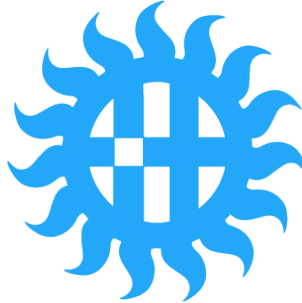


Planning & Zoning AGENDA

Tuesday, April 22, 2025 at 6:00 PM

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



CITY OF LAS CRUCES

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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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2. **CONFLICT OF INTEREST**
3. **PUBLIC PARTICIPATION**
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 - 6.1. A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS COLLEGE SUBDIVISION NO. 2 REPLAT OF PART OF TRACT 9. THE SUBJECT PROPERTY ENCOMPASSES APPROXIMATELY 0.2519 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED AT 1600 E. BOUTZ ROAD. THE 29 - 47

SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS THAT ARE APPROXIMATELY 0.12 AND 0.13 ACRES IN SIZE. SUBMITTED BY BORDERLAND ENGINEERS AND SURVEYORS, REPRESENTATIVE. (CASE 25CS0500011)

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- 6.2. A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS DALE BELLAMAH ANNEX REPLAT NO. 2. THE SUBJECT PROPERTY ENCOMPASSES APPROXIMATELY 0.318 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED AT 1741 CALLE FELIZ. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS THAT ARE APPROXIMATELY 0.1553 ± AND 0.1631± ACRES IN SIZE. (CASE 25CS0500016) 48 - 60

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7. NEW BUSINESS

- 7.1. A NON-ADMINISTRATIVE REPLAT KNOWN AS THURSTON TRACTS, REPLAT NO.1 FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCGUFFEY STREET AND BATAAN MEMORIAL WEST THAT ENCOMPASSES APPROXIMATELY 28.6 ACRES AND ZONED R-2 (MULTI-DWELLING LOW DENSITY), C-3 (COMMERCIAL HIGH INTENSITY), AND M-1/M-2 (INDUSTRIAL STANDARD). THE SUBDIVISION IS PROPOSING TO REPLAT TWO (2) EXISTING TRACTS OF LAND INTO FIVE (5) NEW LOTS RANGING FROM 2.6 ACRES TO 7.6 ACRES IN SIZE. SUBMITTED BY SURVEYING AND MAPPING, LLC., REPRESENTATIVE. (CASE 25CS0500002) 61 - 74

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- 7.2. A REQUEST FOR FINAL APPROVAL TO AMEND THE SONOMA RANCH MASTER PLAN, KNOWN AS SONOMA RANCH MASTER PLAN AMENDMENT #4, AND PROVIDE A RECOMMENDATION FOR THE CORRESPONDING ZONE CHANGES. THE PROPERTY IS LOCATED ON THE EAST SIDE OF SONOMA RANCH BOULEVARD AND SOUTH OF ITS INTERSECTION WITH NORTHRIDGE DRIVE. SUBMITTED BY SOUDER MILLER AND ASSOCIATES ON BEHALF OF SIERRA NORTE DEVELOPMENT INC., PROPERTY OWNER. (CASE 24CS0500088 AND 24ZO0500089) 75 - 87

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8. DISCUSSION

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PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
March 25, 2025 at 6:00 p.m.

BOARD MEMBERS PRESENT:

- Scott Kaiser, Chair
- Enrico Smith, Vice-Chair
- Jeannette Acosta, Member
- Joaquin Acosta, Member
- Kent Thurston, Member

BOARD MEMBERS ABSENT:

- Connor Murray, Member

STAFF PRESENT:

- Chris Faivre, Director Community Development
- Adam Ochoa, Senior Planner/Building Inspection Supervisor

1. CALL TO ORDER (6:00)

Kaiser: All right. Good evening, ladies and gentlemen. Welcome to the March 25th City of Las Cruces Planning and Zoning Commission meeting. We will go ahead and call this meeting to order. Appreciate your patience this evening. We had some technical difficulties that we just got resolved.

2. CONFLICT OF INTEREST

Kaiser: So we'll go ahead and ask if there's any conflicts of interest this evening from our Commissioners. Seeing none.

3. PUBLIC PARTICIPATION

Kaiser: Looking to any members of the public who wish to speak on an item that is not on tonight's agenda. Can I see a raise of hands? All right. Seeing none. We'll go ahead and close that portion of public participation.

4. ACCEPTANCE OF THE AGENDA

Kaiser: And before we move to the acceptance of tonight's agenda, are there any comments or corrections that need to be made to the meeting minutes from

February? All right. Seeing none. We'll go ahead and look for a motion to accept tonight's agenda.

Je. Acosta: Mr. Chair. I make a motion to accept the agenda as presented.

Smith: I second.

Faivre: Commissioner Thurston.

Thurston: Yes.

Faivre: Commissioner Acosta.

Jo. Acosta: Yes.

Faivre: Commissioner Smith.

Smith: Yes.

Faivre: And Commissioner Acosta.

Je. Acosta: Yes.

Faivre: And Chair.

Kaiser: Yes.

Faivre: Thank you.

5. APPROVAL OF MINUTES – February 25, 2025

APPROVED UNANIMOUSLY.

6. NEW BUSINESS

6.1 Case 24CS0500025: A request for approval of a preliminary plat known as Heather Hills Subdivision located at 5150 Stern Drive which is generally located west of Stern Drive, South of Silverado Loop, and north of Rocky Road. The preliminary plat proposes a single-phase, 80 residential lot development on approximately 22.10 acres zoned R-1a (Single-Family Medium Density). Submitted by Libbin Underwood Engineering and Surveying on behalf of John Curry, Property Owner)

Kaiser: All right. We will move directly into new business. Item 6.1 is a request for approval of a preliminary plat known as the Heather Hills Subdivision. Now we'll turn it over to staff for presentation.

1
2 Ochoa: Thank you, Chair. Adam Ochoa, Community Development for the record.
3 First case we have before you is Case 24CS050025, which is a proposed
4 preliminary plat known as the Heather Hills Preliminary Plat. It is located
5 with an actual address of 5150 Stern Drive. Total area encompasses
6 roughly 22 acres in size and is currently zoned R-1a, which is single-family
7 medium density, would be NH1S under Realize. It is located within what is
8 the suburban neighborhood place type under Elevate Las Cruces. It is
9 accessible through Silverado Loop, which comes off of Stern Drive, and
10 then heads down south off of what is Pebble Brook Drive down to Rocky
11 Drive, which is out into the county, giving an idea where this is. Stern Drive
12 being the main access for this point. That is a designated minor arterial
13 roadway, is designated not only by Elevate Las Cruces, but also the
14 Metropolitan Planning Organization Thoroughfare Plan. And Rocky Road
15 is designated as a collective roadway as well.

16
17 Just to give you an idea of what's around there, and I'll show you a little bit
18 more when we get to the aerials. There are single-family residential uses,
19 which is basically the northern portion of this master planned area. To the
20 north single-family residential, standard industrial, low density residential
21 land uses, and multifamily low density to the south. Interstate 10 to the east,
22 and agricultural to the west.

23
24 Showing the property here. I don't know I think somewhere over here, back
25 a few years ago where this area was actually, the master plan was amended
26 in order to allow for this subdivision. So this was part of the Heather Hills
27 master plan area. So showing here that R-1a area that we're speaking of
28 right now. Here is that aerial showing that undeveloped area, industrial
29 area, residential multifamily to the south, that other existing single-family
30 residential to the north, and agriculture to the west.

31
32 Here is what that preliminary plat looks like. So this preliminary plat does
33 follow what the master plan called out for. The master plan was approved
34 back in November of 2023 by the Planning and Zoning Commission.
35 Basically eliminated a condition on the property which limited this property
36 to only be developed for essentially a school or institutional use. That
37 condition was removed by the Planning and Zoning Commission. On the
38 master plan, zoning then went up to City Council and that was approved as
39 well to remove the condition in February of 2024. So this new preliminary
40 plat here of Heather Hills Subdivision does follow the master plan as
41 required by the City of Las Cruces Subdivision Code.

42
43 Just to get you kind of oriented where this is, so this is looking northeast off
44 the Silverado Loop, off of Stern Drive, so this would be one of the main entry
45 points here. Looking on Silverado Loop, looking west towards where that
46 development will be taking place there. You can see that raw land is to the

1 west. Looking down south to that industrial property, south of the property,
2 the proposed northern access point to that existing subdivision, to the north
3 access point. Pebble Brook continuing down south. And of course there's
4 that Cobblestone Creek which extends down south to the subdivision as
5 well.

6
7 So when staff did their analysis we didn't see any health, safety, or welfare
8 issues associated with the proposed preliminary plat. And on top of that as
9 stated before, one of the biggest things that a preliminary plat is required to
10 do is follow an approved master plan which this does, it does follow the
11 Heather Hills master plan. It does follow all zoning regulations per lot size
12 requirement, dimensions, development standards, so forth like that, and
13 existing development in the area.

14
15 Public notice was sent out to all adjacent property owners as required by
16 code. Staff received one phone call just inquiring about the development
17 and its status is and when the next phase will happen, when the
18 development will happen, and so on and so forth like that.

19
20 With that, my apologies, this should be first. On February 19, 2024, the
21 DRC did review this proposed preliminary plat. After some minor discussion
22 between staff and the applicant for some minor changes that needed to be
23 done to the plat that could be done administratively before coming before
24 the Planning and Zoning Commission. DRC did recommend approval for
25 the proposed preliminary plat. So with that, staff and the DRC does
26 recommend approval based on the following findings. The plat follows all
27 requirements of the master plan of the R-1a zoning district. It has significant
28 neighborhood compatibility with what is the existing already developed
29 northern master plan area. The request is consistent with suburban
30 neighborhood place type as called out by Elevate Las Cruces, as well as
31 meets the purpose and intent of the 2001 Zoning Code, the Las Cruces
32 Subdivision Code, and Las Cruces Municipal Code Section 2-382. So with
33 that your options are, one to vote "yes" and approve the proposed
34 preliminary plat as recommended by staff and the DRC, two to vote "no"
35 and deny, three, vote to amend, or four vote to table and postpone and
36 direct staff accordingly. That is the conclusion of my presentation. The
37 applicant and their representative are here for any questions. And I stand
38 for questions.

39
40 Kaiser: Thank you. Any questions from the Commission? I've got a couple
41 questions. First question is making the assumption that they're following
42 the previous development code not the one that was just adopted. Correct?

43
44 Ochoa: Mr. Chair. That is correct. Because this master plan and everything was
45 approved under the previous code of the 2001 Zoning Code and the
46 previous subdivision code, that is what they're following. That is correct, sir.

1
2 Kaiser: Okay. Thank you. And then I just have a couple of questions. And I'll just
3 start with what maybe is the easy ones first. So I notice there's a tract B, a
4 tract E, and a tract D. I'm not sure if there's a tract C or not, but I'm
5 wondering if you can speak to what those tracts are for.
6
7 Ochoa: The representative would be more happy to take care of that for you, sir.
8
9 Kaiser: Thank you. Yes, please come forward. And before you answer that
10 question, we need to swear you in. So if you can state your name for the
11 record. Can you state your name for the record?
12
13 Libbin: Zach Libbin.
14
15 Kaiser: And do you swear or affirm that the testimony you're about to give is the
16 truth and nothing but the truth under penalty of law?
17
18 Libbin: I do.
19
20 Kaiser: Okay. Go ahead, please.
21
22 Libbin: Thank you, Mr. Chair. Again, my name is Zach Libbin, Libbin Underwood
23 Engineering and Surveying. And to answer your questions, tract A is to be
24 dedicated for right-of-way to the NMDOT along Stern Drive. Tract C is a
25 20-foot platted road that runs along between that sort of industrial-zoned
26 area and the residential lots along ...
27
28 Kaiser: Yes, I can see that now.
29
30 Libbin: Okay. Thank you.
31
32 Kaiser: So that's going to be dedicated and improved as a road, like an alley?
33
34 Libbin: No, what tract C is doing is dedicating half to those other property owners
35 and half to this subdivision because that was a platted but never dedicated
36 or accepted road and it doesn't go anywhere. And it's just a no-man's land
37 there that doesn't go anywhere. And rather than leaving a no-man's land
38 there that could be problematic, it's being split half and half with those
39 adjoining property owners. And specifically, tract C is the ones being
40 dedicated to the other property owners.
41
42 Kaiser: Okay. And then tract E and D?
43
44 Libbin: Tract E is an existing utility easement, and that is going to be dedicated to
45 the City. It contains a wide variety of utilities there. It's going to be asphalted
46 and left as a utility tract there. Again, it includes a City sewer line, a water

1 service, and telecom utilities. It's got a bunch of utilities in there, and so
2 that's been dedicated to the City. And then tract B and D are the ponds. It
3 has an attenuation pond. As the stormwater comes underneath the
4 interstate, it's got an attenuation there so that that can allow the sediment
5 to drop out and then be channeled in down the road from there. But again,
6 sort of a feature to allow that drainage coming underneath the interstate to
7 then come in in a manageable way, in a maintainable fashion.

8
9 Kaiser: Okay. Thank you. Two follow-up questions. I think these are more directed
10 to staff. So on tract E, that utility easement, it's going to be paved
11 completely. That's a little over a tenth of an acre completely paved.

12
13 Ochoa: Mr. Chair. That is correct. It will be paved.

14
15 Kaiser: No landscaping. Just pure asphalt.

16
17 Ochoa: Mr. Chair. Landscaping typically isn't allowed in utility easements just
18 because of the potential of any type of vegetation messing with
19 underground utilities in the area. A lot of, our utility department and other
20 utility departments that pass electric they kind of have headaches
21 sometimes when we do do landscaping, so that's why it's just being paved
22 for now for it could just be utilized by the City as they need in the future, sir.

23
24 Kaiser: Okay. That seems a little excessive to me that we would just pave a tenth
25 of an acre for the occasional access. My preference would be if we can't
26 do some sort of landscaping to just leave it as a desert scrub. It just seems
27 in today's day and age the urban heat island, that seems just to be a little
28 unnecessary in my opinion.

29
30 And then track C, could you speak a little bit more about how that plays into
31 just the overall development plan of the area. It seems like, I understand
32 what the applicant just said, but we've got two, potentially three cul-de-sacs
33 that could have potentially connected and made a more connected network
34 there in the neighborhood, especially with future development potentially.
35 And I did actually have a question along those lines. I believe, but your
36 aerial image in the presentation was different than what was in the staff
37 report, but that there looks like there's an existing subdivision, I guess this
38 would be to the east, not the industrial part, but it looks like a mobile home
39 park maybe, that there's a dead end of one of those roads that would,
40 presumably could have been a connection point. Just if you could speak to
41 sort of the connectivity and how it fits with future development, that would
42 be great.

