing types with medium to high densities and areas of supporting neighborhood commercial development. Since this area is designated for special consideration under Elevate Las Cruces Policy CE-2.1, we aim to promote infill development strategies that support the vitality of established neighborhoods and preserve historic residential areas. In alignment with Policy CL-2.2, we also seek to encourage the redevelopment of vacant properties within these neighborhoods.

FLOOD PLAIN:

The property is not located in a flood zone.

DRC/STAFF RECOMMENDATION:

On October 29, 2025, the Development Review Committee (DRC), which includes the Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed non-administrative replat. After some minor discussion, the non-administrative replat was approved with a condition that the plat be approved prior to January 1, 2026, or the applicant would be subject to the park fee in lieu. The reason the applicant has until January 1, 2026, is that the City is currently in a transition period between the 2001 Zoning Code and Realize Las Cruces. The transition period is over on December 31, 2025. For addition information please refer to Attachment "D" for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Alley's at Nevada subdivision meets all requirements of the Subdivision Code and the 2001 Zoning Code, as amended. The proposed development is situated west of Young Park and Lynn Middle School, offering convenient access to recreational and educational amenities for families with diverse housing needs. The planned townhouses will expand housing opportunities by introducing an alternative residential option. The area features a range of lot sizes and home square footages, yet they are considered comparable in value and character.

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 non-administrative replat request.

APPLICATION TIMELINE:

Agenda Item #6.2.

Applicant Submitted: October 9, 2025
Staff Returned: October 24, 2025
DRC Recommended Approval: October 29, 2025

SUPPORT INFORMATION:

[Attachment A - Zoning Map](#)

[Attachment B - Aerial Map](#)

[Attachment C - Alleys at Nevada](#)

[Attachment D - DRC Minutes 10.29.2025](#)

[Attachment E - Findings](#)

[Attachment F - Preliminary Renderings](#)

PLAN(S):

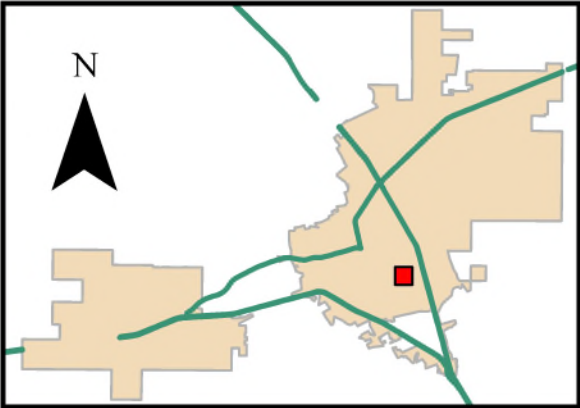
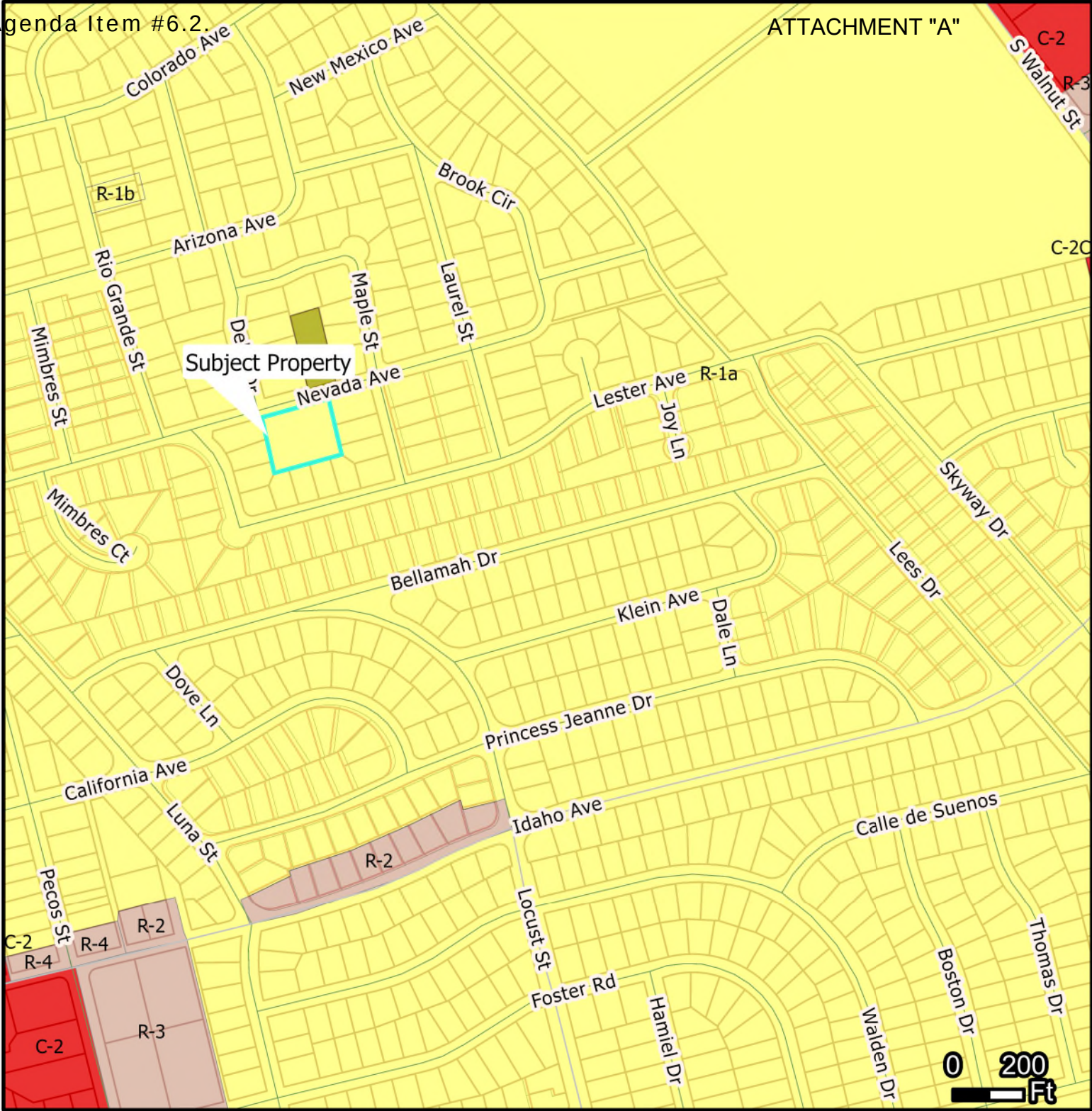
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

DRC

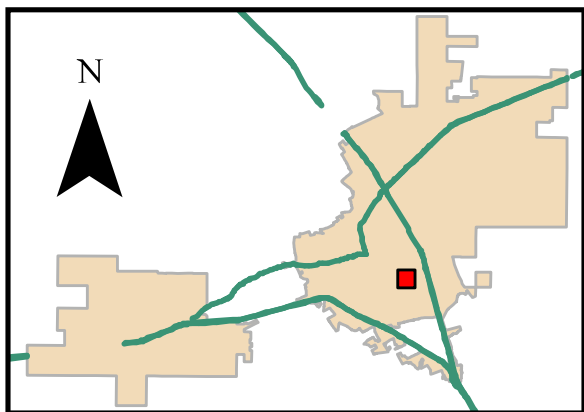
OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed non-administrative replat known as Alley's at Nevada as recommended by staff.
2. Vote "No"; this will deny the proposed non-administrative replat.
3. Vote to "Amend"; this could modify approval of the proposed non-administrative replat by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed non-administrative replat pursuant to further direction from the Commission.



1701 Nevada Avenue





1701 Nevada

ATTACHMENT "B"



ATTACHMENT "C"

ALLEY'S AT NEVADA

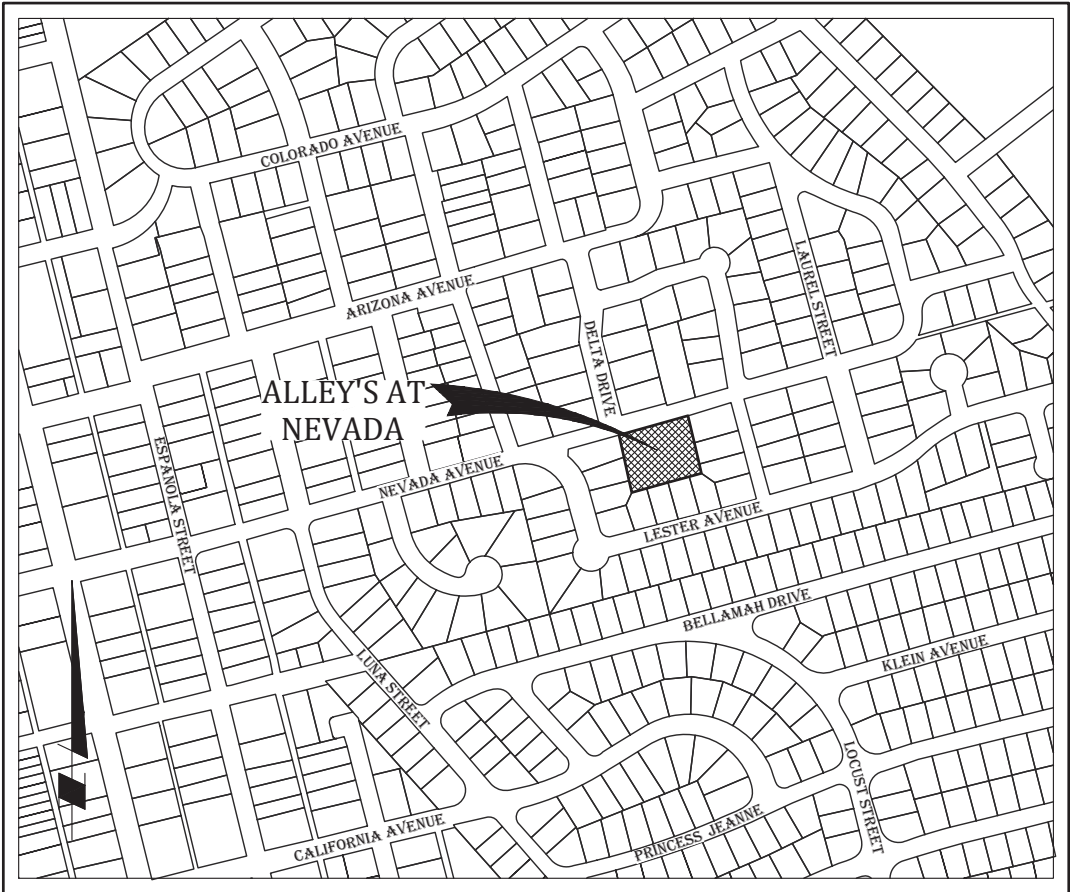
A 0.752 ACRE TRACT OF LAND AS DESCRIBED

IN INSTRUMENT NO. 1905562 FILED MARCH 14, 2019

LOCATED IN SECTION 13. T.22S., R.2E., N.M.P.M. OF THE U.S.G.L.O. SURVEYS

CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO

OCTOBER 8, 2025



VICINITY MAP

NTS

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS **ALLEY'S AT NEVADA**, AND CONTAINS 0.752 ACRES OF LAND, MORE OR LESS

ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS _____ DAY OF _____, 20__.

MAYOR ERIC ENRIQUEZ
CITY OF LAS CRUCES
PO BOX 20000
LAS CRUCES, NM 88004

ATTEST: CITY CLERK CHRISTINE RIVERA
CITY OF LAS CRUCES
PO BOX 20000
LAS CRUCES, NM 88004

INSTRUMENT OF TITLE : INSTRUMENT NO. 1905562 FILED FEBRUARY 28, 2019.

(STATE OF NEW MEXICO)
(COUNTY OF DOÑA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__
BY _____.

(NOTARY PUBLIC)

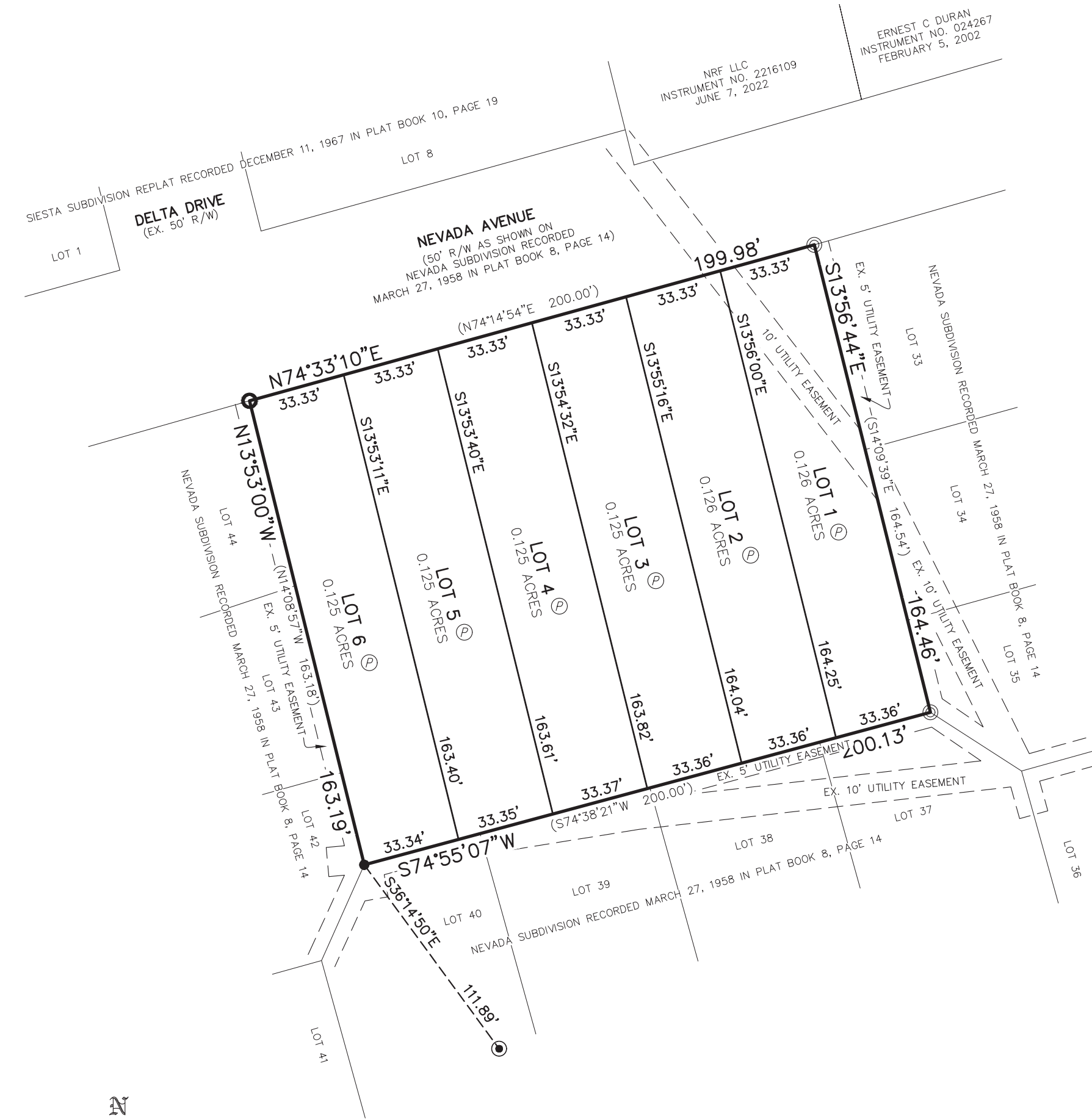
RECEPTION NO. _____

(STATE OF NEW MEXICO)
(COUNTY OF DOÑA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 20__ AT _____ O'CLOCK
IN THE RECORDS OF DOÑA ANA COUNTY.