43
44 Ochoa: Mr. Chair. So that was what was the joys of what was the Elephant Butte
45 Land and Trust Company, where they just basically, somebody in a larger
46 City went and drew imaginary lines out in the desert. So this was a 20-foot

1 road that they drew on a plat that really went nowhere, unfortunately. It's
2 already been vacated to the north. That's where it went into that residential
3 subdivision to the north, but it really didn't go any further south than that, sir.
4 It kind of terminated right where it was in that industrial area. Not only that,
5 but I believe the actual trailer park, that Larjon Road, it's called that as a
6 road, I believe that's just an easement as well. So it's not an actual right-
7 of-way that would allow for connectivity, unfortunately, sir.

8
9 Kaiser: Okay. But presumably if those two lots that I guess are manufacturing or
10 something right now, if those were to be developed in the future,
11 presumably, well I guess there wouldn't be a road because it would just be
12 landlocked. Is that correct, or could the road extend to the south?

13
14 Ochoa: Mr. Chair. It would be landlocked, essentially, because it cannot proceed
15 to the south past that, it ends right essentially where that mobile home park
16 starts, sir.

17
18 Kaiser: Got you. Okay. So this is an awkward artifact.

19
20 Ochoa: Yes, sir.

21
22 Kaiser: Thank you. I believe those are all the questions that I have. And I would
23 encourage staff to reexamine the rationale behind paving that tenth of an
24 acre.

25
26 Ochoa: Mr. Chair. Yes, sir. So this is the preliminary phase of this. During final
27 planning and construction drawings, that's something staff will definitely
28 bring up to our Public Works department, our Utilities department, possibly
29 even our Parks and Rec to see if we can do something a little more passive
30 in that area, sir.

31
32 Kaiser: Appreciate that.

33
34 Ochoa: Sure thing.

35
36 Kaiser: Any other questions from the Commission before I go to the public? All
37 right, seeing none. Is there anybody in the audience who wishes to speak
38 on this item this evening? Can I just see a show of hands? I see one
39 individual. All right. Would you come down, sir, and we'll give you three
40 minutes to speak. And before you get started, can you state your name for
41 the record?

42
43 Gallegos: My name is Jose Gallegos.

44
45 Kaiser: And do you swear or affirm that the testimony you're about to give is the
46 truth and nothing but the truth under penalty of law?

Gallegos: Yes.

Kaiser: Go ahead, sir.

Gallegos: All right. So I live in an area just north on Dove Crossings development. And Dove Crossings was, back in 2008 one of the first phases of the building, and then recently they completed some more houses to the south. So the only two concerns I want to bring up is, and I've voiced this before in previous meetings going back to 2008, the need for some traffic control along Stern, especially now since another 80 homes are going to be built, a lot more traffic over the last 15 years, whatever it's been, since those houses have been built. And between Cholla and it's Broadmoor and Stern, or Cholla and Stern, which is the major intersection not shown on the drawing, but it's just north, maybe not even a quarter of a mile north of that, quite a bit more traffic over the last 15 years has been built up. And I hope that we're not waiting for an accident or some serious injuries or deaths to occur. Because I know there's been a lot of close calls. Hopefully, this is taken into consideration by the City, some sort of traffic control.

If you go in front of the entrances, if you're heading south on Stern Drive, past the Dove Crossings major entrance, and now Silverado and Stern which is the entrance for the second phase and now the third phase, it's supposed to be 40 miles an hour. Living in the Dove Crossings area, we've got to be really careful because there's some blind spots and people often go faster than 40 miles an hour along that area. And if you're familiar with that area, they built the I-10/I-25 interchange, very large bridge area. And again there's some blind spots looking north up Stern from when you're exiting, so you've got to be very careful about when you enter Stern Drive. So that's one concern.

The second concern is some sort of parks for that area. Again, this is my third time coming to a City hearing over the last 15 years, and I've heard from the developers, yes, we're going to build a park. There's a drainage area, which is west of these areas. It's quite large, a retention pond they built during the second phase going back to 2021. Nice area compared to what they used to have. It was a temporary, which was weeded, full of mesquites and saltbush and a mosquito attraction. Since they built that drainage area, the mosquito problem has deteriorated quite a bit, which is thank God for that. But a park they talked about putting some sort of green area for kids in that area, has not been, I haven't seen any movement on that. And, in fact, it's kind of been neglected. They have some drainage areas that go on the surface as well as through stormwater drains. The surface water flow, there's some bollards there that have been an area of activity for vandalism. The bollards there have been removed, thrown into the drainage area. I informed the City. So just you know a little care for

1 that area to make it nice for the residents to take their kids in a walk or
2 whatever. Thank you.

3
4 Kaiser: Thank you. Anybody else who wishes to speak on this item? One last. All
5 right, seeing none. We'll come back to the Commission. Commissioner
6 Smith.

7
8 Smith: I just have one comment for Mr. Gallegos. I'm sensitive to your concerns
9 about traffic. I'm a cyclist, and I used to ride Stern Drive a lot. I used to ride
10 a lot on my road bike. And I haven't ridden in years just because of the
11 volume of traffic and the speed. So I definitely appreciate your concern
12 about that. That is a legitimate concern.

13
14 Je. Acosta: Mr. Chair.

15
16 Kaiser: Go ahead.

17
18 Je. Acosta: Staff, I have a couple questions for you. One was when was the last traffic
19 study done in this area? Was it recently within the last three to five years,
20 or was it prior to that?

21
22 Ochoa: Mr. Chair, Commissioner Acosta. It's been about that when University
23 Meadows just to the north came into effect. They needed to do some type
24 of traffic study for that entrance there per not only the City but NMDOT as
25 well. I want to remind everybody Stern Drive is under NMDOT's domain, if
26 you will. So even access points, new roads going there, you need to receive
27 approval from NMDOT. So that was the last time that was done, ma'am.

28
29 Je. Acosta: So my next follow-up question to that is every time they added a new
30 segment of the subdivision, do they have to renew that traffic study, or
31 would that subdue from there?

32
33 Ochoa: Mr. Chair, Commissioner Acosta. Essentially that master plan was also -
34 I'm sorry, the master plan, that traffic study was also produced, not an actual
35 traffic impact analysis, but a traffic study was also submitted with the master
36 plan amendment. So they had those numbers of the number of generations
37 of trips, number of proposed houses, and that was provided to NMDOT as
38 well. So any type of improvements that they would need at the time of
39 construction, NMDOT will make them do those improvements to Stern
40 Drive.

41
42 Je. Acosta: Thank you. And then I have one more question, follow-up question. In any
43 of this master plan is there any green area or parks planned, to the best of
44 your knowledge?

- 1 Ochoa: Chair, Commissioner Acosta. There are. There is a - since this University
2 Meadows is part of it as well, there is a park planned in further phases away,
3 which is a relatively decent sized park that was part of the master planned
4 area. And since this is master plan and that's the area that was called out
5 for a park, that's what was approved, ma'am.
6
- 7 Je. Acosta: Thank you.
8
- 9 Kaiser: Yes, go ahead, Commissioner.
10
- 11 Thurston: When is the trigger for the park? I mean is it after this one? Is it the next
12 phase? What causes that to happen?
13
- 14 Ochoa: Chair, Commissioner Thurston. It depends how it gets phased out. So
15 University Meadows was actually phased out, and that's where the park was
16 supposed to be. This one is not being phased. This is all being done at
17 one fell swoop. So since this is a separate phase from that, but part of the
18 same master planned area, that one gets done when that phase done - it
19 gets done with that subdivision up north. What triggers it is depending on
20 where the park gets designated in a master plan or a preliminary plan. Then
21 at the time when final plan and construction drawings come in, that's when
22 it gets built out, essentially. And that's when Parks and Rec gets involved
23 to make sure that what facility is being provided meets the standards of the
24 City.
25
- 26 Thurston: So currently it will just be collecting park fees?
27
- 28 Ochoa: Mr. Chair, Commissioner Thurston. That is correct essentially until the park
29 gets built, I would say.
30
- 31 Smith: I have one more question. Regarding parks, looking at this development
32 plan, has there been an area designated for a future park?
33
- 34 Ochoa: Mr. Chair, Commissioner Smith. Not in this Heather Hills subdivision.
35 There is no area designated for parks there.
36
- 37 Kaiser: But in the master plan.
38
- 39 Ochoa: But in the master plan, that is correct. There is other areas in this master
40 plan area that were designated for parks, sir. This master plan was
41 originally approved back in, oh I would have to say about 2006, so over 20
42 years ago now. So back then those standards were a little different than
43 they are now. So parks may be a little more sporadic than they are now for
44 requirements of today's code.
45
- 46 Smith: Yes, looking at this plan I think it was 2005.

1
2 Ochoa: Yes, sir. Thank you.
3
4 Kaiser: So my question I guess is because I was not here in 2006, and I think you
5 did reference an amendment to a master plan maybe 2023 I think it was. I
6 have no recollection of that meeting. So where, can you just kind of refresh
7 my memory at least, of what is the master plan, and how are these
8 components fitting together and what is coming next?
9
10 Ochoa: Sure thing. Mr. Chair. The master planned area essentially is, crudely
11 highlighted with my cursor here, that is essentially the entire area. So this
12 is what is the University Meadows subdivision, which is part of it, and this is
13 what is the Heather Hills subdivision that is part of it. So park and everything
14 like that was what was being proposed somewhere over here on one of
15 these phases for University Meadows. This area, previous to the
16 amendment in 2023 was designated for a school only. So that, 2023 that
17 condition went away for only an institutional use, and now they're trying to
18 do for single-family homes.
19
20 Kaiser: Okay, thank you. Actually, that triggered my memory. I do remember that.
21 So I guess the way that I look at it, but correct me if I'm wrong, I mean this
22 is the last phase, right. I mean, the rest of the subdivision appears to have
23 been built out.
24
25 Ochoa: Mr. Chair. You are correct. This is essentially the last phase of this master
26 planned area.
27
28 Kaiser: So then the park, when is the park getting constructed?
29
30 Ochoa: Well, my apologies. I take that back. So this is the last phase of what is the
31 master plan, but University Meadows, which is the northern one, there's still
32 a phase or two that need to get done, sir, which is where the park is
33 proposed to be located at, including an additional extension out to another
34 road out into the county to the west as well, sir.
35
36 Kaiser: Okay. And then just going back to the concerns about traffic control at Stern
37 Drive or really anywhere along Stern Drive in this development. Do we
38 know what types of improvements the state is going to ask for in these
39 particular intersections?
40
41 Ochoa: Mr. Chair. NMDOT in our last conversations they really don't consider this
42 a highway. Putting stop signs or lights really isn't something that they try to
43 do. What they try to do is where there's new entrances or new roadways
44 going into adjacent to Stern, they do deceleration lanes and acceleration
45 lanes as well. So depending on whatever traffic analysis comes up with as

1 to how to resolve if anything is needed, that is what they'd be required to do
2 with the improvements of the subdivisions, sir.

3
4 Kaiser: Okay. And are there any conversations that happen with the Department
5 of Transportation about the fact that we've got subdivisions, we've got
6 people out biking, walking. I mean I understand that it's designated as a
7 state highway, but I think for all intents and purposes you go out there and
8 it's basically a collector road, an urban collector road, or at least it's certainly
9 going to be that. Are there any conversations with the state about, hey, I
10 know you don't like to put up a stoplight, but we kind of need one here if
11 we're talking about, you know, safety?

12
13 Ochoa: Mr. Chair. That's definitely something staff can bring forward and work with
14 our Public Works department and our Traffic Engineering section to see if
15 we could open up those lines of communication as to potentially what can
16 be happening, even signage. I mean, something like that can potentially
17 help as well, sir. But we could definitely start those conversations. Since
18 that has happened in the past, for instance along Valley, Picacho, there
19 were instances where we had issues, and Main Street/Bataan Memorial and
20 70, and they've been more than willing to help us out with issues like that,
21 sir.

22
23 Kaiser: Yes, I mean I think it's more than warranted here especially as you continue
24 to go up. I think there's more development that's planned along Stern Drive.
25 I think it's time we reevaluate what the central purpose of Stern Drive is.
26 And I would sit here and argue that it's not a rural highway and that we can
27 afford to put some traffic control devices to improve safety.

28
29 Je. Acosta: Mr. Chair. For the record, I concur with that. I think public safety is the
30 utmost importance here, and I think we do need to collaborate with the state
31 and emphasize that.

32
33 Kaiser: All right. If there's no more questions or discussion, Commissioner
34 Thurston.

35
36 Thurston: I got one more. I just, I'm on this, on Google Earth here on my phone trying
37 to figure out your limits of the master plan because the other ones that I'm
38 seeing here, I'm still kind of stuck on the park for some reason. It's not clear
39 yet as to where the rest of the master plan is and how you're going to put
40 something in. But if I understand it properly on the code for when this was
41 done they probably don't have to put a park in unless it was stated in their
42 master plan, because then they could just pay a fee in lieu and pay the park
43 fees and then they wouldn't have to install a park. And then it becomes a
44 City City's issue to figure out how to put a park in and buy land. Unless the
45 master plan designated that there was land that was supposed to be given
46 up. Is that correct?

1
2 Ochoa: Mr. Chair, Commissioner Thurston. That is correct. But from what I
3 recollect, and again this has been a few years since University Meadows
4 was finalized and approved. That should have happened here in this area,
5 sir. The reason that this is fresh in staff's memory is because the neighbor
6 here to the north were extremely agitated that this subdivision was going in
7 and they're proposing an actual bump, an actual, the road to actually be
8 extended through here into their neighborhood. Neighborhood did not want
9 that because they don't want the traffic. The big selling point at the time
10 that staff was trying to push for that road was one, connectivity, and then
11 telling them two, now you have the luxury of you have access to a park,
12 which is close to you. It should be around this area right here. So that's
13 why I'm more than confident to say that in the University Meadows
14 subdivision area there was a proposed park in one of the last phases of the
15 actual subdivision itself.

16
17 Thurston: Do you have any documentation of that that can show?

18
19 Ochoa: I don't have anything here, unfortunately, Commissioner Thurston. I do
20 apologize about that.

21
22 Thurston: Because I know sometimes we get hung up on wanting amenities at the
23 developer's cost, but yet it was approved in the master plan without one you
24 know in different cases, right. And then there's ways that the City can still
25 receive their funds to be able to put a park in later. Back when, so I'm just
26 trying to make sure because there's been other instances where in a master
27 plan there was actually dedicated space that says you're supposed to give
28 X amount in that area. And so I don't have anything as of right now or any
29 evidence that you guys are showing me that we're supposed to have to put
30 some park in. So as of right now I'm of the opinion that just that they're not
31 having to put any parks in, they just have to pay the fee. And then the City
32 receives the park fee in order to move forward. Like they're, from what I'm
33 seeing, there's no park that, we're not going to see a park in the area is what
34 I'm saying. Is that correct?

35
36 Ochoa: Mr. Chairman, Commissioner Thurston. You won't see it in this subdivision,
37 sir. But we did, staff did review the master plan and this does align with
38 the master plan, sir. The subdivision we're reviewing tonight, it does align
39 with the master plan.

40
41 Thurston: Okay. So the City will just get the fee to be able to put a park somewhere
42 in the area at a later date.

43
44 Ochoa: However, that was worked out. Yes, sir.

45
46 Thurston: Okay.

1
2 Kaiser: All right. Looking for a motion to approve item 6.1.

3
4 Smith: I move that we approve item 6.1.

5
6 Thurston: I second.

7
8 Faivre: Commissioner Acosta.

9
10 Jo. Acosta: Yes.

11
12 Faivre: Commissioner Thurston.

13
14 Thurston: Yes.

15
16 Faivre: Commissioner Smith.

17
18 Smith: Yes.

19
20 Faivre: Commissioner Acosta.

21
22 Je. Acosta: Yes.

23
24 Faivre: And chair.

25
26 Kaiser: Yes.

27
28 Faivre: Thank you.

29
30 Kaiser: Motion passes.

31
32 **6.2 Case 25VO5000005:** A request for approval to vary from the required freestanding
33 ground sign standards of the University District Overlay (UDO) for a property
34 encompassing approximately 8.50 acres, zoned UD-CZ (University District-
35 Convention Center) and located at 680 E. University Avenue with the University
36 District Overlay (UDO). Submitted by Sign Bros on behalf of the City of Las
37 Cruces.

38
39 Kaiser: Moving on to item 6.2. This is a request for approval for some additional
40 signage in the University District. I will turn it back over to staff for a
41 presentation.

42
43 Ochoa: All righty, folks. Next thing we have here is a proposed sign variance for a
44 property located at 680 East University Avenue. It is located on the
45 southwest corner of what is East University Avenue and East Union
46 Avenue. Total property encompasses about eight-and-a-half acres in size

1 and is the current location of the Las Cruces Convention Center. It is
2 currently zoned UDCZ, which stands for University District Convention
3 Zone. As you can tell, it is located within what is our University District
4 Overlay. Showing that property here, the Las Cruces Convention Center,
5 University here, Union here, NMSU property all around it, and then, of
6 course the City limits here to the north, interstate here to the southwest.

7
8 Aerial here currently showing the convention center here. And just paying
9 close attention to this area right here is where we're looking at for what the
10 variance is that we're requesting for today. And also keeping in mind this
11 corner here for a previously approved sign variance that we did for the
12 convention center a couple years back now. So what we're looking at is the
13 core requirements under Section 38-44.J.6, which is the University District
14 Overlay signage standards, which allows for a maximum of one
15 freestanding ground sign per lot. It doesn't matter what size or anything,
16 just one per lot. Ground signs shall not exceed 24 square feet in area, and
17 ground signs shall not exceed three feet in height max. So essentially what
18 is happening here we're proposing variances to these standards.

19
20 So the first variance is, the first one would be a variance of one freestanding
21 sign to allow for two freestanding signs. There is that one existing kind of
22 advertisement LED sign right on the corner of University and Union, which
23 did receive a variance a few years back from the Planning and Zoning
24 Commission. Second, we have a variance of three feet and four inches to
25 the maximum permitted freestanding ground sign height for a total of six
26 feet, four inches in height. And then a variance of 261 square feet to the
27 maximum permitted freestanding size of that size, limiting it to 24 inches per
28 code.

29
30 So showing here kind of a schematic or an artist's rendition of what that sign
31 would look like. Again, that is being located right here where there are some
32 existing planters, kind of graveled area with some crusher fine. And there
33 you can see that sign, what it would look like during the day. As you can
34 see it's away from, out of the sidewalk, kind of in the elevated area of what
35 is that kind of going towards the parking area for the convention center. It
36 just basically is the letters that spell out Las Cruces on top of a platform that
37 says the real New Mexico with some designs on that platform on the bottom.

38
39 So justification was just the applicant stated the sign will help benefit by
40 helping increase not only community visitations to the area for people in the
41 City, but also travelers to visit that area as well. Put more eyes in the area,
42 if you will. They have stated that you know the tourism, travel, and
43 hospitality industry has still kind of suffered because of COVID-19. And you
44 know economic hardships, low wages, loss of wages and earning capacity
45 is still being felt in the area. And they feel that the unique attraction will help
46 drive again not only local, but also visitors to this area you know to visit and

1 hopefully you know spend in those multiple establishments located along
2 the University Avenue corridor. And El Paseo if you think about it as well
3 since it's relatively close by as well.
4

5 And staff in their analysis we saw no public safety, health, or welfare issues
6 with the proposed sign variance. Staff did see that the sign can potentially
7 be a destination spot. People, photo ops, so on and so forth like that coming
8 into town, that'd be probably a good starting point for anybody visiting Las
9 Cruces. Can draw more attention to the convention center itself and the
10 university area corridor and the surrounding area. Potentially adding
11 additional economic development and redevelopment in the area, hopefully.
12 There are some relatively underdeveloped or undeveloped lots close to
13 here that'd be great for redevelopment. More attraction to the area for
14 boosting the surrounding commerce. And on top of that, the proposed
15 variance, the staff believes does meet the criteria for approval for a variance
16 as outlined in the 2001 Zoning Code, again spurring for economic
17 development not only in that area but possibly as a citywide initiative as
18 well. Public notice was sent out to all surrounding property owners per
19 code. We did receive one phone call from adjacent property owners saying
20 that'd be a welcome to the area. And hopefully that would show more
21 people coming to that area. So one phone call in support of that.
22

23 On March 3rd, the University District Citizens Design Review Committee,
24 mouthful, did meet to review the proposed variance. They are a
25 recommending body to the Planning and Zoning Commission. After a very
26 minor discussion, I believe the meeting was all of six minutes long, the
27 University District Citizens Design Review committee did recommend
28 approval for the proposed variance. P&Z does have the final say on
29 variances unless appealed to City Council. So that being said, the findings
30 for approval are one, the proposed sign is aesthetically pleasing and
31 surrounding area can potentially spur economic development not only from
32 a neighborhood but citywide level. Variance request meets the criteria
33 decision as outlined in Article 2, Section 38-10K of the 2001 Zoning Code.
34 No public health, safety, welfare issues were identified. And, of course, on
35 March 3rd of this year the University District Citizens Design Review
36 Committee did vote to recommend approval for the proposed variance. So
37 with that, your options are one, to vote "yes" and vote to approve the
38 proposed variance, two, to vote "no" and deny, three, to vote to amend,
39 direct staff accordingly, or table and postpone and direct staff accordingly.
40 That is the conclusion of my presentation, and I stand for questions.
41

42 Kaiser: Thank you. Any questions from the commission? Commissioner Thurston.

43
44 Thurston: With this variance and the previous variance for the signs, do you have a
45 percentage of how much they have gone over now for the signage
46 ordinance as far as in size?

1
2 Ochoa: Mr. Chair, Commissioner Thurston. I do not, unfortunately. But this itself,
3 this one itself when it comes to the square footage itself is tremendous. I
4 mean that's 10 times, more than 10 times than what's allowed by code. And
5 the reason for that is when staff was looking at the University District
6 Corridor, we're really just looking at the pedestrian area, if you will, closer
7 to University where people are walking. So you don't need a big sign
8 because everybody's walking along that area. So those types of signs
9 definitely make sense around those areas. This is a little more of a heavily
10 commuted area. Trying to get into the corridor. It's kind of a little bit
11 different, I would, as staff would argue than what is the true corridor that's
12 further going east along University, sir. That was, if I recall, I'm sorry the
13 University District Policy, I'm sorry, plan that's what is stated, signage and
14 development in the University District should be more of a pedestrian scale
15 And that is the reason why the signs are these small. But in actual hard
16 number, sir, I do not have, unfortunately, I'm sorry.

17
18 Kaiser: Any other questions? I've got a couple. My first question is, who's paying
19 for the sign? Is it the City that's paying for the sign? Or is it, or, yes, that's,
20 who's paying for the sign?

21
22 Ochoa: Mr. Chair. The applicants are here for any questions, sir.

23
24 Miller-Hernandez: Hello.

25
26 Kaiser: Before you answer the question, can you state your name for the record so
27 I can swear you in?

28
29 Miller-Hernandez: Yes. Rochelle Miller-Hernandez.

30
31 Kaiser: And do you swear or affirm that the testimony you're about to give is the
32 truth and nothing but the truth under penalty of law?

33
34 Miller-Hernandez: I do.

35
36 Kaiser: Please go ahead.

37
38 Miller-Hernandez: So I am Rochelle Miller-Hernandez. I'm the director at Visit Las
39 Cruces. And the sign is being paid for by the ARPA funds that we received
40 to, that are dedicated solely to the recovery of the travel and hospitality
41 industry.

42
43 Kaiser: Got it. Thank you. And then sort of I guess along the lines of the
44 explanation or the rationale given about COVID and the COVID impacts to
45 the tourism industry. I weirdly remember that this being the exact same
46 rationale that we received for the first variance that we approved. Don't ask

1 me how I remember that, but I'm almost 100% certain it was the exact same
2 rationale. So my question is, is there any data to support the fact that a sign
3 is what we need to recover from COVID in this industry? So we, and just to
4 explain where I'm going, that was the rationale the first time and now it's
5 been at least a year, I don't know when we heard that, but it's been at least
6 a year. Now you're coming back with the same rationale to have an
7 additional sign. So I'm just wondering, are these things related, or can you
8 just maybe explain the rationale. Is there any hard data to support this?
9 Can you just respond to that?

10
11 Miller-Hernandez: Sure. So first of all, even though they're both categorized as signs,
12 they have totally very different uses. The first sign on the corner, the
13 monument sign as we like to call it, was more of an informational sign to let
14 people know what's going on and to benefit the entire City, not just the
15 university corridor. So we do list activities that are going on throughout our
16 City.

17
18 This sign is more of a destination type of location or attraction that we're
19 trying to create for the university corridor. And when we're creating or
20 developing these initiatives I guess you could say or these projects, we're
21 looking at a broader range of impact instead of just choosing for example
22 one storefront to help or one business. We're trying to see how we can
23 benefit the whole area of the City. I do not have hard data, but I can tell you
24 that many, many cities have signs like these, and they attract not only
25 people to them, but as you know our world is very different now, and social
26 media dictates a lot, and people post and tag these cities, and then people
27 go and visit. Ironically, or I don't know if that's the right word, but to take a
28 picture in front of these signs, and then they start doing everything else that
29 that City has to offer and spend their money here. So that's the concept
30 that we're, or the idea that we're following.

31
32 Kaiser: Okay. Thank you. Yes, I mean, I definitely agree. I mean we see it
33 downtown with some of the murals, for sure. I think my sort of reservation
34 here is we, you know variances are not supposed to be something that we
35 just you know hand out all over the place. And we've already done one for
36 this location, and now we're saying, well actually we want more signs. We
37 need more signs. I'm a little concerned about well what are other
38 businesses. I mean, what's to stop them to come before us with the same
39 exact rationale that COVID hurt their business, and therefore that's why they
40 should get a giant Las Cruces sign outside of their business. So I'm a little
41 wary of the fact that we've already done this once, and now we're doing it a
42 second time. What's to stop other businesses from wanting to do the same
43 thing? That being said, I completely understand the appeal of it. I feel like
44 if this were in a district like downtown or you know maybe you know in the
45 future in El Paseo that's a little bit more pedestrianized, I could totally see
46 how this could be a big draw. I'm just not certain that you know in front of

1 the convention center, which is surrounded by nothing, that this is really the
2 solution to the problem. Those are just my opinions and thoughts. You're
3 free to respond to them, but that's just kind of where I'm coming from.
4

5 Miller-Hernandez: Mr. Chair. I'd like to bring up one point. The reason we didn't choose
6 downtown is because downtown already has a lot of murals and so forth,
7 elements that draw people there, and we do want to draw more people to
8 the university corridor. A lot is being built. And just with that said I feel like
9 a lot of growth can happen there and this could help that.
10

11 Kaiser: Thank you. And I guess just for staff, do you want to maybe address how,
12 I mean are there other examples where we've had, seen multiple variances
13 like this, where you know ideally this would have all happened in one go,
14 right. But here we are you know sort of piecemealing this together. Are
15 there any other examples of where we've seen variances come and then
16 you know a short time later, for literally the same thing, ask for the same
17 variance?
18

19 Ochoa: Mr. Chair. All that comes to mind would be essentially along the interstate
20 where for instance off of Hickory Loop we had a couple of developments
21 out there where they just put up their, they got a variance to the height of a
22 freestanding sign because of the overpass that blocked it, so they got that
23 variance there. So, but the problem was though that sign was located in
24 the back of their property. So when people came into, off of Avenida de
25 Mesilla they're looking for it but it was off of Hickory Loop, which is a
26 completely different street, so they could never get to that business. So
27 they got a variance for a second sign so they could put it on the Hickory
28 Loop side. So there's one instance where that happened. Additionally, on
29 top of that, I did want to mention as well they are kind of restricted because
30 technically speaking if they're located out of the University District just let's
31 say they were zoned commercial, they'd be allowed the two freestanding
32 signs by right and not restricted this much in height and this much in size.
33 It's just that they're being in the University District, that's the restrictions that
34 are put on them. Again because they pushed back, University District was
35 supposed to be more of a pedestrian friendly, staff feels that's a little bit
36 further down the University and this is a little more of an actual driving area,
37 if you will, sir. So I just wanted to bring that up.
38

39 Kaiser: Yes, thank you. Commissioner Smith.
40

41 Smith: I just have one question for staff. Just looking at this variance of three feet,
42 four inches, and then looking at the photo or the rendering of the sign that
43 they want to put up, is that measurement, because it looks like, I mean it's
44 already an existing wall there. Is that from the ground or is that just the
45 height of the actual letters themselves?
46

- 1 Ochoa: Mr. Chair, Commissioner Smith. The actual height is measured, the six foot
2 four inches is actually measured from the top of the letter to the bottom of
3 the pedestal itself. So staff did take the entire structure into account when
4 we're looking at variances, sir.
5
- 6 Smith: Okay. I should have looked at the drawing a little closer. Okay.
7
- 8 Thurston: Also a point of clarification for you is it's also 45 feet wide.
9
- 10 Ochoa: Right.
11
- 12 Thurston: So it's six feet tall, 45 feet wide.
13
- 14 Smith: Yes.
15
- 16 Kaiser: All right. Commissioner Thurston, go ahead.
17
- 18 Thurston: Can you flip to the slide that the rationale for being able to do it? So when
19 I've gone to other cities I've seen signs like these, but I don't go to the area
20 because of the sign. I go to the area because it's normally filled with other
21 activities. You see them like by baseball fields, by like I think Phoenix has
22 one, but it's downtown by the basketball area. And so you see them
23 throughout other places, but it's really predominantly pedestrian where
24 you're having people outside and taking pictures of it. But it's also because
25 there's other people there. In this case, we're predominantly cars that are
26 going to be driving through there. And the only other time that I see people
27 using it is going to be when people are already at the convention center. So
28 I don't see it as a draw to someone that's going to say, hey, because of this
29 sign I am now going to book the convention center, or I want to have
30 something here. I can see it, the rationale behind, well at least for me I can
31 see it as I went to the convention center, and then I took a picture
32 afterwards, and I posted it. But I just don't see the correlation of it actually
33 creating actual tourism or helping the industry. It's more of, it's an, we had
34 our event here and we took a cool picture, and we posted it. However, I do
35 like the sign. It looks great, you know if you're there and going things. But
36 my only one fear of this is when we have someone else come in and asks
37 for a variance of this size for the same thing, does that get us into any
38 trouble for approving it for one versus approving it for the other? Because
39 this is 6'4" by 45 feet wide. So I like it. It looks good. But then when I have
40 someone else come, Walmart comes in and says hey, I want my 6'4 signed
41 by 45 feet wide that says Walmart. You know I just, we would, I think we
42 would instantly say no to that one. So I'm just, that's my only basis of being
43 a little nervous on saying yes to that.
44
- 45 Jo. Acosta: I might just chime in just a little bit there. I completely see what you're saying
46 about a precedent, you know to some degree being set with the sign. I

1 guess I'm just to kind of look at potentially the other side of the coin. It's
2 nice to have some welcoming light and kind of warming light in the town.
3 Whether or not the location right now maybe is particularly developed
4 enough for it, I can see that. But I'm sure that University exit and all that
5 does get a lot of traffic and stuff. I don't know if it's like a no harm, no foul.
6 I would personally potentially like to see you know more signage and more
7 lit up nighttime around town. I know that's obviously typically going to be
8 the buildings that are going to be you know taking in that cost electrical-
9 wise. I don't know how it harms the environment or anything like that on
10 that side. But you know, just chiming in a little bit more on that.