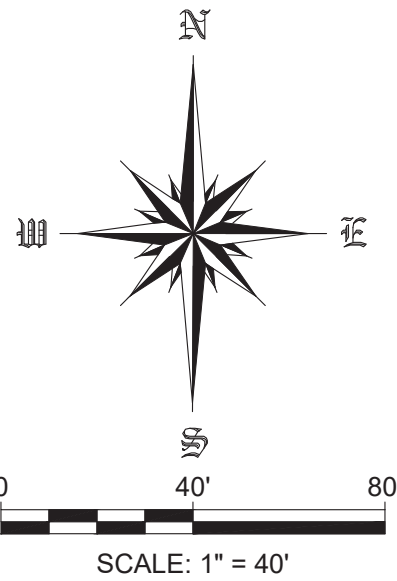
COUNTY CLERK

DEPUTY CLERK



NOTES:

- BEARINGS ARE BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE GRID NORTH. DISTANCES REPORTED ARE HORIZONTAL GROUND DISTANCES.
- RECORD INFORMATION HAS BEEN SHOWN IN PARENTHESIS WHERE DIFFERENT FROM FIELD MEASURED BEARINGS AND DISTANCES.
- THE SUBDIVIDER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT. (B) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
- THIS PARCEL OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C1092G) DATED 7/6/2016.
- ALL SET CORNERS ARE 1/2" IRON RODS WITH IDENTIFICATION CAP NM 22648.
- EXCESS STORM DRAINAGE IS TO BE RETAINED IN ON LOTS WITH THE PONDING SYMBOL (P). MAINTENANCE OF ON LOT PONDS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
- ALL EXISTING UTILITY EASEMENTS SHOWN HEREON REMAIN UNCHANGED FROM NEVADA SUBDIVISION RECORDED MARCH 27, 1958 IN PLAT BOOK 8, PAGE 14.



LEGEND	
	FOUND 1/2" IRON ROD - WITH CAP ILLEGIBLE
	FOUND 1/2" IRON ROD - WITH CAP #8172
	FOUND 1" IRON PIPE
	FOUND 1/2" IRON ROD - WITH CAP #5939

UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDER-GROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: _____ DATE: _____

COMCAST

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: _____ DATE: _____

QWEST COMMUNICATIONS (DBA CENTURY LINK)

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST COMMUNICATIONS (DBA CENTURY LINK), ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE UTILITIES.

BY: _____ DATE: _____

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY 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 THE APPROVAL OF THIS PLAT.

BY: _____ DATE: _____
DIRECTOR OF COMMUNITY DEVELOPMENT

BY: _____ DATE: _____
DIRECTOR OF UTILITIES

BY: _____ DATE: _____
DIRECTOR OF PUBLIC WORKS

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING

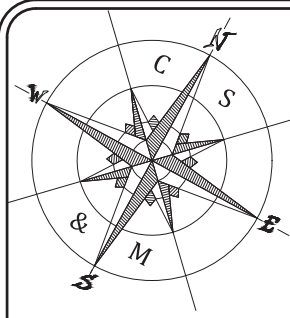
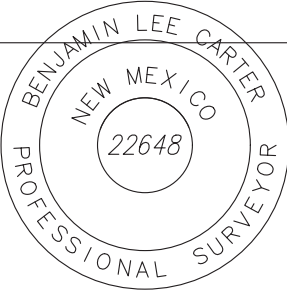
BY: _____ DATE: _____
CHAIRMAN

BY: _____ DATE: _____
SECRETARY

SURVEYOR'S CERTIFICATION

I, BENJAMIN L. CARTER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

BENJAMIN L. CARTER, PS 22648



CARTER SURVEYING AND MAPPING		
PO Box 846, Mesilla, New Mexico 88046 Phone (575) 313-2638 Carter.Surveying1@gmail.com		
PROJECT NAME: ALLEY'S AT NEVADA		
DATE: 10-08-2025	PROJECT NUMBER: 25247	SHEET 1 OF 1



DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, October 29, 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
Cathy Mathews, Landscape Architect, Parks & Rec.
Michael Danner, Fire Investigator LCFD
Kevin Wilson, Housing Development Specialist

STAFF PRESENT: Sara Gonzales, Senior Planner

OTHER PRESENT: John Moscato, Sierra Norte Development
Paul Pompeo, Souder Miller

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

Weir: Okay, it's a little past 9 o'clock. Let's go ahead and call the October 29, 2025 Development Review Committee meetings to order. We have representatives of all the decision-making departments.

2. APPROVAL OF MINUTES -

2.1 October 15, 2025

Weir: The first order of business is approval of minutes. We have minutes for October 15, 2025. Any discussion? Okay. If not, I will entertain a motion to approve the minutes from October 15.

Nasir: So moved.

Gonzales: Second.

Weir: Okay. All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: Okay, minutes are approved.

3. NEW BUSINESS

3.1 Case No. 25ZO5000080: Alley's at Nevada

- A request for approval of a non-administrative replat known as Alley's at Nevada.
- The proposed subdivision encompasses approximately 0.752 acres, is zoned R-1a (Single-Family Medium Density) and located at 1701 Nevada Avenue.
- The subdivision proposes to subdivide one (1) existing lot into six (6) new townhouse lots that range from approximately 0.125 to 0.126 acres in size.
- Following the 2001 Zoning Code, and Chapter 37 Subdivision Code.
- Submitted by Carter Surveying and Mapping, representative.

Weir: The next order of business is - minutes was October 15th not 25th. There is an administrative replat known as Alley's at Nevada for approval. Sara, can you give an overview and recommendation for this?

Gonzales: Sure. This is a non-administrative replat known as Alley's at Nevada. This was a remaining tract that was not subdivided when the original subdivision came in in the early, I think it's '64. The tract has been vacant. It's adjacent to Lynn Middle School and Young Park is where it's basically around or located near. The applicant is proposing, essentially the city is proposing to subdivide the property into six different townhouse lots, which are going to equal about 0.125 or 0.126 acres in size. It is following the 2001 Zoning Code in Chapter 37 instead of Realize Las Cruces. It does meet all of the standards and the requirements for the R-1a zoning designation, as you are allowed to have townhouse lots designated for 28 feet in size and 2,880 square feet. So it meets the minimum standard for townhouse lots. Staff sent it out for review. We didn't have any comments or any remaining outstanding things from each department. We do have city staff here as well. If you guys would like to add anything additional as far as the housing element or who would be developing possibly these lots.

Wilson: So we are considering at this point in time Tierra del Sol as our developer on this particular lot. However, negotiations happen, it's open at this point in time. What happened was the architect, Rim Alley, who has been a nearly historic fixture within Las Cruces, came forward to us with a desire to participate in and design low to moderate income courtyard dwellings, townhome courtyard dwellings. And brought us several designs. And in the meeting it seemed like something that we would be interested in. And we were aware of the tract of land that we had on Nevada that would work nicely for that. And asked him to give us a rendition of what these courtyard homes might look like.

And from there we hired Ben Carter to move forward with this subdivision. And based upon the conception of the townhomes that have been provided to us, it will work very nicely, even given the design standards that are

1 provided to us for utilities and the like. So we would like to move forward
2 with it.
3
4 Weir: Any of the reviewing departments or city departments have any comments
5 on the plan?
6
7 Nasir: Mine is just a comment. I provided the applicant or the property owner the
8 layout for the Las Cruces Utilities services. And I told them that if they're
9 going to deviate from the standard, we will definitely entertain a variance,
10 but we will have to have a variance in the form and everything else.
11
12 Weir: Okay. And so that, at the time of the building permit is when they'll review
13 that?
14
15 Nasir: That is correct. For the plat as it is today, we have no issues with it. I just
16 wanted them to know at the time of construction, if that's going to be
17 changed, then we need to know and we will definitely entertain a variance.
18
19 Weir: Okay. So that's a potential slowdown to your project if you deviate from city
20 standards. And Sara, assuming you're recommending approval, you might
21 have already said that.
22
23 Gonzales: Yes, staff would be recommending approval as it does meet basically the
24 zoning code and the subdivision code. There are no requirements to not
25 allow this to move forward.
26
27 Weir: Okay. If that's the case, I'll entertain a motion to approve Alley's at Nevada
28 subdivision.
29
30 Mathews: Move to approve.
31
32 Weir: Do I have a second?
33
34 Nasir: Second.
35
36 Weir: Okay. I'll do a roll vote on that. Public Works.
37
38 Moreno: Aye.
39
40 Weir: Community Development votes aye. Utilities.
41
42 Nasir: Aye.
43
44 Weir: Fire.
45
46 Danner: Aye.

1
2 Weir: Parks and Recreation.

3
4 Mathews: Aye.

5
6 Weir: Okay. The Development Review Committee has a recommendation of
7 approval for this. So this will go to the Planning and Zoning Commission.

8
9 Gonzales: November 18th.

10
11 Weir: Okay.

12
13 **3.2 Case No. 24CS0500087: Sonoma Ranch North Phase 6 Preliminary**
14 **Plat**

- 15 • A request for approval of a preliminary plat known as Sonoma Ranch
16 North Phase 6.
- 17 • The proposed preliminary plat encompasses approximately 24.84 acres,
18 is zoned NH-1S, NH-3S, and OS-1S (Neighborhood-1 Suburban,
19 Neighborhood-3 Suburban, And Open Space Preserve and
20 Recreational District-1 Suburban), and located on the northeast corner
21 of Sonoma Ranch Boulevard and Rinconada Boulevard.
- 22 • The subdivision proposes 63 single-family residential lots and 5 tracts of
23 land that will be utilized for drainage, landscaping, open space, and a
24 park.
- 25 • Submitted by Souder, Miller and Associates, representative.

26
27 Weir: Next item of business is item 3.2, Sonoma Ranch North Phase 6 Preliminary
28 Plat. Ms. Gonzalez, you want to introduce that?

29
30 Gonzales: Yes. So this is the preliminary plat for Sonoma Ranch North Phase 6. This
31 is part of the master plan for Sonoma Ranch North. Recently there was a
32 zone change that was approved through City Council, allowing the land
33 uses to be modified and changed to meet the NH-1, NH-3, and OS-1 zoning
34 designations. The property encompasses 24.84 acres. It is located on the
35 northeast corner of Sonoma Ranch Boulevard and Rinconada Boulevard.
36 The applicant is proposing to subdivide the property into 63 single-family
37 residential lots, five tracts that will also be utilized for drainage, landscaping,
38 open space, and a park.

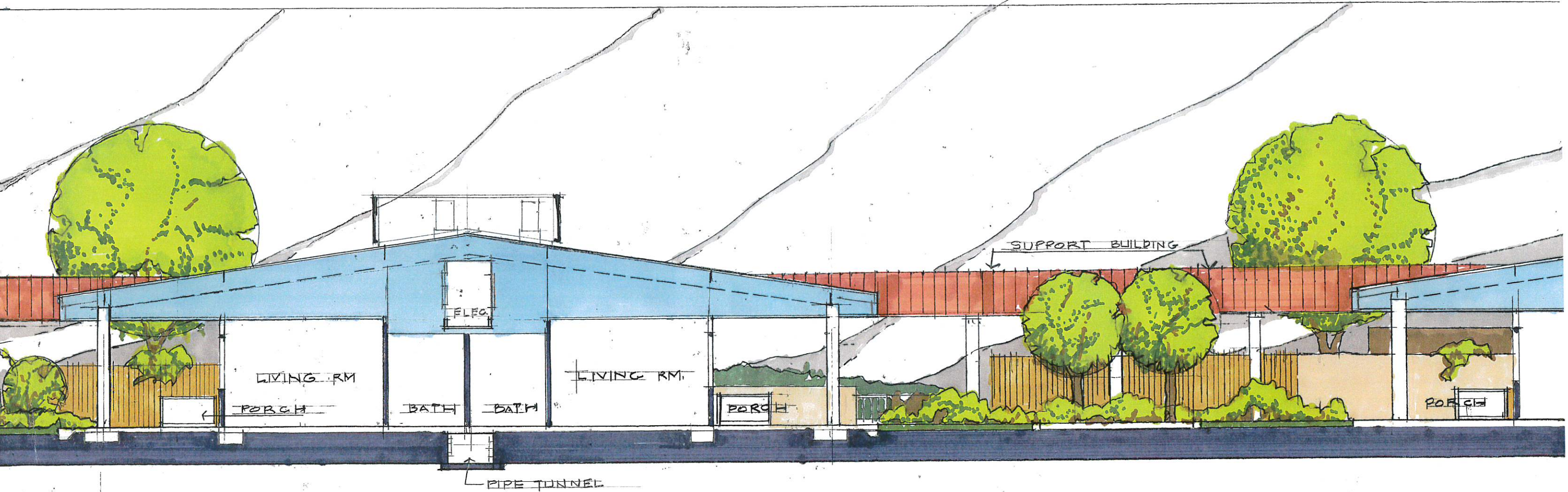
39
40 Staff did send this out to all relevant agencies as well as it has met the
41 requirements for the master plan regarding the lot sizes, the land uses, and
42 the proposed areas, and did not have any pending comments.