11
12 Smith: Yes. I was kind of thinking along the same lines as Commissioner Acosta.
13 I was just thinking coming off 25, if you're heading down University, you're
14 basically, you're driving you know basically past University, through the
15 university and if you're heading downtown, the Convention Center is going
16 to be there and that sign will be there. So that is almost like a gateway, you
17 know, kind of to like getting into the City proper. And then as you mentioned
18 at the exit of the University coming off I-10, you know if you come off I-10
19 and you take a right on to University, you know that sign will be there too as
20 almost like a gateway to the City going toward the University. So I, you
21 know I kept looking at the size of it and I was just wondering if it needed to
22 be that big. But you know my thinking now is that it, you know having a little
23 bit more lighting something that's a little bit bigger. It's not a billboard, but
24 it's kind of welcoming to the City. So I don't know, it seems like it would
25 probably work with this size at the Convention Center because of you know
26 the purpose of that building and then the proximity to the University. So I
27 don't know it's something that I think may work.

28
29 Je. Acosta: Mr. Chair. I would have to concur with Commissioner Acosta. I'm pretty
30 excited about it, actually. I think that if you look at the Convention Center
31 now, that's kind of our gateway. We have, I don't have statistics, I'm sure
32 Rochelle does. Our tourists, it really drives a lot of tourists. There are a lot
33 of conventions, and having a sign like this is really exciting. You have the
34 monument sign that gives you information, but if you're passing, you've got
35 to catch it just right. It does have Las Cruces Convention Center on top of
36 the building, but you can barely see it. So I think this is going to be a good
37 move for the City if we do grant this variance. And again, variance is a
38 case-by-case basis. So if Walmart did come forward with it, they would
39 have to justify, you know this is the City, the public owned this. I mean we
40 all pay into the Las Cruces Convention Center. So I think it does spur
41 economic development in some aspects. I mean you know some people
42 may not want to stop by and take a picture of it, but I know a lot of people
43 do. I know I go to Roswell and see Roswell with the alien and I stop by, and
44 it's the middle of nowhere, and I want to take a picture of it with my family.
45 So I'm pretty excited about this. And I understand that you've come up to
46 this council several times with the variance, but I would look at you know

1 and make sure that this is something that we want to do, and we're not up
2 for a third or fourth or fifth time with these variances. But I'm pretty excited
3 about it. I think that's a really cool move for us to take.
4

5 Kaiser: All right, I'll go to public comment, and then we can wrap up the discussion.
6 So is there anybody in the audience who wishes to speak on this item? Can
7 I get a show of hands? All right, seeing none. We'll come back. If there's
8 no more questions or comments, looking for a motion to approve.
9

10 Je. Acosta: Mr. Chair. I make a motion to approve.
11

12 Thurston: Second.
13

14 Faivre: This is the motion to approve 6.2. Commissioner Acosta.
15

16 Jo. Acosta: Yes.
17

18 Faivre: Commissioner Thurston.
19

20 Thurston: Yes.
21

22 Faivre: Commissioner Smith.
23

24 Smith: Yes.
25

26 Faivre: Commissioner Acosta.
27

28 Je. Acosta: Yes.
29

30 Faivre: Chair.
31

32 Kaiser: Yes.
33

34 Faivre: Thank you.
35

36 Kaiser: Motion passes.
37

38 **7. ELECTION OF OFFICERS** 39

40 Kaiser: All right. Looks like next on the agenda is an election of officers. I'll look to
41 staff. Are you planning to facilitate that or how? One position, so we have
42 Chair, Vice-Chair, and secretary, right, just those three? Chair, Vice-Chair,
43 and apparently secretary is optional. So nodding of heads, does someone
44 really want to be a secretary? All right, then we'll do Chair and Vice-Chair.
45 So I think a Commissioner makes a nomination and then it gets seconded.

Agenda Item #5.1.

1 So just a nomination and then we'll roll call vote. So looking for a nomination
2 for Chair.
3
4 Je. Acosta: Mr. Chair. Sub's the word. I would like to nominate Commissioner Thurston
5 as Chair.
6
7 Faivre: This is on the motion to nominate Commissioner Thurston as Chair.
8 Commissioner Acosta.
9
10 Jo. Acosta: I'm sorry, so just to clarify here, so this is specifically just voting for
11 Commissioner Thurston as Chair? Is there going to be other nominees or
12 that was it? Is that right?
13
14 Faivre: That's the motion right now.
15
16 Jo. Acosta: Yes.
17
18 Faivre: Commissioner Thurston.
19
20 Thurston: Yes.
21
22 Faivre: Commissioner Smith.
23
24 Smi What if, Commissioner Kaiser has been doing a great job, so I had a
25 different role in mind for Commissioner Thurston. So I guess I would say
26 no.
27
28 Faivre: Commissioner Acosta.
29
30 Je. Acosta: Yes.
31
32 Faivre: Chair.
33
34 Kaiser: Oh, this is awkward. Do you want to be Chair? Yes.
35
36 Faivre: All right. Congratulations. Motion passes.
37
38 Kaiser: Looking for a nomination for Vice-Chair.
39
40 Smith: I nominate current Commissioner Kaiser as Vice-Chair.
41
42 Faivre: Commissioner Acosta.
43
44 Jo. Acosta: Yes. No.
45
46 Faivre: Commissioner Thurston.

1
2 Thurston: No.
3
4 Faivre: Commissioner Smith.
5
6 Smith: Yes.
7
8 Faivre: Commissioner Acosta.
9
10 Je. Acosta: No.
11
12 Faivre: And Chair.
13
14 Kaiser: Yes. It's a tie, yes.
15
16 Faivre: I've got, it's three to two. Motion passes, yes.
17
18 Kaiser: Lost track. All right, so, and no secretary. No one wants to be a secretary.
19 It's optional, I guess.
20
21 Ochoa: Point of order. Our milers do have an area for signature of the secretary of
22 the Planning and Zoning Commission. So we could always, and that's
23 what's required by code. So should we have a secretary just in case for
24 that.
25
26 Faivre: Who wants to be a secretary?
27
28 Smith: I nominate Commissioner Janet Acosta for secretary.
29
30 Faivre: All right. Commissioner Acosta.
31
32 Jo. Acosta: Yes.
33
34 Faivre: Commissioner Thurston.
35
36 Thurston: Yes.
37
38 Faivre: Commissioner Smith.
39
40 Smith: Yes.
41
42 Faivre: Commissioner Acosta.
43
44 Je. Acosta: Yes.
45
46 Kaiser: And Chair.

1
2 Kaiser: Yes.

3
4 Faivre: Congratulations. Motion passes.

5
6 **8. DISCUSSION**

7
8 Kaiser: All right. Then we'll move on to discussion and staff announcements.

9
10 Ochoa: No further discussion tonight, Chair.

11
12 **9. STAFF ANNOUNCEMENTS**

13
14 Ochoa: Staff announcements. We should have a few cases for us next coming
15 month as well. Looks like things have kind of died down a little bit right now.
16 Well, beginning of the year, they are picking up unfortunately, a little. So
17 we should be having a little bit lengthier of these. So just please make sure,
18 try your best to be at these meetings. That way we make sure we have
19 quorum out here. But thank you all for coming. Appreciate it.

20
21 Kaiser: Thank you. And I just wanted to make one request of staff. Would it be
22 possible to get a presentation of an update of the Three Crosses
23 redevelopment project? That's the one out at Apodaca Park at Solano and
24 North Main. I know there's just been a lot of movement. They've really
25 come a long way in some of their infrastructure. So it would be nice to get
26 just an update on everything that's going on out there.

27
28 Ochoa: Sure. We could do that, sir.

29
30 Kaiser: Thank you.

31
32 **10. ADJOURNMENT (7:08)**

33
34 Kaiser: All right. Looking for a motion to adjourn.

35
36 Je. Acosta: Make a motion to adjourn.

37
38 Smith: I second.

39
40 Kaiser: All in favor.

41
42 MOTION PASSES UNANIMOUSLY.

43
44 Kaiser: We're adjourned. We'll see you in April. Thanks for coming out this
45 evening.

- 1
 - 2
 - 3
 - 4
 - 5

- Chairperson

DRAFT



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A					
Adopted:	April 22, 2025					
Drafter:	John Castillo			Department:		
Program:	Community Planning			Line of Business: Community Planning		
Title:	A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS COLLEGE SUBDIVISION NO. 2 REPLAT OF PART OF TRACT 9. THE SUBJECT PROPERTY ENCOMPASSES APPROXIMATELY 0.2519 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED AT 1600 E. BOUTZ ROAD. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS THAT ARE APPROXIMATELY 0.12 AND 0.13 ACRES IN SIZE. SUBMITTED BY BORDERLAND ENGINEERS AND SURVEYORS, REPRESENTATIVE. (CASE 25CS0500011)					

PURPOSE(S) OF ACTION:

Approval of Non-Administrative Replat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Per Article VII Section 37-206 a replat occurs when changes take place on a previously filed subdivision plat. Section 37-207B states that replats proposing to increase the total number of lots of a previously filed subdivision shall follow procedures and information 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.

The applicant is seeking approval of a non-administrative replat known as College Subdivision No. 2 Replat of Part of Tract 9. The proposed subdivision is located at 1600 E. Boutz Rd. and seeks to replat an one (1) existing residential lot that encompasses 0.2519 ± acre into two (2) new residential lots that are approximately 0.12 and 0.13 acres in size. In 1947 the College Subdivision No. 2 was approved, which created the subject property. The proposed subdivision is located within a predominantly residential area with comparable lot sizes. Access to the proposed subdivision will be from Boutz Rd., a fully constructed local roadway.

The property is located within the Urban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. The Urban Neighborhood Place Type includes a variety of residential housing types at medium-to-high densities and areas of supporting neighborhood commercial development. With this subdivision creating an additional lot, it promotes a diverse mix of single-family detached housing types, including variations in lot sizes an promotes higher densities. The proposed replat is supported by the goals, policies, and actions outlined within the Comprehensive Plan, as shown in Attachment “D”.

The proposed subdivision meets all requirements of the Subdivision Code, Design Standards, and the 2001 Zoning Code, as amended. On March 19, 2025, the Development Review Committee (DRC) reviewed the proposed replat. The DRC reviews subdivisions from an infrastructure, utilities and improvement standpoint.

Agenda Item #6.1.

After very minor discussion, the DRC unanimously voted to recommend APPROVAL for the proposed replat. Please see Attachment "E" for minutes of the DRC meeting.

In accordance with the Subdivision Code, 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 for the proposed non-administrative replat.

SUPPORT INFORMATION:

[Attachment A - Zoning Map](#)

[Attachment B - Aerial Map](#)

[Attachment C - College Sub No. 2 REPLAT](#)

[Attachment D - Elevate Las Cruces Comprehensive Plan](#)

[Attachment E - 03-19-2025 DRC Meeting Minutes](#)

[Attachment F - Staff Findings](#)

PLAN(S):

Elevate Las Cruces

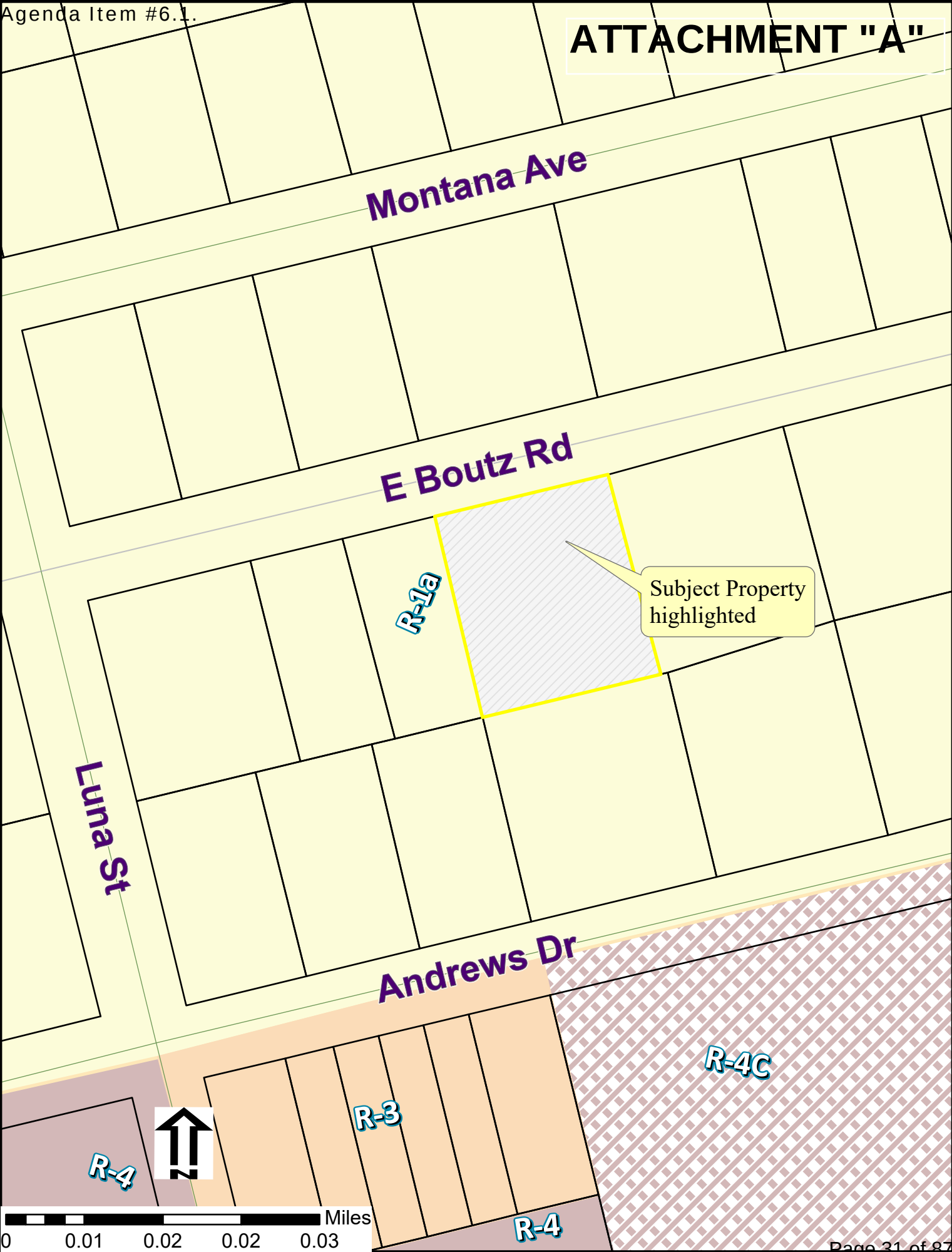
COMMITTEE/BOARD REVIEW:

DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes", this will approve the non-administrative replat known as College Subdivision No. 2 Replat of Part of Tract 9
2. Vote "No", this will not approve the non-administrative replat, and the one existing lot shall remain.
3. Vote to "Amend", this could modify approval of the 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 and would need further direction from the Commission.