43 Weir: Mr. Pompeo, Mr. Moscato, anything you'd like to add?

44
45 Moscato: No.

FINDINGS:

- Based upon review by relevant City staff, the proposed non-administrative replat known as Alley's at Nevada complies with the requirements and standards of the City of Las Cruces Subdivision Code.
- The proposed new lots that are being created by the replat comply with all the requirements of the 2001 Zoning Code, as amended, and the exception related to the townhouse lot sizes and frontage requirements.
- Following the goals and actions outlined in Elevate Las Cruces, the proposed subdivision will allow for the development of an alternative housing type with the development of six (6) new townhouse lots.

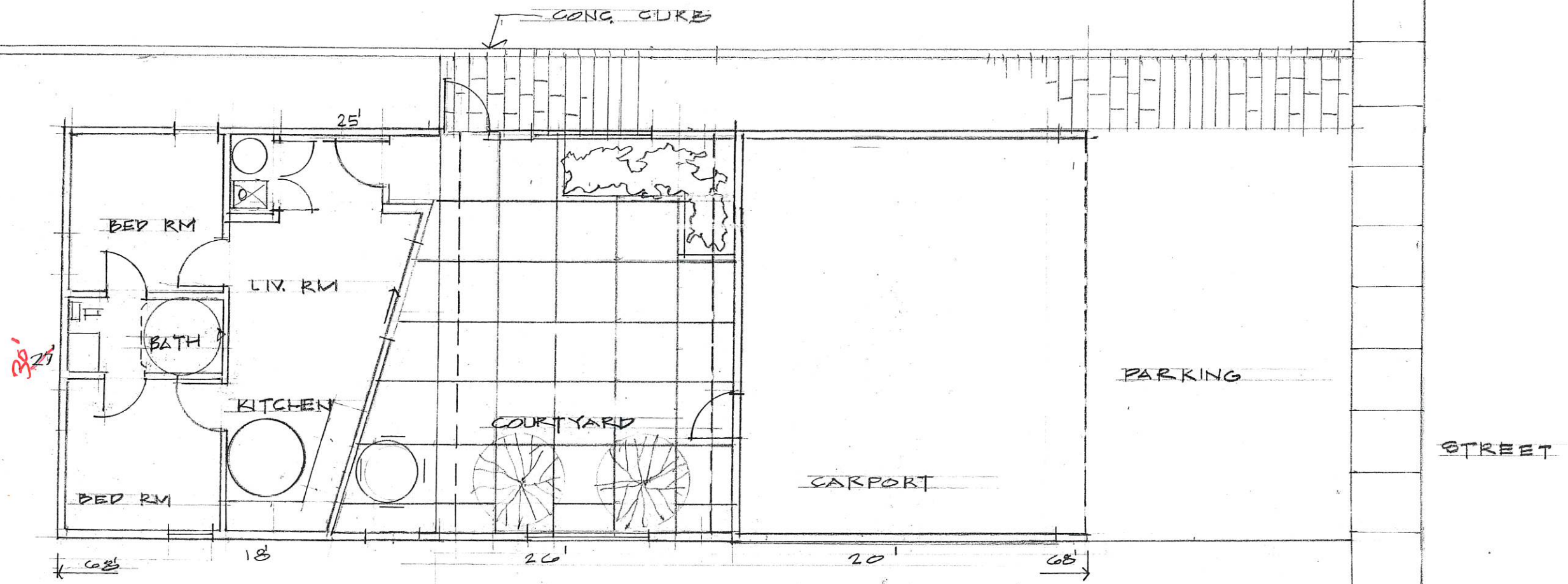


SECTION 1/8" = 1'-0"

ALTERNATE 9-3-24
PLAN "B" ALT



MIX



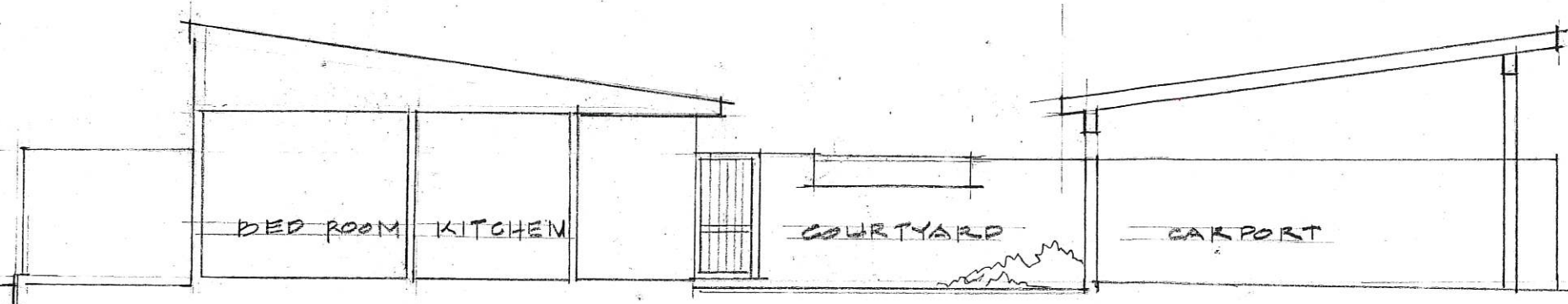
FLOOR PLAN 1/8" = 1'-0"

CONC. CURB @ R

SKETCH 9-3-24

PLAN 'B'

580 S.F.



SECTION 1/8" = 1'-0"



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ 6 ☐ N/A			
Adopted:	November 18, 2025			
Drafter:	Adam Ochoa	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF A PRELIMINARY PLAT KNOWN AS SONOMA RANCH NORTH, PHASE 6. THE PROPOSED PRELIMINARY PLAT ENCOMPASSES APPROXIMATELY 24.84 ACRES, IS ZONED NH-1S, NH-3S, AND OS-1S (NEIGHBORHOOD-1 SUBURBAN, NEIGHBORHOOD-3 SUBURBAN, AND OPEN SPACE PRESERVE AND RECREATIONAL DISTRICT-1 SUBURBAN), AND LOCATED ON THE NORTHEAST CORNER OF SONOMA RANCH BOULEVARD AND RINCONADA BOULEVARD. THE SUBDIVISION PROPOSES 63 SINGLE-FAMILY RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND 5 TRACTS THAT WILL BE UTILIZED FOR DRAINAGE, LANDSCAPING, OPEN SPACE AND A PARK. SUBMITTED BY SOUDER, MILLER AND ASSOCIATES, REPRESENTATIVE. (CASE 24CS0500087)			

PURPOSE(S) OF ACTION:

Approval of a preliminary plat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODE UTILIZED:

Realize Las Cruces Development Code.

PURPOSE:

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

The Planning and Zoning Commission shall act upon the proposed preliminary plat by reviewing the zoning standards outlined in the Realize Las Cruces Development Code, for the development of a NH-1S, NH-3S, and OS-1S (Neighborhood-1 Suburban, Neighborhood-3 Suburban, and Open Space Preserve and Recreational District-1 Suburban) zoned property.

LAND USE HISTORY:

The subject area is part of the original master plan known as the Sonoma Ranch North Master Plan that was appealed to and approved by City Council in January of 1997. Multiple amendments have occurred for the Sonoma Ranch North Master Plan area with the most recent affecting the subject area and approved in June of 2025. This included a zone change for the subject area that aligns with the current Realize Las Cruces

Agenda Item #6.3.

zoning designations of NH-1S, NH-3S, and OS-1S. The subject area was also part of an administrative subdivision known as Sonoma Ranch North Lot 2B, Replat No. 13 that was filed in February of 2024.

PROJECT DESCRIPTION:

The proposed Sonoma Ranch North, Phase 6 preliminary plat encompasses approximately 24.84 acres, is currently vacant/undeveloped, is zoned NH-1S, NH-3S, and OS-1S (Neighborhood-1 Suburban, Neighborhood-3 Suburban, and Open Space Preserve and Recreational District-1 Suburban), and is located on the northeast corner of Sonoma Ranch Boulevard and Rinconada Boulevard. The subdivision proposes 63 single-family residential lots, to be constructed in 1 phase, 2 commercial lots and 5 tracts that will be utilized for drainage, landscaping, open space and a park. The residential lots range from approximately 0.16 to 0.70 acres in size, and the commercial lots are approximately 1.00 and 1.25 acres in size each. There are also 5 tracts being proposed within the preliminary plat. 2 tracts shall be utilized as landscaping and utility easements that shall be owned and maintained by the homeowner's association. 2 tracts, one for only drainage and the other for drainage and open space, will also be owned and maintained by the homeowner's association. The last tract of land is a proposed park that will be dedicated and maintained by the City of Las Cruces.

SITE SUITABILITY:

Based on the standards of the NH-1S, NH-3S, and the OS-1S zoning district, the applicant has the ability to subdivide the subject area in a multitude of ways so long as the new lots meet the density, dimension, and design standards of the existing zoning districts. As designed, the proposed new lots and tracts easily meet the minimum standards as required by the Realize Las Cruces Development Code. All new developments will be required to follow all required development standards.

ACCESS/TRAFFIC:

All proposed roadways to be constructed with the proposed subdivision are classified as local roadways which require the dedicated rights-of-way to be 50 feet in width and built to City of Las Cruces Design Standards including pavement, curb, gutter, sidewalks and lighting. No improvements shall be required to any adjacent thoroughfares including Sonoma Ranch Boulevard.

PARK LAND DEDICATION:

The proposed Sonoma Ranch North, Phase 6 Preliminary Plat is proposing an approximately two (2) acre park that will be dedicated and maintained by the City of Las Cruces. The acreage for the proposed park was determined during the last master plan amendment approved in June of 2025. The developer will be required to work with the Parks and Recreation Department regarding the park amenities and park design prior to its construction.

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 applicant to subdivide and continue to develop vacant land that is compatible with the existing surrounding neighborhoods and continue to provide housing opportunities for those desirous to live in the area.

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

FLOOD PLAIN:

The property is not located in a flood zone.

DRC/STAFF RECOMMENDATION:

On October 29, 2025, the Development Review Committee (DRC), which includes Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed preliminary plat. The

Agenda Item #6.3.

DRC reviews preliminary plats from an infrastructure, utilities and improvement standpoint. After some very minor discussion, the DRC voted to recommend APPROVAL. For addition information please refer to Attachment “D” for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed Sonoma Ranch North, Phase 6 Preliminary Plat meets all requirements of the Subdivision Code, Design Standards, and the Realize Las Cruces Development Code. 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 and will provide further improvements to adjacent roadways for improved connectivity in the area including the connection of Purple Sage Drive from Northrise Drive to Sonoma Ranch Boulevard. Furthermore, the forthcoming final plat and construction drawings will be required to meet any remaining or additional requirements of Code.

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:	July 22, 2024
Staff Returned:	July 30, 2024
Applicant Returned:	August 21, 2024
Staff Returned:	August 29, 2024
Applicant Returned:	September 24, 2025
Staff Returned:	October 10, 2025
Applicant Returned:	October 16, 2025
Review Complete:	October 20, 2025
DRC Recommended Approval:	October 29, 2025

SUPPORT INFORMATION:

- [Attachment "A", Zoning Map](#)
- [Attachment "B", Aerial Map](#)
- [Attachment "C", Sonoma Ranch North Phase 6 Preliminary Plat](#)
- [Attachment "D", 10-29-25 DRC Minutes](#)
- [Attachment "E", Findings](#)

PLAN(S):

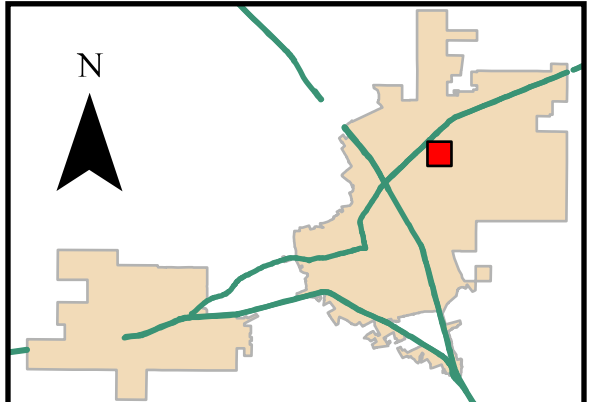
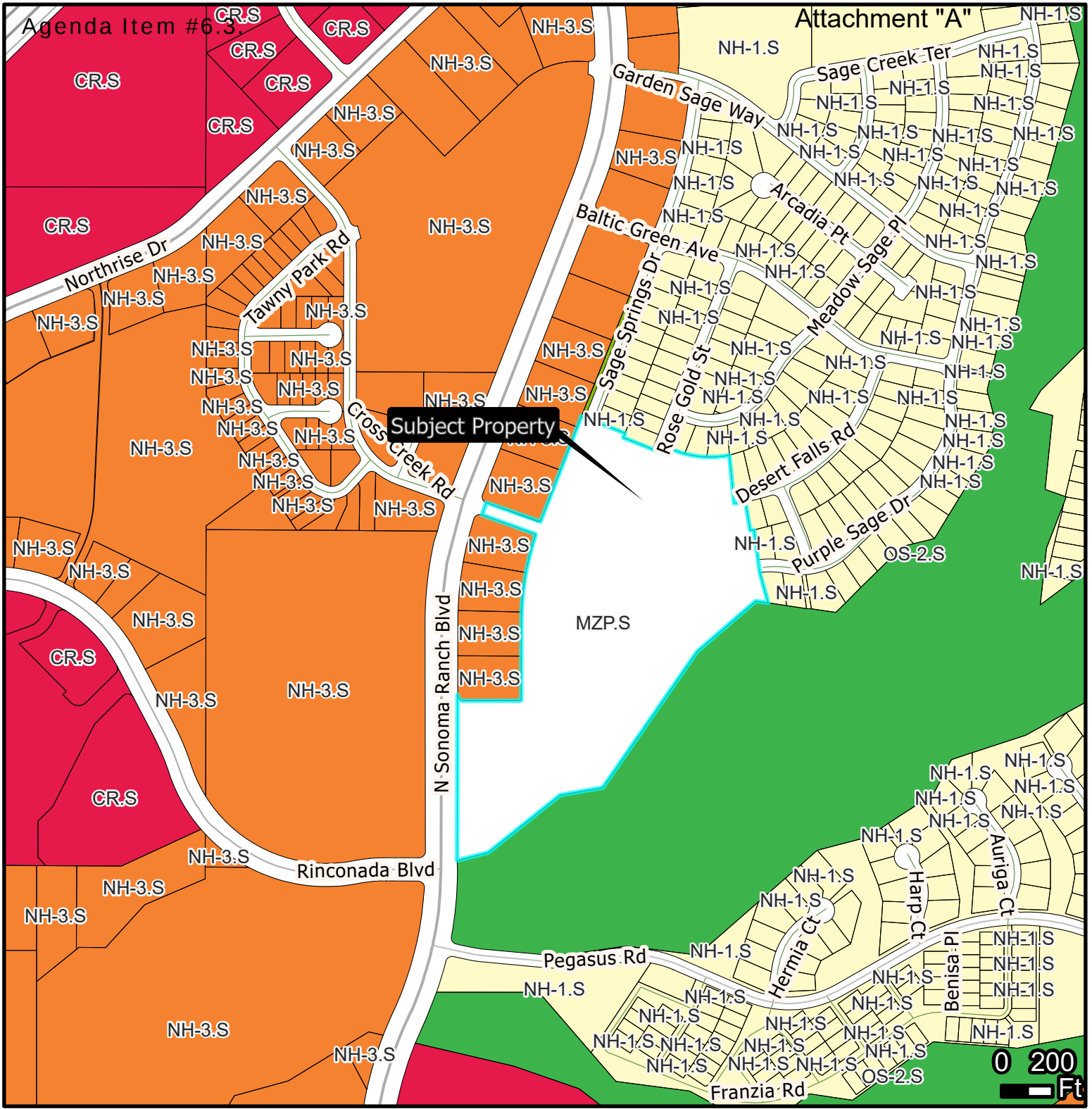
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

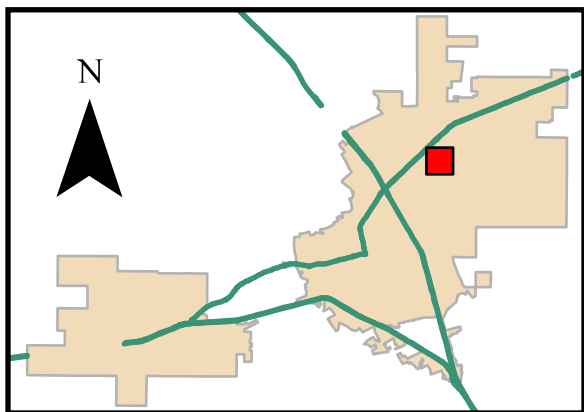
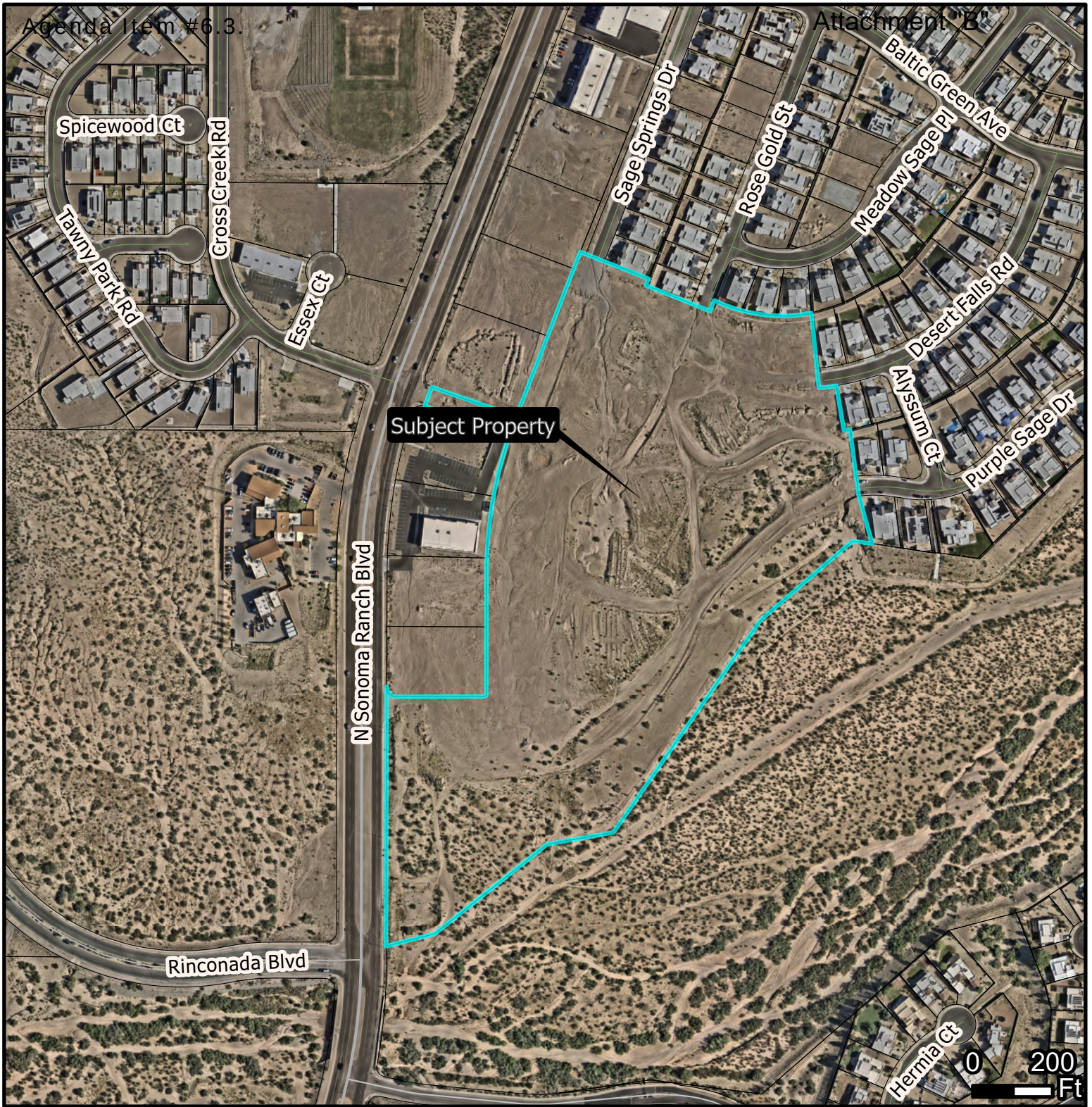
DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the proposed preliminary plat known as Sonoma Ranch North, Phase 6 as recommended by Staff and DRC.
2. Vote "No"; this will deny the proposed preliminary plat.
3. Vote to "Amend"; this could modify approval of the proposed preliminary plat by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed preliminary plat pursuant to further direction from the Commission.



Mesa Crossings Subdivision Preliminary Plat



Sonoma Ranch North, Phase 6 Preliminary Plat

SONOMA RANCH NORTH, PHASE 6

BEING A REPLAT OF SONOMA RANCH NORTH LOT 2B REPLAT NO. 13
FILED JANUARY 30, 2024, BOOK 25, PAGE 27-30 COUNTY RECORDS
LOCATED IN SECTION 27 AND 28 , TOWNSHIP 22 SOUTH, RANGE 2 EAST
N.M.P.M. OF THE U.S.G.L.O. SURVEYS

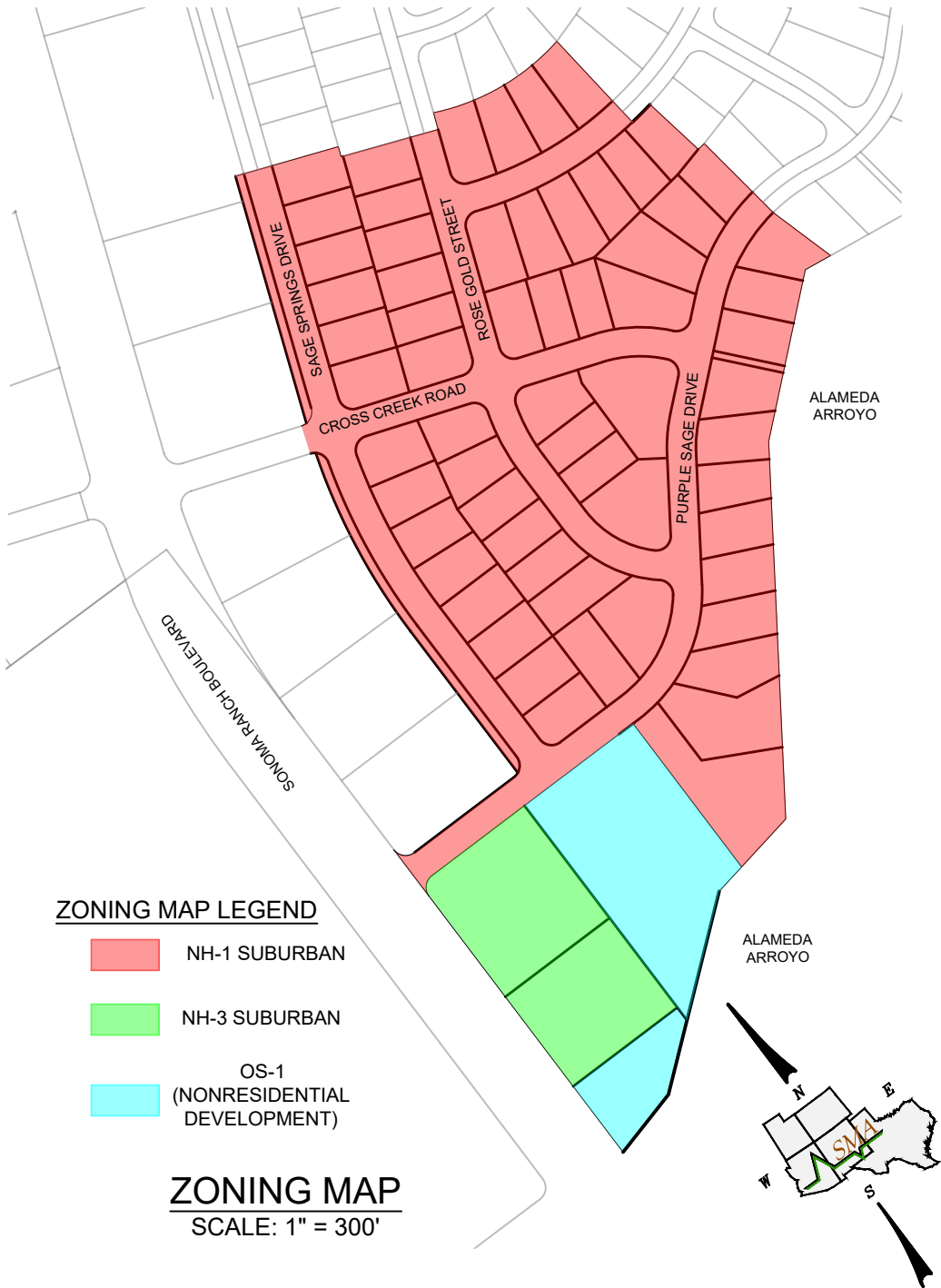
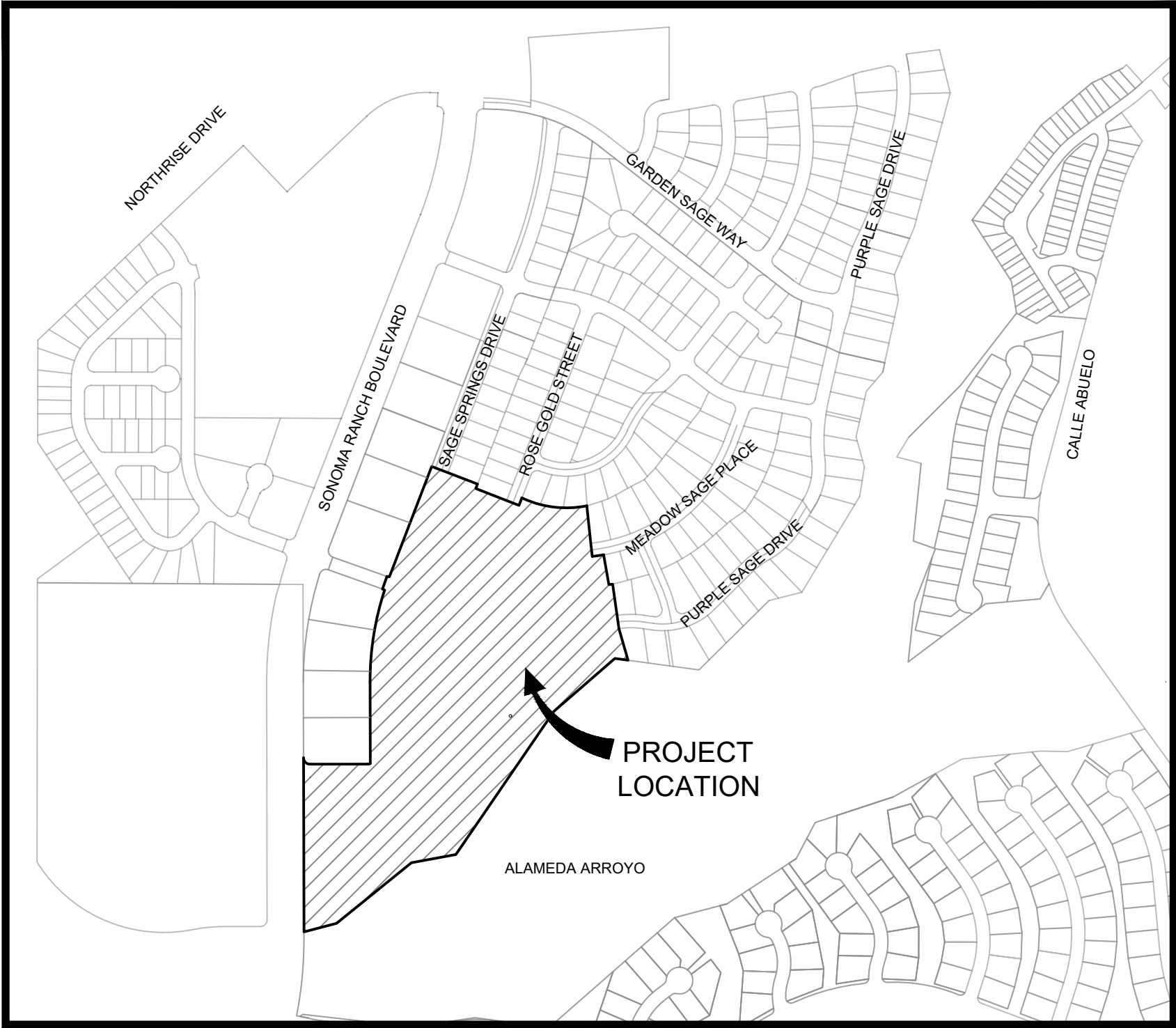
CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO

PRELIMINARY PLAT AMENDMENT

OCTOBER 2025
24.84 AC. ±

SUBDIVIDER
SIERRA NORTE DEVELOPMENT INC.
A NEW MEXICO CORPORATION
3590 W. PICACHO AVENUE
LAS CRUCES, NM 88007

INSTRUMENT OF OWNERSHIP
WARRANTY DEED
INSTRUMENT # 2108614
FILED ON 03-18-2021



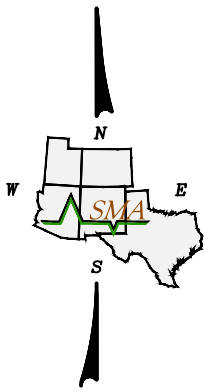
SURVEYOR'S CERTIFICATE

I, DARRYL D. COSTER DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DARRYL D. COSTER PLS 21204

DATE

VICINITY MAP
SCALE: 1" = 500'



CITY OF LAS CRUCES COMMUNITY DEVELOPMENT DIRECTOR

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE LAS CRUCES PLANNING AND ZONING COMMISSION & COMMUNITY DEVELOPMENT. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING.

COMMUNITY DEVELOPMENT DIRECTOR:

DATE:



SOUDER, MILLER
& ASSOCIATES

3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

SONOMA RANCH NORTH, PHASE 6

SUBMITTED BY :
SIERRA NORTE DEVELOPMENT INC.
LAS CRUCES, NEW MEXICO

PROJECT NUMBER
9330315
DATE
OCTOBER 15, 2025

DRAWN BY
CHECKED BY
DIF
DDC
1
OF
3

NOTES:

1. THE SUBDIVIDER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT AND (B) COMPLIANCE WITH ALL APPLICABLE UTILITY STANDARDS.
2. WATER BY CITY OF LAS CRUCES.
3. GAS BY CITY OF LAS CRUCES.
4. SEWER BY CITY OF LAS CRUCES.
5. PORTIONS OF THE PROPERTY ARE IN THE SPECIAL FLOOD HAZARD AREA THEREFORE ANY DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PROPERTY WILL NEED TO MEET FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) REQUIREMENTS. MAP SHOWN ON FLOOD INSURANCE RATE MAP 35013C1101 G, EFFECTIVE DATE JULY 06, 2016.
6. TRACT 'A' IS A LANDSCAPE TRACT DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ALSO SERVES AS A 15' UTILITY EASEMENT FOR THE CITY OF LAS CRUCES.
7. TRACT 'B' IS A LANDSCAPE TRACT DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ALSO SERVES AS A 15' UTILITY EASEMENT FOR THE CITY OF LAS CRUCES.
8. TRACT 'C' IS A DRAINAGE TRACT DEDICATED TO AND MAINTAINED BY HOME OWNERS ASSOCIATION.
9. TRACT 'D' IS A PARK TRACT DEDICATED TO THE CITY OF LAS CRUCES.
10. TRACT 'E' IS A DRAINAGE AND OPEN SPACE TRACT DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. BUILDING SETBACKS FROM PROPERTY LINES -
NH-1 SUBURBAN ZONING FOR LOTS 1-63
FRONT SETBACK -15', GARAGE SETBACK - 20', REAR SETBACK - 15', SIDE SETBACK - 5', SECONDARY STREET FRONTAGE = 15'.
NH-3 SUBURBAN ZONING FOR LOT 1C AND LOT 2C
FRONT SETBACK - 20', REAR SETBACK BACK - 10', SIDE SETBACK - 5', SECONDARY STREET FRONTAGE - 15'.
12. LOTS LOCATED AT STREET INTERSECTIONS WILL MEET ALL CLEAR SIGHT TRIANGLE REQUIREMENTS AT TIME OF LOT DEVELOPMENT.
13. THIS SURVEY IS COMPILATION OF INFORMATION PROVIDED OR FOUND IN PUBLIC RECORD. THERE MAY BE OTHER DOCUMENTS SPECIFYING EASEMENTS, RESTRICTIONS, COVENANTS AND CODES THAT WERE NOT PROVIDED OR NOT KNOWN ABOUT AT THE TIME OF PREPARATION OF THIS PLAT.

MONUMENT NOTES

1. SET TAG MARKED "SMA PS 21204" AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
2. SET MONUMENTS ARE 1/2 INCH REBAR WITH 1" PLASTIC CAP MARKED "SMA PS 21204" UNLESS OTHERWISE

LEGEND

- FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 21204 (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED "SMA PS 21204"

CST CLEAR SIGHT TRIANGLE AREA. ADDITIONAL BUILDING OR DEVELOPMENT STANDARDS, OR RESTRICTIONS MAY APPLY. SEE NOTE 10

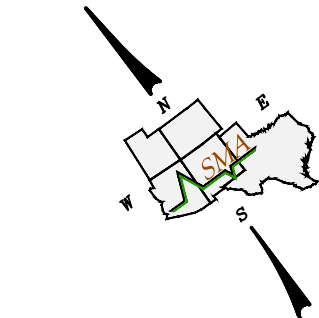
MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS OTHERWISE NOTED.

AREA OF EXISTING SEWER LINE EASEMENT TO BE VACATED BY THE FILING OF THE FINAL PLAT.
(30' SEWER LINE EASEMENT AS SHOWN ON SONOMA RANCH NORTH RIGHTS OF WAY VACATION PLAT, FILED 02/22/2012 PLAT RECORDS BOOK 23, PGS 340-342)

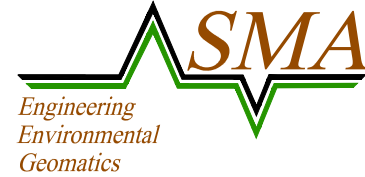
AREA OF EXISTING SEWER LINE EASEMENT TO REMAIN.
(30' SEWER LINE EASEMENT AS SHOWN ON SONOMA RANCH NORTH RIGHTS OF WAY VACATION PLAT, FILED 02/22/2012 PLAT RECORDS BOOK 23, PGS 340-342)

BEARINGS BASED ON THE WEST LINE OF SONOMA RANCH NORTH, PHASE 1, REPLAT NO. 1 BASED ON MONUMENTS FOUND.
REFERENCE DOCUMENT:
SONOMA RANCH NORTH PHASE 1, REPLAT 1
RECEPTION # 1715299 FILED: JUNE 29, 2017

SONOMA RANCH NORTH PHASE 5 SUBDIVISION
BOOK 25 PAGES 27-30
FILED DECEMBER 30, 2021



0 100' 200'
SCALE: 1" = 100'



SOUDER, MILLER
& ASSOCIATES

3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone (575) 647-0799
Toll Free (800) 647-0799

SONOMA RANCH NORTH, PHASE 6

SUBMITTED BY :
SIERRA NORTE DEVELOPMENT INC.
LAS CRUCES, NEW MEXICO

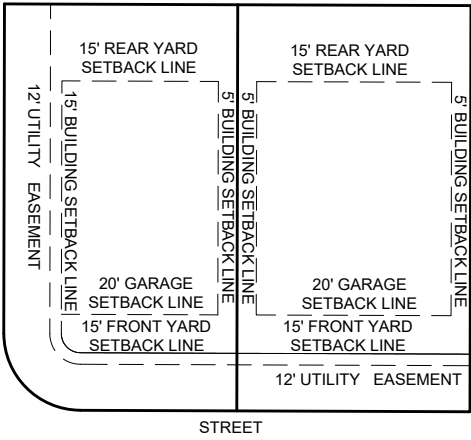
PROJECT NUMBER	DATE
9330315	OCTOBER 15, 2025
DRAWN BY	DIF
CHECKED BY	DDC
	2 OF 3

SONOMA RANCH NORTH, PHASE 6

BEING A REPLAT OF SONOMA RANCH NORTH LOT 2B REPLAT NO. 13
FILED JANUARY 30, 2024, BOOK 25, PAGE 27-30 COUNTY RECORDS
LOCATED IN SECTION 27 AND 28 , TOWNSHIP 22 SOUTH, RANGE 2 EAST
N.M.P.M. OF THE U.S.G.L.O. SURVEYS

CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
PRELIMINARY PLAT AMENDMENT

OCTOBER 2025
24.84 AC. ±



DUAL STREET
FRONTAGE LOT
NOT TO SCALE

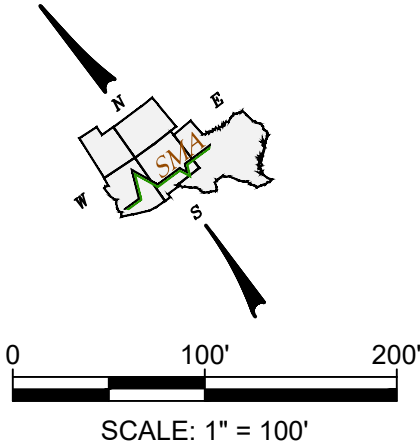


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CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
PRELIMINARY PLAT AMENDMENT

OCTOBER 2025
24.84 AC. ±



MONUMENT NOTES

- SET TAG MARKED "SMA PS 21204" AT FOUND MONUMENTS EXCEPT STATE OR FEDERAL MONUMENT UNLESS NOTED OTHERWISE.
- SET MONUMENTS ARE 1/2 INCH REBAR WITH 1" PLASTIC CAP MARKED "SMA PS 21204" UNLESS OTHERWISE

LEGEND

- FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 21204 (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD W/ 1" PLASTIC CAP MARKED "SMA PS 21204"
- MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS OTHERWISE NOTED.
- AREA OF EXISTING SEWER LINE EASEMENT TO BE VACATED BY THE FILING OF THE FINAL PLAT. (30' SEWER LINE EASEMENT AS SHOWN ON SONOMA RANCH NORTH RIGHTS OF WAY VACATION PLAT, FILED 02/22/2012 PLAT RECORDS BOOK 23, PGS 340-342)
- AREA OF EXISTING SEWER LINE EASEMENT TO REMAIN. (30' SEWER LINE EASEMENT AS SHOWN ON SONOMA RANCH NORTH RIGHTS OF WAY VACATION PLAT, FILED 02/22/2012 PLAT RECORDS BOOK 23, PGS 340-342)

Parcel Line Table		
Line #	Direction	Length
L1	N69°01'27"W	15.00'
L2	N69°01'27"W	50.00'
L3	S21°18'26"W	18.05'
L4	S69°01'20"E	3.33'
L5	S68°40'03"E	50.00'
L6	N21°25'05"E	29.82'
L7	S6°18'56"E	50.00'
L8	S83°23'15"W	14.21'
L9	S7°57'36"E	50.00'
L10	S82°16'29"E	49.83'
L11	S19°13'27"W	50.00'
L13	S68°41'56"E	50.47'
L14	S40°59'35"E	51.87'
L16	N21°18'04"E	26.76'
L17	N34°26'24"E	36.15'
L18	S70°26'11"E	48.81'
L19	N14°56'13"E	10.03'
L20	N0°09'52"W	17.65'
L21	N12°45'24"E	13.90'
L22	N12°45'24"E	20.58'

Parcel Line Table		
Line #	Direction	Length
L23	N0°50'05"E	32.58'
L24	S0°50'05"W	13.85'
L25	N0°09'10"W	46.16'
L26	N0°09'52"W	13.84'
L27	N0°09'52"W	13.84'
L28	N0°31'54"W	13.85'
L29	S70°23'23"E	22.82'
L30	N76°24'21"E	60.11'
L31	N82°14'07"E	46.88'
L32	S82°14'07"W	18.22'
L33	N82°14'07"E	59.26'
L34	N81°53'41"E	72.09'
L35	N21°18'04"E	128.79'
L36	N71°26'59"W	60.07'
L37	N70°22'35"W	60.03'
L38	N70°22'33"W	80.03'
L39	N34°26'24"E	7.06'
L40	N0°09'52"W	18.11'
L41	S19°37'24"W	24.25'
L42	N49°00'25"E	12.00'