ATTACHMENT "A"



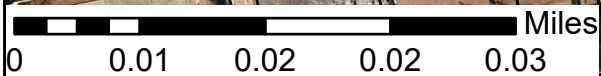
Montana Ave

E Boutz Rd

Luna St

Andrews Dr

Subject Property highlighted



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.

UTILITY APPROVALS

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FEEDER CABLE/TELEVISION/INTERNET UTILITIES AS APPLICABLE..

COMCAST

BY: _____ DATE: _____

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FEEDER ELECTRICAL FACILITIES AS APPLICABLE.

EL PASO ELECTRIC COMPANY

BY: _____ DATE: _____

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION, D/B/A/ CENTURY LINK QC ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FEEDER TELEPHONE FACILITIES AS APPLICABLE.

QWEST CORPORATION, D/B/A/ CENTURY LINK QC

BY: _____ DATE: _____

CITY APPROVAL BLOCK

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 APPROVAL OF THIS PLAT.

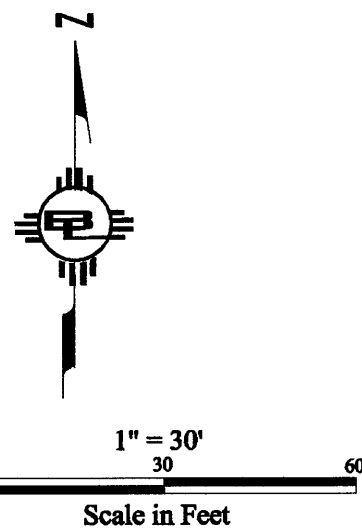
DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____ DIRECTOR OF UTILITIES _____ DATE _____

DIRECTOR OF PUBLIC WORKS _____ DATE _____

CITY PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY PLANNING & ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING. APPROVED FOR FILING AND RECORDING WITH THE COUNTY CLERK.

CHAIRMAN _____ DATE _____ SECRETARY _____ DATE _____



PLAT NO. _____ RECEPTION NO. _____

STATE OF NEW MEXICO }
COUNTY OF DOÑA ANA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____, AT _____ AM/PM

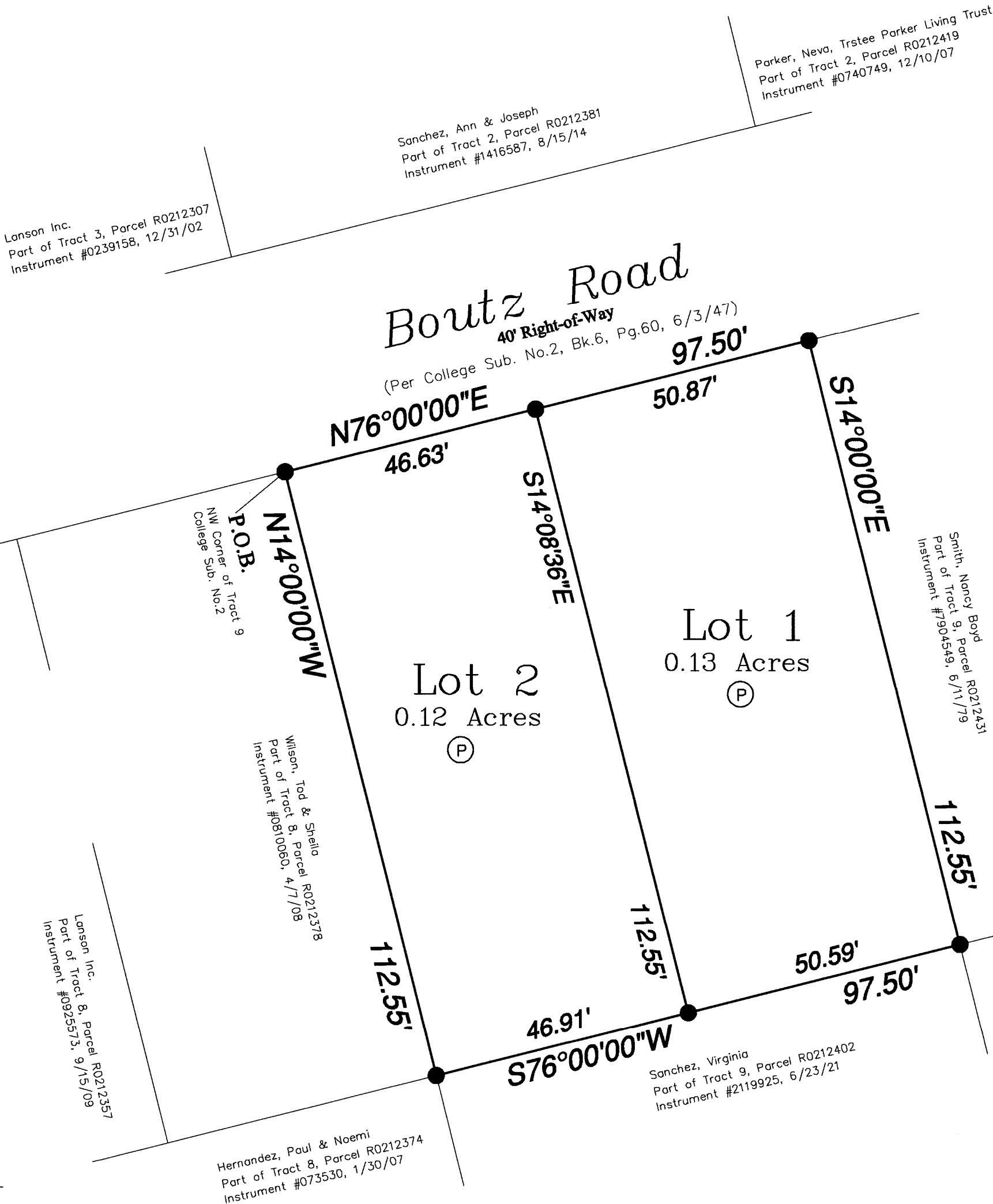
AND DULY RECORDED AS INSTRUMENT NO. _____

AND FILED IN THE RECORDS OF THE COUNTY CLERK, DOÑA ANA COUNTY, NEW MEXICO.

COUNTY CLERK _____ DEPUTY CLERK _____

COLLEGE SUBDIVISION NO. 2 REPLAT OF PART OF TRACT 9

A 0.2519 ACRE TRACT OF LAND, LOCATED IN
SECTION 20, T23S, R2E, N.M.P.M. OF THE U.S.R.S SURVEYS
BEING A REPLAT OF PART OF TRACT 9, COLLEGE SUBDIVISION NO. 2
AS FILED JUNE 3, 1947, PLAT BOOK 6, PAGE 60,
OF THE DONA ANA COUNTY RECORDS
CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO
DECEMBER, 2024



LEGEND

● 1/2" IRON ROD SET (9433)
(see note 6)

SURVEYOR'S CERTIFICATE

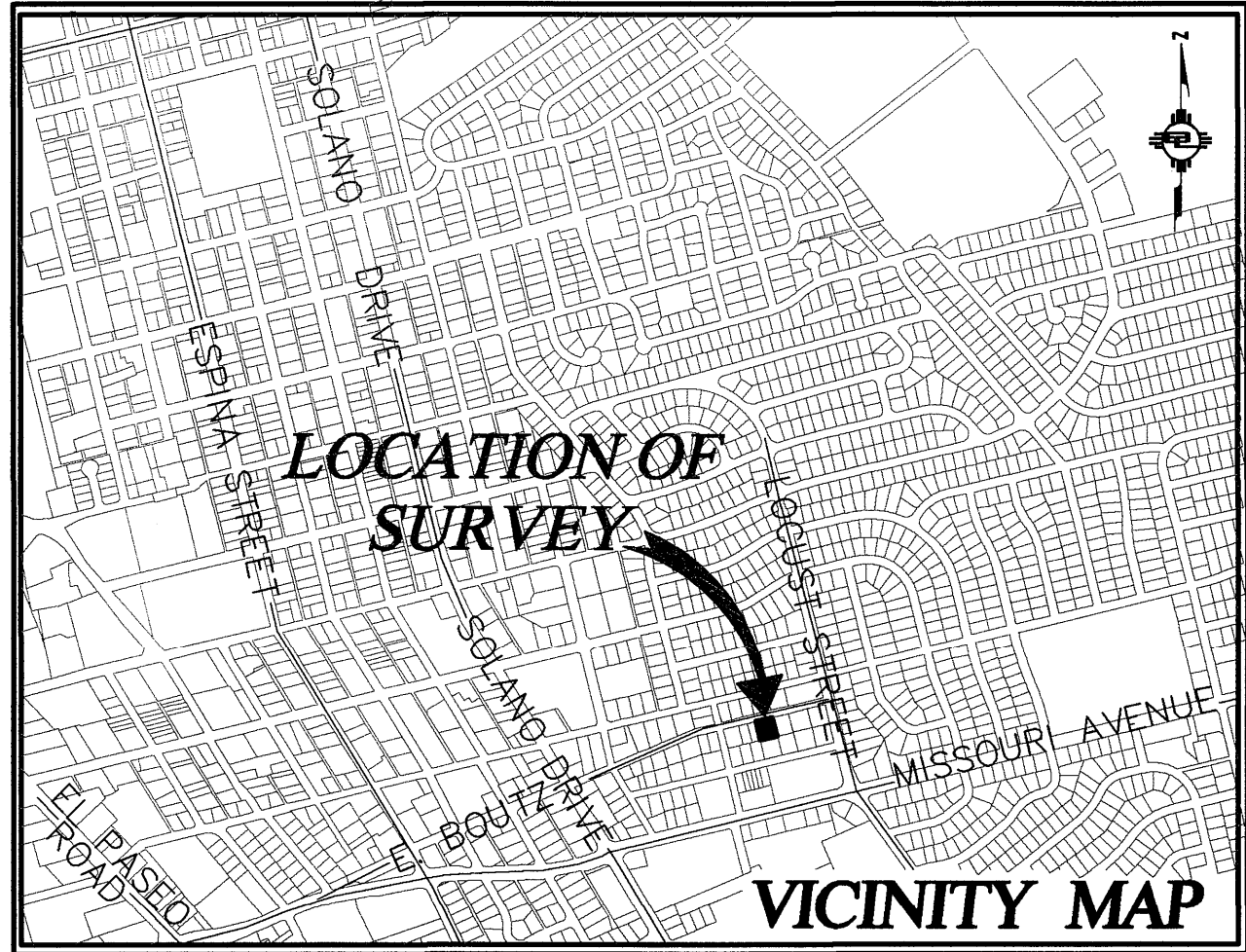
THIS IS TO CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT, MEETING THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE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



DATE OF SURVEY _____
TERENCE G. SCANLON - PS NO. 9433
2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

NOTES:

- BEARINGS AND DISTANCES MATCH THAT OF RECORD UNLESS OTHERWISE NOTED. AS SHOWN IN THE ORIGINAL INSTRUMENT OF RECORD INSTRUMENT #2414216, Filed, 7/9/2024 FILED IN THE DONA ANA COUNTY RECORDS
- THE SUBDIVIDER IS RESPONSIBLE FOR (a) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO THIS LOT AND (b) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
- Ⓟ DENOTES ON LOT PONDING REQUIRED. EXCESS RUNOFF TO BE RETAINED WITHIN EACH LOT. PONDING TO BE MAINTAINED BY LOT OWNER.
- PROPERTY IS IN AN "X" (OUTSIDE 500 YEAR FLOOD) DESIGNATED ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35013C1092 G, EFFECTIVE JULY 6, 2016.
- NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS SHOWN ON THIS PLAT IS ALLOWED.
- 1/2" IRON RODS WITH A 1" dia. PLASTIC CAP STAMPED WITH #9433 TO BE SET AT ALL LOT CORNERS NOT FOUND UPON FILING OF THIS PLAT. ALL FOUND/ACCEPTED MONUMENTS TO BE TAGGED.
- THE BASIS OF BEARING FOR THIS PLAT IS ALONG THE NORTH PROPERTY LINE, ALONG E. BOUTZ ROAD, AS DESCRIBED IN THE ORIGINAL INSTRUMENT OF RECORD THE NORTH PROPERTY LINE, FILED IN THE DONA ANA COUNTY RECORDS



OWNER OF RECORD:
Bahram Razy
Joshua Solomon Razy
664 Abington
El Paso, TX 79912

INSTRUMENT OF OWNERSHIP:
WARRANTY DEED
RAZY, BAHRAM - RAZY, JOSHUA SOLOMON
INSTRUMENT #2414216, Filed, 7/9/2024

DEDICATION:

THE 0.2519 ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS COLLEGE SUBDIVISION NO. 2, REPLAT OF PART OF TRACT 9
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 UTILITIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT, IS ALLOWED.

THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES/WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

I THE UNDERSIGNED OWNER HEREBY SET OUR HANDS AND SEAL

THIS _____ DAY OF _____, 20____

Bahram Razy

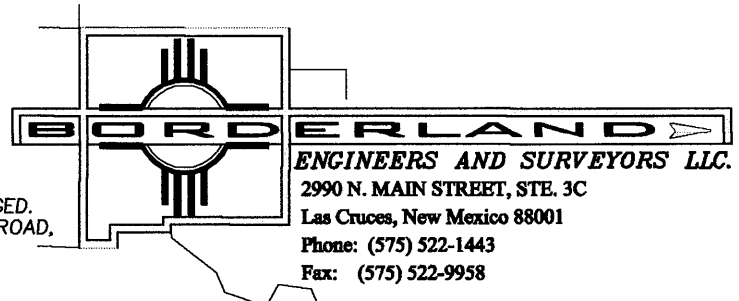
Joshua Solomon Razy

STATE OF NEW MEXICO)
COUNTY OF DOÑA ANA) SS

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____





➤ **Community Prosperity:**

- Goal CP-7: Attainable Housing – Provide affordable, clean, and safe housing options for all residents regardless of income.
 - Policy CP-7.2 – Disperse affordable housing units to promote the development of mixed-income neighborhoods.
- Goal CP-9: Housing Diversity – Provide a diverse range of housing options to accommodate residents at all stages in life.
 - Policy CP-9.1 – Encourage the use of alternative housing types, styles, and living arrangements as a means to provide additional housing opportunities.
 - Policy CP-9.2 – Promote denser housing options in the Urban Neighborhood, Downtown, Town Centers, Neighborhood Centers, and Mixed-Use Corridors identified in the future development map.

➤ **Community Environment:**

- Goal CE-4: Complete Neighborhoods – Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment and civic uses.
 - Policy CE-4.1 – Encourage a variety of housing types into new and redeveloping neighborhoods to provide options for all ages and incomes throughout the city.



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, March 19, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Gary Skelton, Engineer, Public Works
Tony Trevino, Deputy Director, Public Works
Mike Kinney, Plan Review Engineer, Com. Dev.
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Domonique Rodriguez, Assistant Director, Utilities
Steven Bingham, Director, Parks & Rec

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

OTHER PRESENT: Steve Peale, Borderland Engineers

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

Ochoa: All righty folks. We'll go ahead and get this meeting started. I'm going to call the March 19, 2025 DRC meeting to order. It's 9:03.

2. APPROVAL OF MINUTES

2.1 February 19, 2025

Ochoa: So the first item we have on the agenda is the approval of the minutes from the February 19th DRC meeting. Do we have any changers for those? Seeing none. Can I have a motion to approve the February 19th DRC minutes?

Metzgar: Motion.

Ochoa: Can I have a second please?

Skelton: Second.

Ochoa: Thank you, Gary. All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: Opposed. Minutes passed.

1 **3. NEW BUSINESS**

2
3
4 **3.1 Case No. 25CS0500016: Dale Bellamah Annex Replat No. 2**

- 5 • A request for approval of a non-administrative replat, known as Dale
6 Bellamah Annex Replat No. 2.
7 • The proposed subdivision currently encompasses approximately 0.318
8 acres, is zoned R-1a (Single-Family Medium Density) and located at
9 1741 Calle Feliz.
10 • The subdivision proposes to subdivide one (1) existing lot into two (2)
11 new lots that are approximately 0.1631 acres and 0.1553 acres in size.
12 • Submitted by Borderland Engineers and Surveyors LLC,
13 Representative.

14
15 Ochoa: We've got two items here. Look like two pretty simple, fairly simple replats,
16 non-administrative replats. The first one we have is Case 25CS0500016,
17 the Dale Bellamah Annex Replat No. 2. Staff could we have a quick
18 synopsis of this replat please.

19
20 Castillo: Good morning, Mr. Chair. Today we have a request for approval of a non-
21 administrative replat known as College Subdivision No. 2 Replat of part of
22 Tract 9.

23
24 Ochoa: Actually it Dale Bellamah.

25
26 Castillo: I'm sorry. Yes, wrong one. Dale Bellamah Annex Replat No. 2. The
27 proposed subdivision currently encompasses approximately 0.318 acres.
28 And it is currently zoned R-1a which is our single-family medium density
29 zoning district. And it is located at 1741 Calle Feliz. This subdivision
30 proposes to subdivide the existing lot into two new lots that are 0.1631 acres
31 and 0.1553 acres in size. Today we have Borderland Engineers and
32 Surveyors as the representatives for the record.

33
34 Ochoa: So this went through a couple of reviews. Were there any outstanding
35 issues with the reviews.

36
37 Castillo: No, there were no outstanding issues.

38
39 Ochoa: All right. Thank you. Go around the table. Parks and Rec, any comments?

40
41 Bingham: I don't have any.

42
43 Ochoa: All right. Thank you so much. Let's see here, Utilities.

44
45 Rodriguez: None.

46
47 Ochoa: None. Thank you. Public Works, engineering.

1
2 Trevino: So this is where it kind of, I'm just going to go, Gary are we good?
3
4 Skelton: Yes, go ahead.
5
6 Trevino: How are we going to, I guess after this meeting we'll just discuss the process
7 of this because we don't review them so unless we get the comments we
8 don't know what comments our staff had. And I think they should probably
9 be here at the table also, the technical reviewers. For me I'll pass it on to
10 Gary.
11
12 Skelton: Yes, Public Works didn't have any comments at this time.
13
14 Ochoa: Sounds good. And Fire Department.
15
16 Danner: No, sir. No comment.
17
18 Ochoa: Thank you very much. Thank you for bring that up, Tony. What we'll do,
19 because this is a new way were doing it with directors here. What we'll do
20 beforehand is actually send out if there's any comments or any conditional
21 approvals just so that way you know what it is that we're, if there was
22 anything that your staff had that way you can bring them along if they had
23 any comments on anything. But these two were, CD saw these as fairly
24 simple replats so it shouldn't have been too big of a deal. But we'll definitely,
25 if we see something, especially next DRC more than likely we'll have some
26 comments on that. So we'll definitely send that out to you. But thank you
27 for bringing that to our attention.
28
29 Trevino: Thank you, sir.
30
31 Ochoa: Thank you. All righty. So seeing that there's no other comments, can I have
32 a motion to approve Case 25CS0500016?
33
34 Metzger: So motioned.
35
36 Ochoa: Thank you, Kyle.
37
38 Trevino: Second.
39
40 Ochoa: Thank you, Tony. All in favor signify by saying "aye."
41
42 MOTION PASSES UNANIMOUSLY.
43
44 Ochoa: All opposed. We're good. This will be moving forward to the April 22nd
45 Planning and Zoning Commission meeting. All righty.
46
47 **3.1 Case No. 25CS0500011: College Subdivision No. 2 Replat of part of**
48 **Tract 9**

- A request for approval of a non-administrative replat, known as College Subdivision No. 2 Replat of Part of Tract 9.
- The proposed subdivision currently encompasses approximately 0.2519 acres, is zoned R-1a (Single-Family Medium Density) and located at 1600 E. Boutz Road.
- The subdivision proposes to subdivide one (1) existing lot into two (2) new lots that are approximately 0.12 acres and 0.13 acres in size.
- Submitted by Borderland Engineers and Surveyors LLC, Representative.

Ochoa: So the next one we have here is Case 25CS0500011, the College Subdivision Replat No. 2, replat of Part of Tract 9. Quick synopsis on this one please, John.

Castillo: So the request is for a non-administrative replat known as College Subdivision No. 2 Replat of Part of Tract 9. It currently encompasses 0.2519 acres. It is also zoned R-1a which is our single-family medium density. And it is located at 1600 E. Boutz. So the proposed subdivision is going to take the existing lot and separate it into two lots that are approximately 0.12 acres and 0.13 acres in size. This was also submitted by Borderland Engineers and Surveyors. And their representative is here as well.

Ochoa: Okay. Were there any outstanding comments on this one, after the review done?

Castillo: No, there were not outstanding comments.

Ochoa: Okay. I guess we'll go around the table again one more time, see if there's anybody else had anything else to add to this. Parks and Rec.

Bingham: Can I have a moment to look at this?

Ochoa: Sure.

Bingham: Can you come back to me?

Ochoa: We'll go the other way. How about that?

Bingham: Thank you.

Ochoa: Fire. No comments from Fire. Thank you. Public Works, engineering.

Skelton: No comments.

Ochoa: Thank you. Utilities.

Agenda Item #6.1.

1 Rodriguez: No. No comments.
2
3 Ochoa: No comments. Thank you. MPO.
4
5 Metzgar: No comment.
6
7 Ochoa: Now back to you Parks.
8
9 Bingham: No comments.
10
11 Ochoa: Awesome. Thank you very much. All righty, all those in favor signify by
12 saying "aye."
13
14 I'm sorry. My apologies. May I have a motion to approve Case
15 25CS0500011. I was in a hurry.
16
17 Trevino: Motion to approve.
18
19 Ochoa: Thank you. Could I have a second please?
20
21 Metzger: Second.
22
23 Ochoa: Thank you. Again, all in favor signify by saying "aye."
24
25 MOTION PASSES UNANIMOUSLY.
26
27 Ochoa: All opposed, "nay." This will move forward also to the April Planning and
28 Zoning Commission meeting.
29
30 **4. DISCUSSION ITEMS**
31
32 Ochoa: Other discussion items. As stated before we'll be getting those comments
33 to directors and deputy directors beforehand for the next meeting so that
34 we're all on the same page.
35
36 **5. ADJOURNMENT (09:10 a.m.)**
37
38 Ochoa: But other than that can I have a motion to adjourn, please.
39
40 Trevino: Motion to adjourn.
41
42 Ochoa: Thank you. A second please.
43
44 Metzgar: Second.
45
46 Ochoa: Thank you. All in favor signify by saying "aye."
47
48 MOTION PASSES UNANIMOUSLY.

Agenda Item #6.1.

1
2 Ochoa: All right. All opposed. We are adjourned at 9:10. Thank you folks.
3

4

5

6

7

8

Chairperson

Slonzalus

ATTACHMENT “F”

FINDINGS

1. Based upon review by relevant City staff, the proposed replat complies with the requirements and standards of the City of Las Cruces Subdivision Code.
2. The proposed new lots comply with all requirements of the 2001 Zoning Code, as amended.
3. The subject parcel is compatible with other residential properties along Lemo Road.
4. Based upon staff's analysis of the proposal, the replat request meets the intent of Elevate Las Cruces Comprehensive Plan.
5. Based upon staff's analysis of the proposal, the replat request meet the intent and fulfills the purpose of the Las Cruces Municipal Code Section 2-382.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A		
Adopted:	April 22, 2025		
Drafter:	John Castillo	Department:	Community Development
Program:	Community Planning	Line of Business:	Community Planning
Title:	A REQUEST FOR APPROVAL OF A NON-ADMINISTRATIVE REPLAT KNOWN AS DALE BELLAMAH ANNEX REPLAT NO. 2. THE SUBJECT PROPERTY ENCOMPASSES APPROXIMATELY 0.318 ACRES, IS ZONED R-1A (SINGLE-FAMILY MEDIUM DENSITY), AND LOCATED AT 1741 CALLE FELIZ. THE SUBDIVISION PROPOSES TO SUBDIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS THAT ARE APPROXIMATELY 0.1553 ± AND 0.1631± ACRES IN SIZE. (CASE 25CS0500016)		

PURPOSE(S) OF ACTION:

To approve a non-administrative replat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Per Article VII Section 37-206 a replat occurs when changes take place on a previously filed subdivision plat. Replats proposing to increase the total number of lots of a previously filed subdivision shall follow procedures and information 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.

The applicant is seeking approval of a non-administrative replat known as Dale Bellamah Annex Replat No. 2. The proposed subdivision is located at 1741 Calle Feliz and seeks to replat one (1) existing residential lot encompassing 0.318 ± acres into two (2) new residential lots that are 0.1553 ± and 0.1631± acres in size. In 1948 the subject property and surrounding land was annexed into the City. In 1954 the Dale Bellamah Annex Subdivision was approved creating the lot as it is shown today. The proposed subdivision is located within a predominantly residential area with comparable lot sizes. Access to the proposed subdivision will be from Locust Street a collector and Calle Feliz, a local roadway which is not identified in the Elevate Las Cruces Comprehensive Plan Future Thoroughfare Map and the Mesilla Valley Metropolitan Planning Organization (MPO) Future Thoroughfare Plan.

The property is located within the Urban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. The Urban Neighborhood Place Type includes a variety of residential housing types at medium-to-high densities and areas of supporting neighborhood commercial development. With this subdivision creating an additional lot, it promotes a diverse mix of single-family detached housing types, including variations in lot sizes and promotes higher densities. The proposed replat is supported by the goals, policies, and actions outlined within the Comprehensive Plan, as referenced in Attachment “D”.

The submission of this non-administrative replat was reviewed by all applicable city departments. No negative comments nor objections were provided by staff to the proposed replat. The proposed subdivision meets all

Agenda Item #6.2.

requirements of the Subdivision Code, Design Standards, and the 2001 Zoning Code, as amended. On March 19, 2025, the Development Review Committee (DRC) reviewed the proposed replat. The DRC reviews subdivisions from an infrastructure, utilities and improvement standpoint. After very minor discussion, the DRC unanimously voted to recommend APPROVAL for the proposed replat. Please see Attachment "E" for minutes of the DRC meeting.

In accordance with final plats being required to go before the Planning and Zoning Commission and shall be advertised in accordance with Section 37-114, 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 for the proposed non-administrative replat.