Parcel Line Table		
Line #	Direction	Length
L43	N89°53'57"E	12.35'
L44	S49°01'38"W	302.02'
L45	S34°24'59"W	649.93'

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C1	249.22'	393.08'	36°19'34"	S83°04'08"E	245.06'
C2	42.94'	655.00'	3°45'23"	N81°48'23"E	42.93'
C3	39.24'	25.00'	89°56'11"	S45°07'57"E	35.34'
C4	10.34'	25.32'	23°24'46"	N77°25'34"E	10.27'
C5	347.62'	1084.40'	18°22'00"	N9°01'10"E	346.13'
C6	9.33'	25.00'	21°23'10"	N59°40'41"W	9.28'
C7	9.40'	25.05'	21°29'38"	S81°50'40"E	9.34'
C8	360.72'	1045.00'	19°46'39"	N9°43'28"E	358.93'
C9	299.74'	630.00'	27°15'35"	S82°41'08"E	296.92'
C10	123.14'	240.00'	29°23'48"	S55°41'29"E	121.79'
C11	196.02'	340.00'	33°01'56"	N65°31'23"E	193.31'
C12	63.56'	250.00'	14°34'01"	S41°43'24"W	63.39'
C13	184.85'	250.00'	42°21'48"	N55°37'18"E	180.66'
C14	57.14'	250.00'	13°05'45"	N83°21'05"E	57.02'
C15	193.37'	200.00'	55°23'44"	N27°51'44"W	185.92'
C16	131.12'	350.00'	21°27'56"	N10°34'06"E	130.36'
C17	38.53'	25.00'	88°18'33"	N65°27'21"E	34.83'
C18	39.87'	25.00'	91°22'32"	S24°42'17"E	35.77'
C19	28.98'	25.00'	66°25'19"	N54°11'12"E	27.39'
C20	28.79'	25.00'	65°59'28"	N15°59'22"W	27.23'
C21	40.53'	25.16'	92°17'18"	S63°01'55"W	36.29'
C22	38.47'	24.88'	88°35'58"	N26°25'04"W	34.75'
C23	56.25'	375.00'	8°35'38"	S13°28'19"W	56.19'
C24	49.92'	375.00'	7°37'36"	N5°21'42"E	49.88'
C25	16.36'	224.70'	4°10'18"	S2°25'44"E	16.36'
C26	61.58'	224.83'	15°41'34"	S12°21'46"E	61.39'
C27	68.73'	225.00'	17°30'05"	S28°57'06"E	68.46'
C28	47.50'	225.00'	12°05'49"	S43°45'02"E	47.42'
C29	38.44'	25.00'	88°06'29"	N5°44'42"W	34.77'
C30	158.66'	225.00'	40°24'09"	N58°32'02"E	155.39'
C31	43.84'	225.00'	11°09'51"	N84°19'02"E	43.77'
C32	39.24'	25.00'	89°56'11"	S45°07'57"E	35.34'
C33	9.70'	1020.00'	0°32'42"	N0°11'53"E	9.70'
C34	60.07'	1020.00'	3°22'28"	N2°09'27"E	60.06'
C35	87.57'	1019.91'	4°55'10"	N6°18'15"E	87.54'
C36	81.84'	1020.00'	4°35'49"	N11°03'44"E	81.81'
C37	59.93'	1020.00'	3°22'00"	N15°02'39"E	59.93'
C38	29.01'	25.32'	65°39'28"	N32°57'38"E	27.45'
C39	39.42'	25.00'	90°20'30"	S23°52'11"E	35.46'
C40	54.94'	605.00'	5°12'12"	S71°38'31"E	54.92'

Curve Table

Curve #	Arc Length	Radius	Delta Angle	Chord Direction	Chord Length
C41	76.80'	605.00'	7°16'23"	S77°52'49"E	76.75'
C42	82.22'	609.42'	7°43'47"	S85°23'44"E	82.15'
C43	74.05'	610.69'	6°56'50"	N87°10'29"E	74.00'
C44	17.14'	655.00'	1°29'58"	N84°26'03"E	17.14'
C45	60.60'	655.00'	5°18'03"	N87°50'04"E	60.58'
C46	62.22'	655.00'	5°26'33"	S86°47'39"E	62.19'
C47	56.64'	655.00'	4°57'16"	S81°35'44"E	56.62'
C48	60.58'	655.00'	5°17'56"	S76°28'07"E	60.56'
C49	55.11'	655.00'	4°49'14"	S71°24'32"E	55.09'
C50	39.15'	25.17'	89°06'44"	S66°16'56"W	35.32'
C51	40.02'	24.97'	91°48'32"	S24°30'39"E	35.87'
C52	37.25'	265.01'	8°03'13"	N66°21'05"W	37.22'
C53	100.36'	265.01'	21°41'56"	N51°28'30"W	99.77'
C54	39.43'	25.00'	90°22'03"	S85°48'34"E	35.47'
C55	70.14'	365.00'	11°00'38"	S55°03'48"W	70.03'
C56	71.04'	365.00'	11°09'07"	S66°08'40"W	70.93'
C57	65.74'	365.00'	10°19'08"	S76°52'47"W	65.65'
C58	40.35'	25.00'	92°28'23"	S63°23'12"W	36.11'
C59	112.18'	215.00'	29°53'45"	N55°25'47"W	110.91'
C60	39.02'	25.00'	89°26'00"	N4°17'25"E	35.18'
C61	69.92'	275.00'	14°34'02"	S41°43'24"W	69.73'
C62	43.40'	25.00'	99°27'15"	N84°10'01"E	38.15'
C63	140.32'	175.00'	45°56'30"	S23°08'06"E	136.59'
C64	17.56'	325.00'	3°05'43"	N1°23'00"E	17.56'
C65	80.66'	325.00'	14°13'09"	S10°02'26"W	80.45'
C66	118.63'	315.00'	21°34'40"	N71°15'01"E	117.93'
C67	62.97'	315.00'	11°27'16"	S54°44'03"W	62.87'
C68	43.21'	225.43'	10°58'56"	S42°36'42"W	43.14'
C69	26.19'	275.00'	5°27'25"	N37°10'07"E	26.18'
C70	84.63'	275.00'	17°37'54"	N48°42'46"E	84.29'
C71	68.92'	275.00'	14°21'33"	N64°42'30"E	68.74'
C72	42.94'	275.00'	8°56'51"	N76°21'42"E	42.90'
C73	43.50'	275.00'	9°03'50"	N85°22'02"E	43.46'
C74	39.30'	25.00'	90°03'49"	S44°52'03"W	35.37'



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& ASSOCIATES

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SONOMA RANCH NORTH, PHASE 6

SUBMITTED BY :
SIERRA NORTE DEVELOPMENT INC.
LAS CRUCES, NEW MEXICO

PROJECT NUMBER DATE
9330315 OCTOBER 15, 2025

DRAWN BY CHECKED BY DIF DDC 3 OF 3



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, October 29, 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
Cathy Mathews, Landscape Architect, Parks & Rec.
Michael Danner, Fire Investigator LCFD
Kevin Wilson, Housing Development Specialist

STAFF PRESENT: Sara Gonzales, Senior Planner

OTHER PRESENT: John Moscato, Sierra Norte Development
Paul Pompeo, Souder Miller

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

Weir: Okay, it's a little past 9 o'clock. Let's go ahead and call the October 29, 2025 Development Review Committee meetings to order. We have representatives of all the decision-making departments.

2. APPROVAL OF MINUTES -

2.1 October 15, 2025

Weir: The first order of business is approval of minutes. We have minutes for October 15, 2025. Any discussion? Okay. If not, I will entertain a motion to approve the minutes from October 15.

Nasir: So moved.

Gonzales: Second.

Weir: Okay. All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: Okay, minutes are approved.

3. NEW BUSINESS

3.2 Case No. 24CS0500087: Sonoma Ranch North Phase 6 Preliminary Plat

- A request for approval of a preliminary plat known as Sonoma Ranch North Phase 6.
- The proposed preliminary plat encompasses approximately 24.84 acres, is zoned NH-1S, NH-3S, and OS-1S (Neighborhood-1 Suburban, Neighborhood-3 Suburban, And Open Space Preserve and Recreational District-1 Suburban), and located on the northeast corner of Sonoma Ranch Boulevard and Rinconada Boulevard.
- The subdivision proposes 63 single-family residential lots and 5 tracts of land that will be utilized for drainage, landscaping, open space, and a park.
- Submitted by Souder, Miller and Associates, representative.

Weir: Next item of business is item 3.2, Sonoma Ranch North Phase 6 Preliminary Plat. Ms. Gonzalez, you want to introduce that?

Gonzales: Yes. So this is the preliminary plat for Sonoma Ranch North Phase 6. This is part of the master plan for Sonoma Ranch North. Recently there was a zone change that was approved through City Council, allowing the land uses to be modified and changed to meet the NH-1, NH-3, and OS-1 zoning designations. The property encompasses 24.84 acres. It is located on the northeast corner of Sonoma Ranch Boulevard and Rinconada Boulevard. The applicant is proposing to subdivide the property into 63 single-family residential lots, five tracts that will also be utilized for drainage, landscaping, open space, and a park.

Staff did send this out to all relevant agencies as well as it has met the requirements for the master plan regarding the lot sizes, the land uses, and the proposed areas, and did not have any pending comments.

Weir: Mr. Pompeo, Mr. Moscato, anything you'd like to add?

Moscato: No.

Pompeo: I'd be happy to answer any questions that any of the particular staff might have.

Weir: Okay. Any of the city departments have any comments they'd like to add?

Moreno: Just one comment. The drainage into the Alameda Arroyo, do you guys have an agreement to drain into that arroyo on that drainage tract C, I think?

Pompeo: Drainage tracts.

Moreno: It looks like that's going to be a, like is it, I'm assuming that's a run down into Alameda Arroyo.

1
2 Pompeio: Well, we have tract D which is the park tract, and then we have tract E which
3 is, it's a remnant tract that's just going to remain open space because it's
4 down in that flood zone. We're not proposing to put any ponding or anything
5 on it. It's just going to be open space.
6
7 Moreno: Can you go to tract C? It's further up.
8
9 Pompeio: Let me see. Jimmy, let me see where it's at.
10
11 Moreno: Yes, it looks like.
12
13 Pompeio: Oh, tract C. Yes, okay. Yes, tract C is a run down.
14
15 Moreno: Okay.
16
17 Pompeio: Coming off of, it's a run down tract that takes the drainage off of Cross Creek
18 and runs it down.
19
20 Moreno: I'm assuming the arroyo portion is not owned by the developer, it's a
21 separate landowner?
22
23 Pompeio: That's correct.
24
25 Moreno: Okay, so do we have an agreement with them to dump excess water in
26 there?
27
28 Pompeio: Okay, so I want to, the question I guess Sara I'm going to ask you, when
29 we had addressed this issue back in five, that, about the ownership of that
30 land, the original 1988 master plan and the purpose of that set aside. It was
31 determined at that time, at least at Community Development, pursuant to
32 our conversations with Chris, that these run downs were applicable as they
33 were all drainage ways and were obviously reserved for drainage.
34
35 Gonzales: My understanding is that we do have an agreement for you guys to already
36 put that access in there. Michael Kinney had it and forwarded it to staff so
37 that we had the agreement.
38
39 Pompeio: Okay.
40
41 Gonzales: The agreement also needed to state we were looking for the agreement
42 with public works that you had mentioned during the zone change when we
43 took the application.
44
45 Pompeio: Okay.
46

Agenda Item #6.3.

1 Gonzales: That was the part that was still pending.
2
3 Pompeo: Okay.
4
5 Gonzales: Because I believe it was to be allowed to go into the Las Cruces Dam from
6 here. So that was the additional agreement we were looking for. But we
7 received the first agreement saying that we had ownership and property
8 rights to, or the applicant could dump it into that arroyo.
9
10 Pompeo: Okay.
11
12 Gonzales: Because that is owned by the Custers, it is not owned by the developer.
13
14 Weir: So Sara.
15
16 Moreno: Okay.
17
18 Weir: Additional clarification. That was also made a part of the zone change.
19
20 Gonzales: No, so the agreement was separate. It had to come in before this phase
21 could move forward. This phase has been on hold based on the agreement
22 going through with Alameda Land Development and Sierra Norte. Based
23 on the agreement, it was finally signed saying, yes, they would be allowed
24 to.
25
26 Weir: Okay.
27
28 Gonzales: Put their water into there. There's also a separate agreement that staff has
29 been waiting for to address going into the Las Cruces Dam because this
30 water all goes into that area. That would be through Public Works. It still
31 needs to be finalized.
32
33 Moreno: And a follow-up question on that same note. Based on the property lines,
34 tract C, if tract C is going to be a run down, you're going to have some
35 energy dissipators at the bottom, whether it be riprap or something.
36
37 Pompeo: Yes.
38
39 Moreno: That's going to be on a separate block. That's going to be on separate
40 private property.
41
42 Pompeo: That would be at the bottom of that. You're correct, Jimmy. That would be
43 down in that, adjacent to and down in Alameda Arroyo.
44
45 Moreno: So I take it you're working on an agreement with the private property owner
46 to have permanent infrastructure installed on that private property?

1
2 Pompeo: Right. And we'll have to, whatever that agreement looks like, that will be
3 handled. I mean, we don't know what the construction drawings look like,
4 so obviously it would be handled at that time.
5
6 Moreno: Okay. I just want to make sure.
7
8 Pompeo: Prior to final plat.
9
10 Moreno: We know that for the record.
11
12 Weir: So it will be a part of the construction drawing approval and permitting for
13 the subdivision as a whole. The city will make sure that all those
14 agreements are in place.
15
16 Pompeo: Right. And I think that we would have to defer that onto final plat and
17 construction drawings because it would be based on.
18
19 Moreno: Okay. Perfect.
20
21 Weir: Okay. And so Sara, for the DRC members, we can assume since we've got
22 it on the agenda that everything that was agreed to, all the agreements have
23 been taken care of and it's ready for their action today.
24
25 Gonzales: Chair. Yes, that would be correct. Based on the agreements we currently
26 need to move this to the next phase, yes. All the other agreements would
27 need to be taking place during final plat and construction drawings.
28
29 Weir: Okay.
30
31 Moreno: Thank you.
32
33 Weir: And so I take it that's a recommendation that Community Development has
34 to approve this, no conditions at this time?
35
36 Gonzales: No, there would be no conditions to move it forward.
37
38 Weir: Okay. Other departments, any other additional comments? No. Okay.
39
40 Nasir: I do have, and it's, again, a comment. And it goes back to whenever it
41 comes for final and construction plans, we're going to look at the final plat
42 elevations for those lots when it comes to the water system, because we
43 might have some plats that are a little lower than what the water zone are
44 there right now, and we might have to discuss on how that's going to be
45 taken care of.
46

Agenda Item #6.3.

1 Weir: Okay. You've been put on notice, Paul.
2
3 Pompeo: I thought it was off notice, now I'm back on notice.
4
5 Weir: If that's the case and there's no other additional comments, I'll entertain a
6 motion to recommend approval of the preliminary plat.
7
8 Danner: So moved.
9
10 Weir: Do I have a second?
11
12 Mathews: Second.
13
14 Weir: Okay. I'll go ahead and do a roll call again, and I'll do it in reverse order.
15 Parks and Recreation.
16
17 Mathews: Aye.
18
19 Weir: Fire.
20
21 Danner: Aye.
22
23 Weir: Utilities.
24
25 Nasir: Yes.
26
27 Weir: Community Development votes yes. Public Works.
28
29 Moreno: Aye.
30
31 Weir: Okay, so we have a positive recommendation to the Planning and Zoning
32 Commission for approval of this preliminary plat on November 18th again.
33
34 Gonzales: Correct.
35
36 Weir: Okay.
37
38 Pompeo: I noticed the signs were ready. What date do they us to be on there?
39
40 Gonzales: have this to be up by? By Monday. Everything's on a shorter week, just
41 because we do have P&Z moved up a week in advance because of the
42 holiday weeks. So between November and December weeks, P&Z always
43 gets moved up.
44
45 Pompeo: So if I get them up on Monday, that's okay.
46

1 Gonzales: Yes.

2

3 Pompeo: All right.

4

5 Weir: Thank you.

6

7 **4. DISCUSSION ITEMS**

8

9 Weir: Next item of business is discussion items. Do DRC members have anything
10 they'd like to discuss today? Okay.

11

12 **5. ADJOURNMENT (09:10 a.m.)**

13

14 Weir: I'll move to everyone's favorite item of business, adjournment. Take a
15 motion.

16

17 Nasir: So moved.

18

19 Weir: Do I have a second?

20

21 Mathews: Second.

22

23 Weir: All in favor?

24

25 MOTION PASSES UNANIMOUSLY.

26

27

28

29 _____
Chairperson

FINDINGS:

- Based upon review by relevant City staff, the proposed preliminary plat known as Sonoma Ranch North, Phase 6 complies with the requirements and standards of Chapter 37, Subdivision Regulations of the Realize Las Cruces Development Code.
- The proposed preliminary plat is consistent with existing development found in the surrounding area.
- The proposed new lots comply with all development standards of the Realize Las Cruces Development Code.
- The Development Review Committee (DRC) recommended approval of the preliminary plat during a public meeting on October 29, 2025.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A			
Adopted:	November 18, 2025			
Drafter:	Sara Gonzales	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A REQUEST FOR APPROVAL OF AN INFILL SUBDIVISION KNOWN AS N. TORNILLO HOUSING TRACTS. THE PROPOSED INFILL SUBDIVISION ENCOMPASSES APPROXIMATELY 0.339 ACRES, IS ZONED R-2 (MULTI-DWELLING LOW DENSITY), AND LOCATED ON THE SOUTHEAST CORNER OF POPLAR AVENUE AND NORTH TORNILLO STREET. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO THREE (3) NEW LOTS THAT RANGE FROM APPROXIMATELY 0.111 TO 0.113 ACRES IN SIZE. ACCOMPANYING THE INFILL SUBDIVISION IS A VARIANCE REQUEST TO THE MINIMUM LOT SIZE REQUIREMENT OF THE R-2 ZONING DISTRICT. SUBMITTED BY CARTER SURVEYING AND MAPPING, REPRESENTATIVE. (CASE 25CS0500076)			

PURPOSE(S) OF ACTION:
To approve an infill subdivision and associated variance.

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 infill subdivision process is to implement the infill policy plan regarding the subdivision of land by providing an efficient process to encourage the development of vacant or underutilized properties within the central part of the City and to utilize existing infrastructure in a more cost-effective manner. Infill subdivisions, such as what is currently being proposed, are required to go before the Planning and Zoning Commission for final approval.

LAND USE HISTORY:
The original subdivision plat, known as County Assessors Plat 3, was filed on October 1, 1948. The property is currently vacant and located within the designated Infill area boundary of the City of Las Cruces.

PROJECT DESCRIPTION:
The proposed infill subdivision, known as N. Tornillo Housing Tracts, encompasses approximately 0.339 acres, is zoned R-2 (Multi-Dwelling Low Density), and located on the southeast corner of Poplar Avenue and North Tornillo Street, a.k.a. 1240 N. Tornillo Street. The applicant proposes to subdivide one (1) existing lot into three (3) new residential lots that range from approximately 0.111 to 0.113 acres in size.

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The infill development process allows for the submittal of a single application, in which the Planning and Zoning Commission may consider not only the proposed subdivision, but additional development aspects of the property such as variances. The R-2 zoning district has a minimum 5,000 square foot lot size requirement. The applicant is seeking a variance to the minimum lot size requirement to allow two (2) lots at a lot size of approximately 4,922.28 square feet and one (1) lot at a lot size of approximately 4,835.16 square feet.

SITE SUITABILITY:

Based on the standards of the R-2 zoning district outlined in 38-31-D of the 2001 Zoning Code, as amended, the applicant could subdivide the property into several lots meeting the 50-foot minimum lot width and 50-foot minimum lot depth requirements. As designed, the proposed lots are at least 62 feet wide and 77 feet deep. The proposed lots exceed the minimum lot width and depth requirements of the R-2 zoning district. The required setbacks for each proposed lot include front, 20 feet; front garage, 25 feet; rear, 20 feet; and sides, 5 feet. The maximum allowed height for R-2 zoning district is 35 feet.

The applicant is using the infill development process to request a variance from the R-2 zoning district's minimum lot size requirement of 5,000 square feet. The proposed three lots fall below this threshold, ranging in size from 4,835 to 4,922 square feet.

ACCESS/TRAFFIC:

City water, sewer and gas already exist and are adequate for the proposed new lots. N. Tornillo Street is a local roadway and not part of the Mesilla Valley Metropolitan Planning Organization (MPO) thoroughfare plan. N. Tornillo Street is a fully improved roadway (i.e., paved, sidewalk, curb, and gutter) therefore, no additional improvements are required as part of the infill subdivision.

PARK LAND DEDICATION:

The subdivision remains valid under the 2001 Zoning Code as amended; however, development of the property is anticipated to begin after the new year, which would subject it to the development standards of the Realize Las Cruces Development Code. Therefore, if the plat is approved before January 1, 2026, park land dedication and improvements is not required. If approval occurs after that date, park land dedication and improvements will be required. The Parks and Recreation Department has reviewed the proposal and determined that the lot is too small to accommodate a park dedication and would instead prefer a fee in lieu.

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 is defined as a variety of residential housing types with medium to high densities and areas of supporting neighborhood commercial development. The proposed infill subdivision will enable the property owners to subdivide and develop currently vacant land in a manner that aligns with the character of the surrounding neighborhoods, while continuing to expand housing opportunities for those seeking to reside in the area.

FLOOD PLAIN:

The property is not located in a flood zone.

DRC/STAFF RECOMMENDATION:

On October 15, 2025, the Development Review Committee (DRC), which includes the Community Development, Fire, Public Works, Parks, and Utilities Directors or designees, reviewed the proposed infill subdivision. After some minor discussion, the infill subdivision was approved with condition that the plat be filed prior to January 1, 2026, or the applicant would be subject to the park fee in lieu. The reason the applicant has until January 1, 2026, is the city is currently in the transition period between the 2001 Zoning Code and Realize Las Cruces. The transition period is over December 31, 2025. For addition information please refer to Attachment "D" for minutes of the DRC meeting.

ANALYSIS/ CONCLUSION:

The proposed N. Tornillo Housing Tracts development is consistent with the character of the surrounding area and will enable Tierra Del Sol Housing to construct three new affordable housing units within the infill area of

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the City. Given the diversity of lot sizes in the vicinity, the proposed lots are appropriately scaled and compatible with the existing neighborhood context. Under the Realize Las Cruces Development Code, the requested variance would not be necessary, as the updated development standards provide greater flexibility within the City. However, the parkland dedication fee in lieu would still apply and would affect the overall cost of land development for affordable housing. Approval of the infill subdivision and associated variances will negatively impact the surrounding area. Staff did not identify any health, safety, or welfare issues associated with the proposal.

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 infill subdivision and associated variance request.

APPLICATION TIMELINE:

Applicant Submitted:	September 30, 2025
Staff Returned:	October 6, 2025
Applicant Returned:	October 8, 2025
Staff Returned:	October 9, 2025
DRC Recommended Approval:	October 15, 2025

SUPPORT INFORMATION:

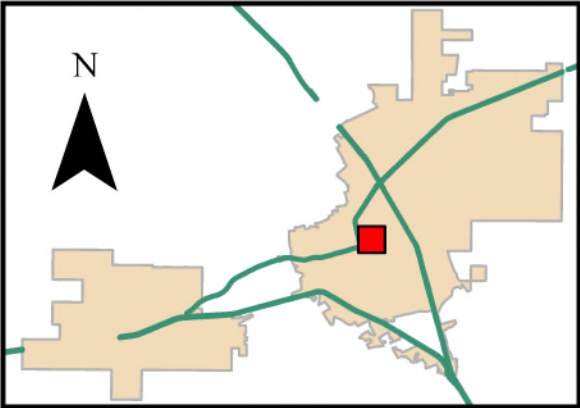
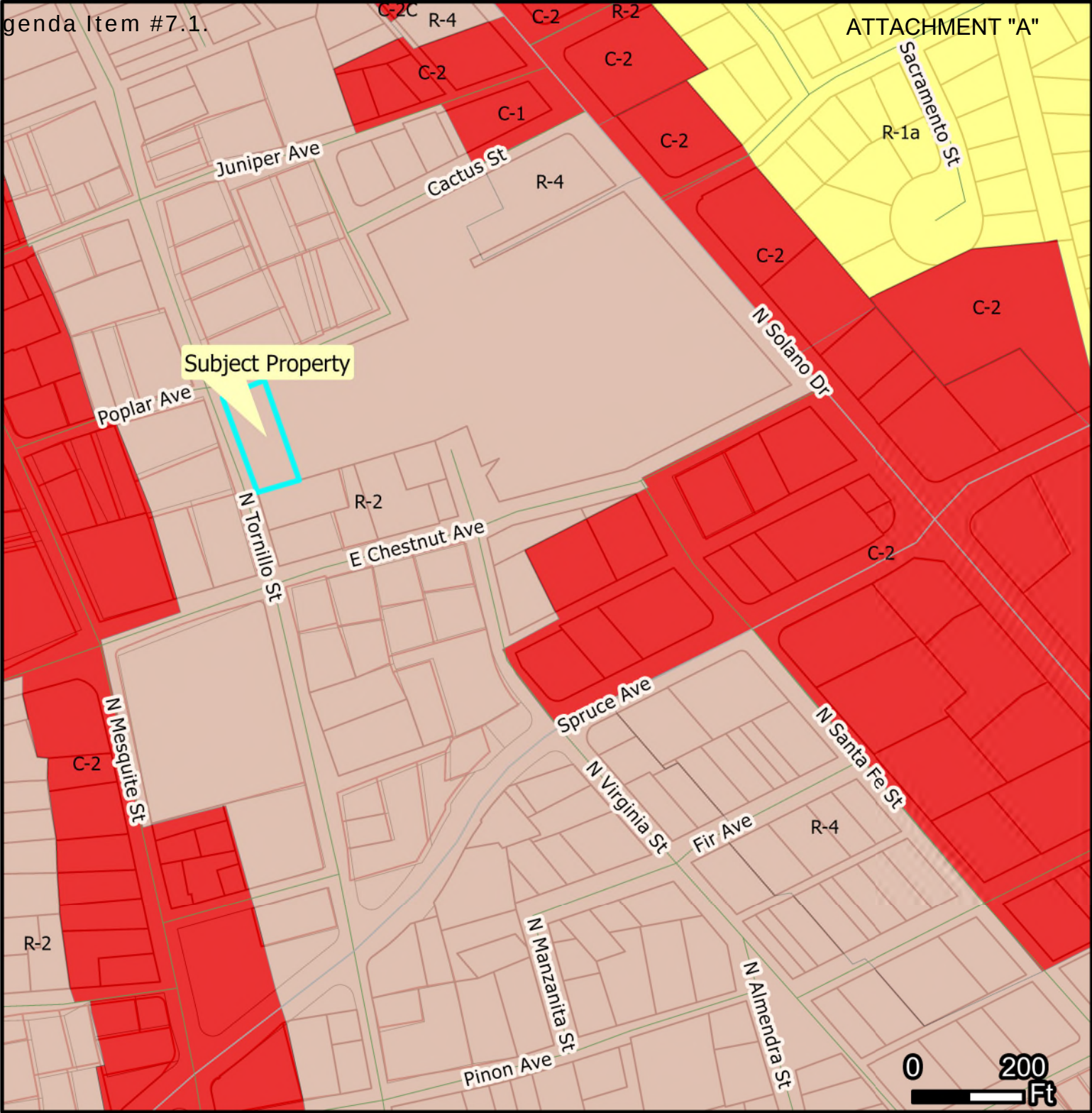
- [Attachment "A" - Zoning Map](#)
- [Attachment "B" - Aerial Map](#)
- [Attachment "C" - N Tornillo Housing Tracts](#)
- [Attachment "D" - 10-15-25 DRC Minutes](#)
- [Attachment "E" - Findings](#)

COMMITTEE/BOARD REVIEW:

DRC

OPTIONS / ALTERNATIVES:

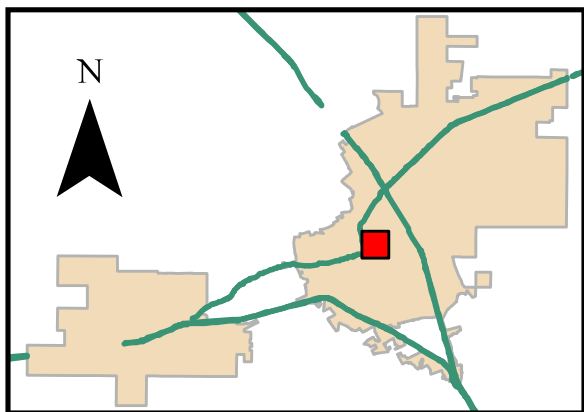
1. Vote "Yes"; this will approve the proposed infill subdivision known as N. Tornillo Housing Tracts and associated variances as recommended by staff.
2. Vote "No"; this will deny the proposal.
3. Vote to "Amend"; this could modify approval of the proposal by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposal pursuant to further direction from the Commission.