SUPPORT INFORMATION:

[Attachment A - Zoning](#)

[Attachment B - Aerial Map](#)

[Attachment C DALE BELLAMAH Annex Replat No 2](#)

[Attachment D - Elevate Las Cruces Comprehensive Plan](#)

[Attachment E - 03-19-2025 DRC Meeting Minutes](#)

[Attachment F - Staff Findings](#)

PLAN(S):

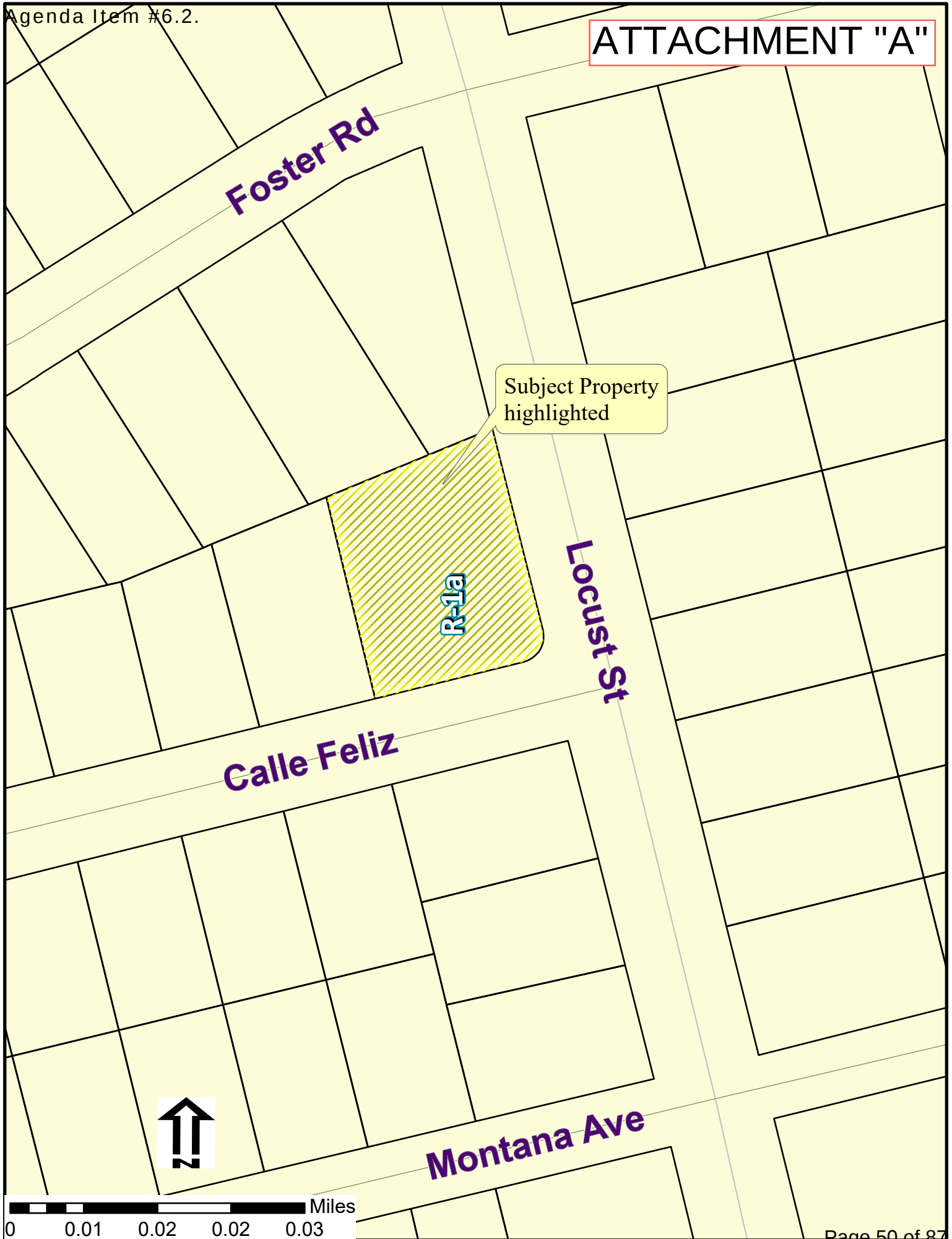
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes", This will approve the non-administrative replat and existing lot will be subdivided into two new lots.
2. Vote "No", this will not approve the non-administrative replat, and the one existing lot shall remain.
3. Vote to "Amend", this could modify the non-administrative replat and would need further direction from the Commission.
4. Vote to "Table", this will postpone consideration of the non-administrative replat and would need further direction from the Commission.

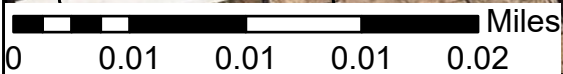


Foster Rd

Subject Property highlighted

Locust St

Calle Feliz



DALE BELLAMAH ANNEX - REPLAT NO. 2

A 0.318 ACRE TRACT OF LAND
BEING A REPLAT OF LOT 23, BLOCK 5,
DALE BELLAMAH ANNEX - REPLAT NO. 1, AS FILED MAY 20, 2022,
IN PLAT BOOK 25, PAGE 79, IN THE DONA ANA COUNTY RECORDS
CITY OF LAS CRUCES
DONA ANA COUNTY, NEW MEXICO
JANUARY, 2025

LEGEND

- 1/2" IRON ROD SET (9433)

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.

UTILITY APPROVALS

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FEEDER CABLE/TELEVISION/INTERNET UTILITIES AS APPLICABLE.

COMCAST

BY: DATE:

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND, OVERHEAD, AND FEEDER ELECTRICAL FACILITIES AS APPLICABLE.

EL PASO ELECTRIC COMPANY

BY: DATE:

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION, D/B/A/ CENTURY LINK QC ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND OVERHEAD, AND FEEDER TELEPHONE FACILITIES AS APPLICABLE.

QWEST CORPORATION, D/B/A/ CENTURY LINK QC

BY: DATE:

CITY APPROVAL BLOCK

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 APPROVAL OF THIS PLAT.

DIRECTOR OF COMMUNITY DEVELOPMENT DATE DIRECTOR OF UTILITIES DATE

DIRECTOR OF PUBLIC WORKS DATE

CITY PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE CITY PLANNING & ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING. APPROVED FOR FILING AND RECORDING WITH THE COUNTY CLERK.

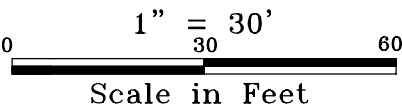
CHAIRMAN DATE SECRETARY DATE

PLAT NO. RECEPTION NO.

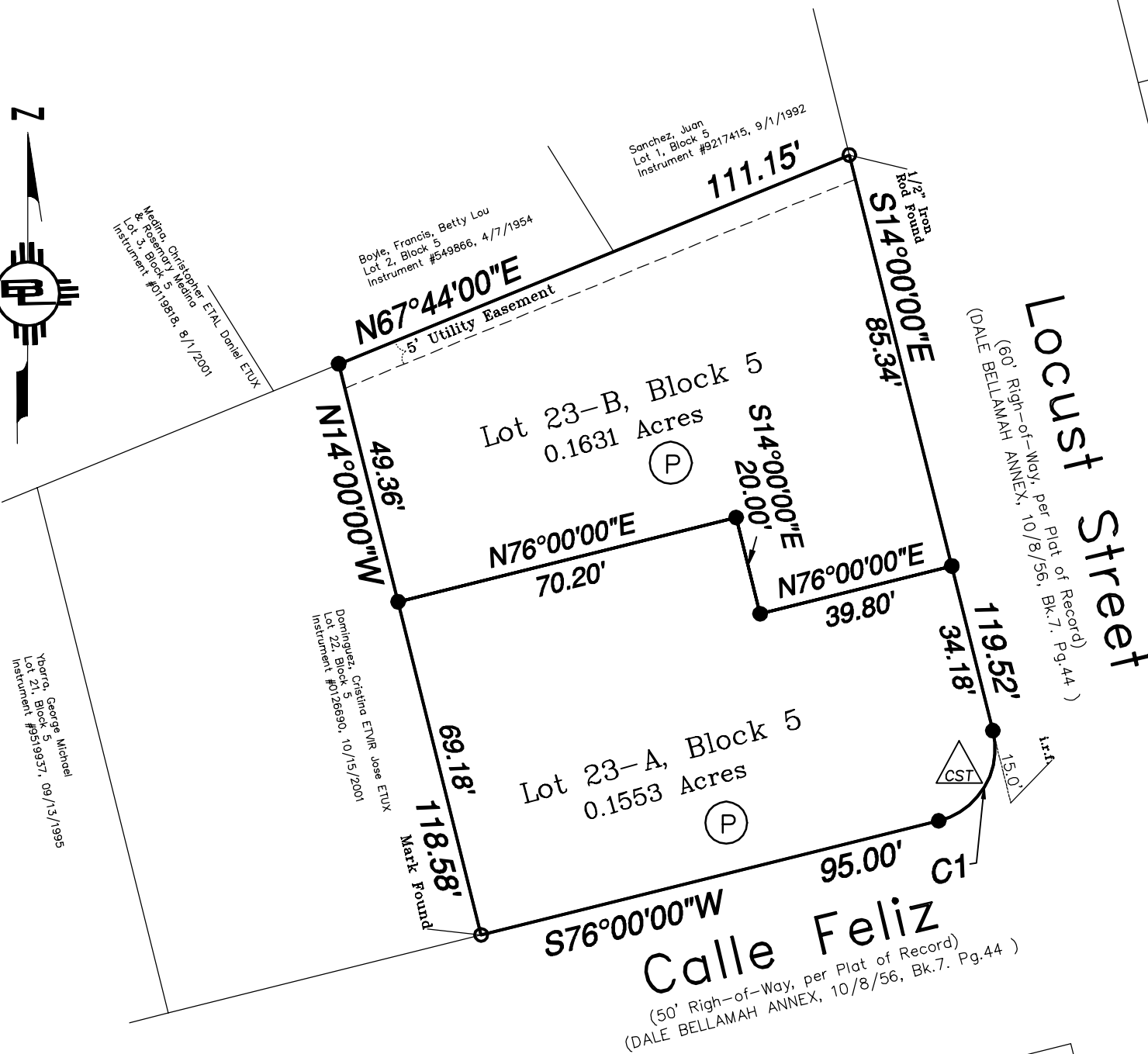
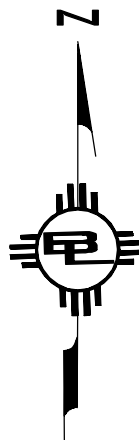
STATE OF NEW MEXICO)
COUNTY OF DOÑA ANA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS DAY OF , 20, AT AM/PM AND DULY RECORDED AS INSTRUMENT NO. AND FILED IN THE RECORDS OF THE COUNTY CLERK, DOÑA ANA COUNTY, NEW MEXICO.

COUNTY CLERK DEPUTY CLERK



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD
C1	15.00	23.56	90°00'00"	S31°00'00"W	21.21



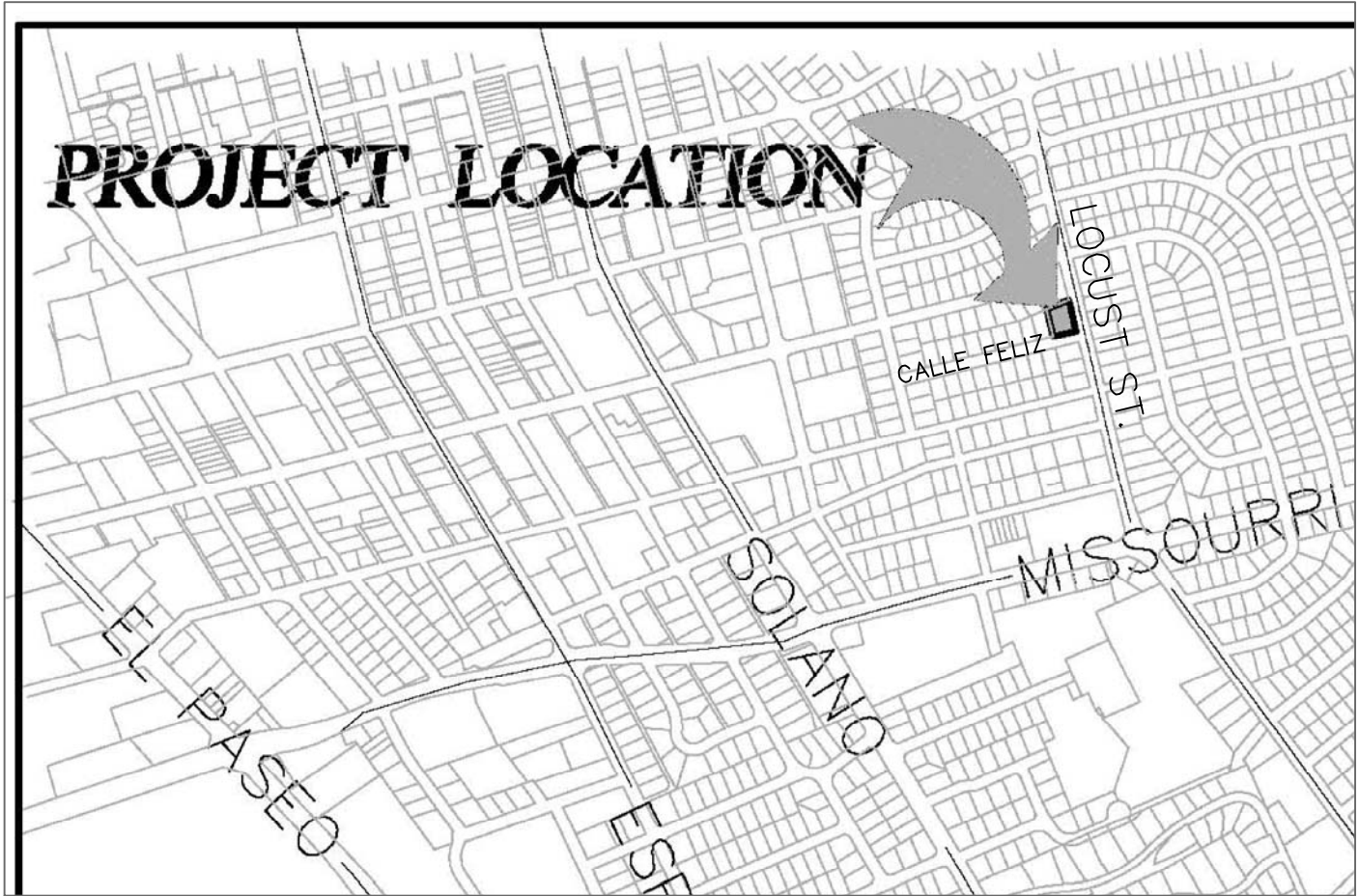
SURVEYOR'S CERTIFICATE

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

JANUARY, 2025
DATE OF SURVEY
TERENCE G. SCANLON - PS NO. 9433
2990 N. MAIN STREET, STE. 3C, LAS CRUCES, NEW MEXICO 88001

NOTES:

- BEARINGS AND DISTANCES MATCH THAT OF RECORD UNLESS OTHERWISE NOTED. AS SHOWN ON THE ORIGINAL PLAT OF RECORD, DALE BELLAMAH ANNEX, AS FILED OCTOBER 8, 1956, OF THE DONA ANA COUNTY RECORDS.
- THE SUBDIVIDER IS RESPONSIBLE FOR (a) ALL EASEMENTS, MAIN LINE EXTENSIONS, AND STUBOUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICES TO THIS LOT AND (b) COMPLIANCE WITH ALL APPLICABLE CITY UTILITY STANDARDS.
- DENOTES ON LOT PONDING REQUIRED. EXCESS RUNOFF TO BE RETAINED WITHIN EACH LOT. PONDING TO BE MAINTAINED BY LOT OWNER.
- PROPERTY IS IN A ZONE "X" (OUTSIDE 500 YR. FLOOD) DESIGNATED ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 35013C1092 G, EFFECTIVE JULY 6, 2016.
- NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS SHOWN ON THIS PLAT IS ALLOWED.
- 1/2" IRON RODS WITH A 1" dia. PLASTIC CAP STAMPED WITH #9433 TO BE SET AT ALL LOT CORNERS NOT FOUND UPON FILING OF THIS PLAT.
- THE BASIS OF BEARING FOR THIS PLAT IS ALONG THE EAST LINE, ALONG LOCUST STREET. AS SHOWN ON THE ORIGINAL PLAT OF RECORD, DALE BELLAMAH ANNEX, AS FILED OCTOBER 8, 1956, OF THE DONA ANA COUNTY RECORDS.
- LOTS LOCATED AT STREET INTERSECTIONS SHOWN WITH CLEAR SITE TRIANGLE REGULATIONS.