1240 N Tornillo

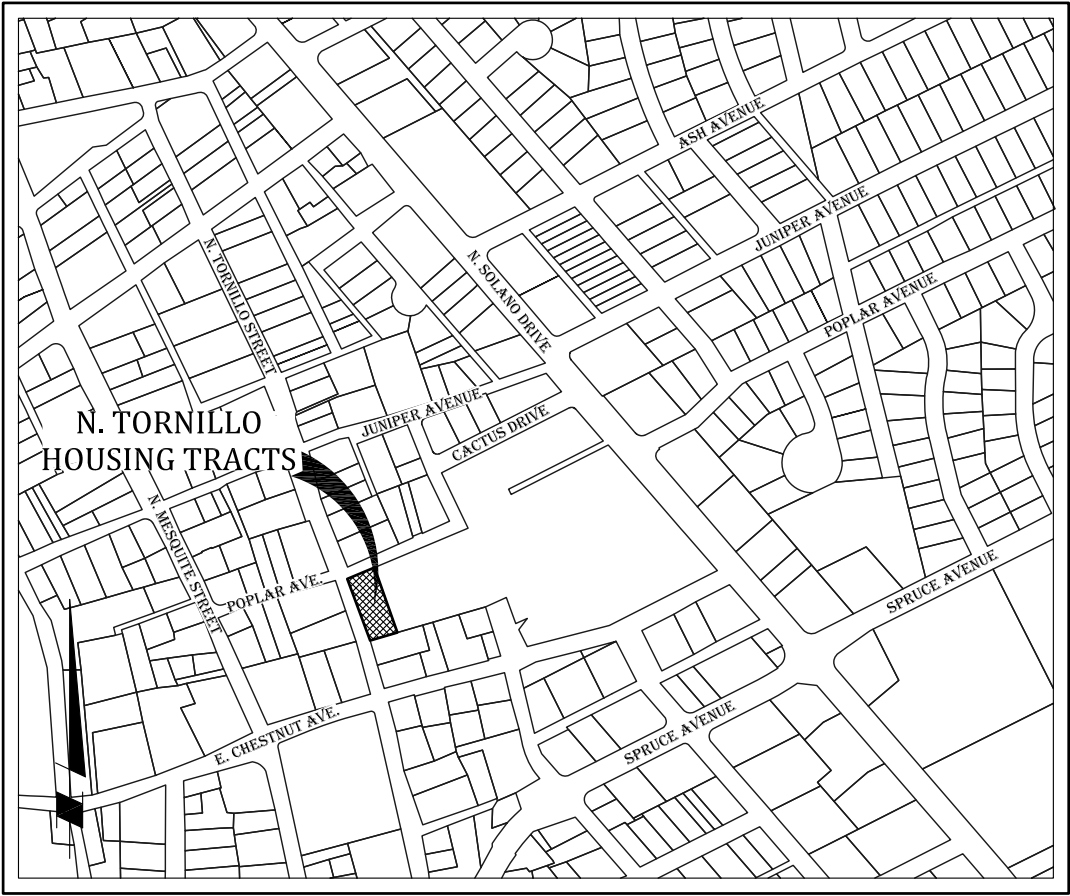


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1240 N Tornillo





VICINITY MAP
 NTS

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS **N. TORNILLO HOUSING TRACTS**, AND CONTAINS 0.339 ACRES OF LAND, MORE OR LESS

ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED.

THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON.

I, THE UNDERSIGNED OWNER DO HEREBY SET MY HAND THIS _____ DAY OF _____, 20___.

MAYOR ERIC ENRIQUEZ
 CITY OF LAS CRUCES
 PO BOX 20000
 LAS CRUCES, NM 88004

ATTEST: CITY CLERK CHRISTINE RIVERA
 CITY OF LAS CRUCES
 PO BOX 20000
 LAS CRUCES, NM 88004

INSTRUMENT OF TITLE : INSTRUMENT NO. 2012497 FILED MAY 28, 2020.

(STATE OF NEW MEXICO)
 (COUNTY OF DOÑA ANA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___.
 BY _____

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTES:

1. THE SUBDIVIDER IS RESPONSIBLE FOR: (A) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO EACH LOT. (B) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
2. THIS PARCEL OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C1084G) DATED 7/6/2016.
3. BEARINGS ARE BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE GRID NORTH. DISTANCES REPORTED ARE HORIZONTAL GROUND DISTANCES.
4. RECORD INFORMATION HAS BEEN SHOWN IN PARENTHESIS WHERE DIFFERENT FROM FIELD MEASURED BEARINGS AND DISTANCES.
5. EXCESS STORM DRAINAGE IS TO BE RETAINED IN ON LOTS WITH THE PONDING SYMBOL (P). MAINTENANCE OF ON LOT PONDS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
6. TRACT A IS TO BE DEDICATED TO THE CITY OF LAS CRUCES FOR RIGHT-OF-WAY.

UTILITY APPROVALS

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDER-GROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: _____ DATE: _____

COMCAST

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) CABLE UTILITIES.

BY: _____ DATE: _____

QWEST COMMUNICATIONS (DBA CENTURY LINK)

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST COMMUNICATIONS (DBA CENTURY LINK), ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION OF (UNDERGROUND), (OVERHEAD), (UNDERGROUND AND/OR OVERHEAD), (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) TELEPHONE UTILITIES.

BY: _____ DATE: _____

CITY OF LAS CRUCES APPROVALS

THIS PLAT HAS BEEN APPROVED BY 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 THE APPROVAL OF THIS PLAT.

BY: _____ DATE: _____
 DIRECTOR OF COMMUNITY DEVELOPMENT

BY: _____ DATE: _____
 DIRECTOR OF UTILITIES

BY: _____ DATE: _____
 DIRECTOR OF PUBLIC WORKS

CITY PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY OF LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING

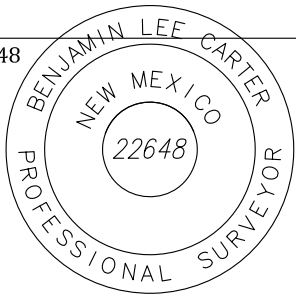
BY: _____ DATE: _____
 CHAIRMAN

BY: _____ DATE: _____
 SECRETARY

SURVEYOR'S CERTIFICATION

I, BENJAMIN L. CARTER, A NEW MEXICO PROFESSIONAL SURVEYOR, CERTIFY THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

BENJAMIN L. CARTER, PS 22648



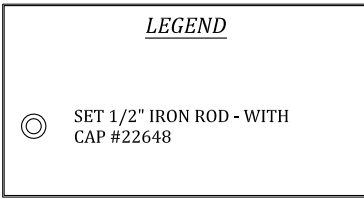
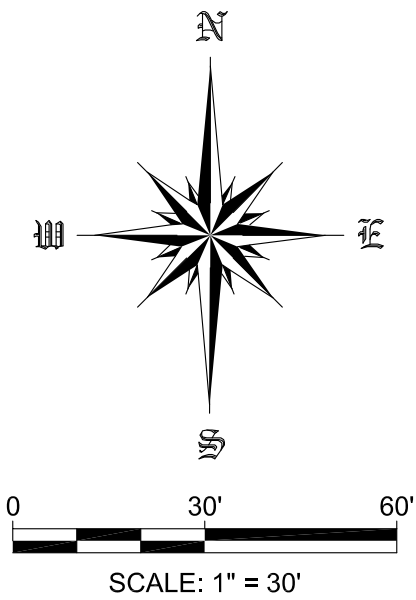
RECEPTION NO. _____

(STATE OF NEW MEXICO)
 (COUNTY OF DOÑA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK
 IN THE RECORDS OF DOÑA ANA COUNTY.

 COUNTY CLERK

 DEPUTY CLERK



CARTER SURVEYING AND MAPPING

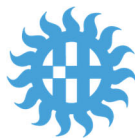
PO Box 846, Mesilla, New Mexico 88046
 Phone (575) 313-2638
 Carter.Surveying1@gmail.com

PROJECT NAME:
N. TORNILLO HOUSING TRACTS

DATE: 09-24-2025

PROJECT NUMBER: 25228

SHEET 1 OF 1



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, October 15, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Cathy Mathews, Landscape Architect, Parks & Rec.
Michael Danner, Fire Investigator LCFD
Kyle Arend, Engineering Mgr, Public Works

STAFF PRESENT: Sara Gonzales, Senior Planner

OTHER PRESENT: John Moscato, Sierra Norte Development
Ben Carter, Carter Surveying

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

Weir: Good morning. I'm going to call the Development Review Committee meeting of October 15th to order.

2. APPROVAL OF MINUTES -

2.1 October 1, 2025

Weir: The first action item is approval of minutes. We have minutes from October 1, 2025. If everybody's looked at or comfortable, I'd entertain a motion to approve.

Mathews: So moved.

Weir: Do I have a second?

Metzgar: Second.

Weir: I don't think Kyle you're officially on the DRC.

Arend: Second.

Weir: Okay. A second. Okay, I'll just go ahead and do an affirmation or just a voice vote. All those in favor say "aye."

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed. Okay, minutes have been approved.

3. NEW BUSINESS

3.1 Case No. 25CS0500076: N. Tornillo Housing Tracts

- A request for approval of an infill subdivision known as the N. Tornillo Housing Tracts.
- The proposed subdivision encompasses approximately 0.339 acres, is zoned R-2 (Multi-Dwelling Low Density), and located on the southeast corner of Poplar Avenue and North Tornillo Street.
- The subdivision proposes to subdivide one (1) existing lot into three (3) new lots that range from approximately 0.111 to 0.113 acres in size.
- A variance to the minimum 5,000 square foot lot size is being requested through the infill subdivision process.
- Following the 2001 Zoning Code, and Chapter 37 Subdivision Code.
- Submitted by Carter Surveying and Mapping, representative.

Weir: The next item of business, Rocio, are you representing utilities today?

Nasir: Yes, that's correct.

Weir: Okay. Thank you. The first item we have is a replat on N. Tornillo Housing Street. Is the applicant here? Thank you, Mr. Carter. You're here. Sara, do you want to give us a review?

Gonzales: So, for the N. Tornillo Housing Tracts, this is considered an infill subdivision as the applicant is also requesting a waiver to the square footage on the property. So, this would be a three lot split where the property is encompassing 0.339 acres. Zoned R-2, which is our multi-dwelling low density following our 2001 Zoning Code. It is on the corner, southeast corner of Poplar Avenue and N. Tornillo Street. The applicant is proposing to essentially subdivide the property from one to three and create three new housing lots that are going to range from 0.11 to 0.113 acres in size. The requested variance is because the minimum standard for an R-2 zoning designation is a 5,000 square foot lot size. The requested lots that are being proposed are 4,835 to 4,922 square feet in size. So, it's just under that minimum. However, this will be a development done by Tierra del Sol Housing and so that is why it's coming in as an infill subdivision. It's processed to all the relevant agencies and different departments. There were no concerns. At this point, we have received approval for all the lots and their designs.

Weir: Thank you. Mr. Carter, anything you want to state or add or just respond to questions?

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1 Carter: Sure.
2
3 Weir: Okay. DRC members, any questions of Sara or Mr. Carter?
4
5 Arend: None.
6
7 Danner: No.
8
9 Nasir: I just have a comment and that is whenever it comes for construction, that
10 the applicant or the property owner is aware that they will have to do new
11 connections for water, sewer, and gas.
12
13 Weir: Okay.
14
15 Carter: And there is a note on the plat as such.
16
17 Weir: Okay. Excellent. If there's no other questions, if I have a motion to approve.
18
19 Mathews: So moved.
20
21 Weir: Do I have a second?
22
23 Nasir: Second.
24
25 Weir: Okay. I'll just go ahead and call out departments for that. Public Works.
26
27 Arend: Aye.
28
29 Weir: Community Development. Aye. Utilities.
30
31 Nasir: Aye.
32
33 Weir: Fire.
34
35 Danner: Aye.
36
37 Weir: And Parks and Recreation.
38
39 Mathews: Aye.
40
41 Weir: Okay. So the replat has been approved.
42

3.2 Case No. 24CS0500113: Country Club Estates No. 3, Plat No. 4, Replat No. 1

FINDINGS:

- Based upon review by relevant City staff, the proposed infill subdivision known as N. Tornillo Housing Tracts meets the intent of the Infill Development Plan.
- Following the goals and actions outlined in Elevate Las Cruces, the proposed subdivision will allow for the vacant lot to be developed with three (3) new residential homes for affordable housing.
- DRC approved the proposed infill subdivision on October 15, 2025, with no conditions.