VICINITY MAP
N.T.S.

DEDICATION:

THE 0.318 ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS: DALE BELLAMAH ANNEX - REPLAT NO. 2

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 UTILITIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT, IS ALLOWED.

THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE DESIRES/WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

INSTRUMENT OF OWNERSHIP:

WARRANTY DEED
YARYAN, ERIC W.
WHITED, AMY L.
INSTRUMENT #1923582, Filed: 10/18/2019

OWNER OF RECORD:

YARYAN, ERIC W.
WHITED, AMY L.
1741 Calle Feliz
Las Cruces, NM 88001

Eric Yaryan

Amy Whited

I THE UNDERSIGNED OWNER HEREBY SET OUR HANDS AND SEAL THIS DAY OF , 20

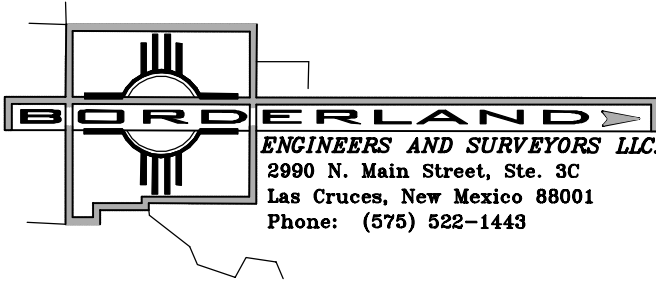
STATE OF NEW MEXICO)
COUNTY OF DOÑA ANA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF , 20 BY

NOTARY PUBLIC

MY COMMISSION EXPIRES





➤ **Community Prosperity:**

- Goal CP-7: Attainable Housing – Provide affordable, clean, and safe housing options for all residents regardless of income.
 - Policy CP-7.2 – Disperse affordable housing units to promote the development of mixed-income neighborhoods.
- Goal CP-9: Housing Diversity – Provide a diverse range of housing options to accommodate residents at all stages in life.
 - Policy CP-9.1 – Encourage the use of alternative housing types, styles, and living arrangements as a means to provide additional housing opportunities.
 - Policy CP-9.2 – Promote denser housing options in the Urban Neighborhood, Downtown, Town Centers, Neighborhood Centers, and Mixed-Use Corridors identified in the future development map.

➤ **Community Environment:**

- Goal CE-4: Complete Neighborhoods – Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment and civic uses.
 - Policy CE-4.1 – Encourage a variety of housing types into new and redeveloping neighborhoods to provide options for all ages and incomes throughout the city.



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, March 19, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Gary Skelton, Engineer, Public Works
 Tony Trevino, Deputy Director, Public Works
 Mike Kinney, Plan Review Engineer, Com. Dev.
 Kyle Metzgar, MPO
 Michael Danner, Fire Investigator LCFD
 Domonique Rodriguez, Assistant Director, Utilities
 Steven Bingham, Director, Parks & Rec

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

OTHER PRESENT: Steve Peale, Borderland Engineers

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

Ochoa: All righty folks. We'll go ahead and get this meeting started. I'm going to call the March 19, 2025 DRC meeting to order. It's 9:03.

2. APPROVAL OF MINUTES

2.1 February 19, 2025

Ochoa: So the first item we have on the agenda is the approval of the minutes from the February 19th DRC meeting. Do we have any changers for those? Seeing none. Can I have a motion to approve the February 19th DRC minutes?

Metzgar: Motion.

Ochoa: Can I have a second please?

Skelton: Second.

Ochoa: Thank you, Gary. All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: Opposed. Minutes passed.

1 **3. NEW BUSINESS**

2
3
4 **3.1 Case No. 25CS0500016: Dale Bellamah Annex Replat No. 2**

- 5 • A request for approval of a non-administrative replat, known as Dale
6 Bellamah Annex Replat No. 2.
7 • The proposed subdivision currently encompasses approximately 0.318
8 acres, is zoned R-1a (Single-Family Medium Density) and located at
9 1741 Calle Feliz.
10 • The subdivision proposes to subdivide one (1) existing lot into two (2)
11 new lots that are approximately 0.1631 acres and 0.1553 acres in size.
12 • Submitted by Borderland Engineers and Surveyors LLC,
13 Representative.

14
15 Ochoa: We've got two items here. Look like two pretty simple, fairly simple replats,
16 non-administrative replats. The first one we have is Case 25CS0500016,
17 the Dale Bellamah Annex Replat No. 2. Staff could we have a quick
18 synopsis of this replat please.

19
20 Castillo: Good morning, Mr. Chair. Today we have a request for approval of a non-
21 administrative replat known as College Subdivision No. 2 Replat of part of
22 Tract 9.

23
24 Ochoa: Actually it Dale Bellamah.

25
26 Castillo: I'm sorry. Yes, wrong one. Dale Bellamah Annex Replat No. 2. The
27 proposed subdivision currently encompasses approximately 0.318 acres.
28 And it is currently zoned R-1a which is our single-family medium density
29 zoning district. And it is located at 1741 Calle Feliz. This subdivision
30 proposes to subdivide the existing lot into two new lots that are 0.1631 acres
31 and 0.1553 acres in size. Today we have Borderland Engineers and
32 Surveyors as the representatives for the record.

33
34 Ochoa: So this went through a couple of reviews. Were there any outstanding
35 issues with the reviews.

36
37 Castillo: No, there were no outstanding issues.

38
39 Ochoa: All right. Thank you. Go around the table. Parks and Rec, any comments?

40
41 Bingham: I don't have any.

42
43 Ochoa: All right. Thank you so much. Let's see here, Utilities.

44
45 Rodriguez: None.

46
47 Ochoa: None. Thank you. Public Works, engineering.

1
2 Trevino: So this is where it kind of, I'm just going to go, Gary are we good?
3
4 Skelton: Yes, go ahead.
5
6 Trevino: How are we going to, I guess after this meeting we'll just discuss the process
7 of this because we don't review them so unless we get the comments we
8 don't know what comments our staff had. And I think they should probably
9 be here at the table also, the technical reviewers. For me I'll pass it on to
10 Gary.
11
12 Skelton: Yes, Public Works didn't have any comments at this time.
13
14 Ochoa: Sounds good. And Fire Department.
15
16 Danner: No, sir. No comment.
17
18 Ochoa: Thank you very much. Thank you for bring that up, Tony. What we'll do,
19 because this is a new way were doing it with directors here. What we'll do
20 beforehand is actually send out if there's any comments or any conditional
21 approvals just so that way you know what it is that we're, if there was
22 anything that your staff had that way you can bring them along if they had
23 any comments on anything. But these two were, CD saw these as fairly
24 simple replats so it shouldn't have been too big of a deal. But we'll definitely,
25 if we see something, especially next DRC more than likely we'll have some
26 comments on that. So we'll definitely send that out to you. But thank you
27 for bringing that to our attention.
28
29 Trevino: Thank you, sir.
30
31 Ochoa: Thank you. All righty. So seeing that there's no other comments, can I have
32 a motion to approve Case 25CS0500016?
33
34 Metzger: So motioned.
35
36 Ochoa: Thank you, Kyle.
37
38 Trevino: Second.
39
40 Ochoa: Thank you, Tony. All in favor signify by saying "aye."
41
42 MOTION PASSES UNANIMOUSLY.
43
44 Ochoa: All opposed. We're good. This will be moving forward to the April 22nd
45 Planning and Zoning Commission meeting. All righty.
46
47 **3.1 Case No. 25CS0500011: College Subdivision No. 2 Replat of part of**
48 **Tract 9**

- A request for approval of a non-administrative replat, known as College Subdivision No. 2 Replat of Part of Tract 9.
- The proposed subdivision currently encompasses approximately 0.2519 acres, is zoned R-1a (Single-Family Medium Density) and located at 1600 E. Boutz Road.
- The subdivision proposes to subdivide one (1) existing lot into two (2) new lots that are approximately 0.12 acres and 0.13 acres in size.
- Submitted by Borderland Engineers and Surveyors LLC, Representative.

Ochoa: So the next one we have here is Case 25CS0500011, the College Subdivision Replat No. 2, replat of Part of Tract 9. Quick synopsis on this one please, John.

Castillo: So the request is for a non-administrative replat known as College Subdivision No. 2 Replat of Part of Tract 9. It currently encompasses 0.2519 acres. It is also zoned R-1a which is our single-family medium density. And it is located at 1600 E. Boutz. So the proposed subdivision is going to take the existing lot and separate it into two lots that are approximately 0.12 acres and 0.13 acres in size. This was also submitted by Borderland Engineers and Surveyors. And their representative is here as well.

Ochoa: Okay. Were there any outstanding comments on this one, after the review done?

Castillo: No, there were not outstanding comments.

Ochoa: Okay. I guess we'll go around the table again one more time, see if there's anybody else had anything else to add to this. Parks and Rec.

Bingham: Can I have a moment to look at this?

Ochoa: Sure.

Bingham: Can you come back to me?

Ochoa: We'll go the other way. How about that?

Bingham: Thank you.

Ochoa: Fire. No comments from Fire. Thank you. Public Works, engineering.

Skelton: No comments.

Ochoa: Thank you. Utilities.

1 Rodriguez: No. No comments.
2
3 Ochoa: No comments. Thank you. MPO.
4
5 Metzgar: No comment.
6
7 Ochoa: Now back to you Parks.
8
9 Bingham: No comments.
10
11 Ochoa: Awesome. Thank you very much. All righty, all those in favor signify by
12 saying "aye."
13
14 I'm sorry. My apologies. May I have a motion to approve Case
15 25CS0500011. I was in a hurry.
16
17 Trevino: Motion to approve.
18
19 Ochoa: Thank you. Could I have a second please?
20
21 Metzger: Second.
22
23 Ochoa: Thank you. Again, all in favor signify by saying "aye."
24
25 MOTION PASSES UNANIMOUSLY.
26
27 Ochoa: All opposed, "nay." This will move forward also to the April Planning and
28 Zoning Commission meeting.
29
30 **4. DISCUSSION ITEMS**
31
32 Ochoa: Other discussion items. As stated before we'll be getting those comments
33 to directors and deputy directors beforehand for the next meeting so that
34 we're all on the same page.
35
36 **5. ADJOURNMENT (09:10 a.m.)**
37
38 Ochoa: But other than that can I have a motion to adjourn, please.
39
40 Trevino: Motion to adjourn.
41
42 Ochoa: Thank you. A second please.
43
44 Metzgar: Second.
45
46 Ochoa: Thank you. All in favor signify by saying "aye."
47
48 MOTION PASSES UNANIMOUSLY.

Agenda Item #6.2.

1
2 Ochoa: All right. All opposed. We are adjourned at 9:10. Thank you folks.
3

4

5

6

7

8

Chairperson

Slonzalus

ATTACHMENT “F”

FINDINGS

1. Based upon review by relevant City staff, the proposed replat complies with the requirements and standards of the City of Las Cruces Subdivision Code.
2. The proposed new lots comply with all requirements of the 2001 Zoning Code, as amended.
3. The subject parcel is compatible with other residential properties along Lemo Road.
4. Based upon staff’s analysis of the proposal, the replat request meets the intent of Elevate Las Cruces Comprehensive Plan.
5. Based upon staff’s analysis of the proposal, the replat request meet the intent and fulfills the purpose of the Las Cruces Municipal Code Section 2-382.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ 6 ☐ N/A			
Adopted:				
Drafter:	Adam Ochoa	Department:	Community Development	
Program:	Community Planning	Line of Business:	Community Planning	
Title:	A NON-ADMINISTRATIVE REPLAT KNOWN AS THURSTON TRACTS, REPLAT NO.1 FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF MCGUFFEY STREET AND BATAAN MEMORIAL WEST THAT ENCOMPASSES APPROXIMATELY 28.6 ACRES AND ZONED R-2 (MULTI-DWELLING LOW DENSITY), C-3 (COMMERCIAL HIGH INTENSITY), AND M-1/M-2 (INDUSTRIAL STANDARD). THE SUBDIVISION IS PROPOSING TO REPLAT TWO (2) EXISTING TRACTS OF LAND INTO FIVE (5) NEW LOTS RANGING FROM 2.6 ACRES TO 7.6 ACRES IN SIZE. SUBMITTED BY SURVEYING AND MAPPING, LLC., REPRESENTATIVE. (CASE 25CS0500002)			

PURPOSE(S) OF ACTION:

To approve a non-administrative replat.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Per Article VII Section 37-206 a replat occurs when changes take place on a previously filed subdivision plat. Section 37-207B states that replats proposing to increase the total number of lots of a previously filed subdivision shall follow procedures and information 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.

The applicant is seeking approval of a non-administrative replat known as Thurston Tracts, Replat No. 1. The proposed subdivision is located at 4299 Bataan Memorial West & 5501 McGuffey Street and seeks to replat two (2) existing tracts of land that encompass approximately 28.6 acres into five (5) new lots that are approximately 2.6, 4.6, 6.6, 7.0 and 7.6 acres in size. The original Thurston Tracts Subdivision that created the two (2) existing tracts was approved in August of 2022. The proposed subdivision is located along a predominantly commercial and industrial corridor (Bataan Memorial West) and access will be provided through shared access easements connecting to Bataan Memorial West and McGuffey Street.

The property is located within the Suburban Neighborhood Place Type as shown on the Future Development Map in the Elevate Las Cruces Comprehensive Plan. The Suburban Neighborhood Place Type includes low-to-moderate density residential land uses intermixed with areas of commercial development. Predominant land uses include single-family and multi-family development, retail and office uses, and other ancillary institutional and public uses such as schools, parks, and places of worship. The proposed replat will allow for the commercial development of the subject property to support the surrounding suburban area along a key corridor. Additionally, the replat will potentially expand employment opportunities to the surrounding area. The proposed replat is supported by the goals, policies, and actions outlined within the Comprehensive Plan, as shown in Attachment “D”.

Agenda Item #7.1.

The proposed subdivision meets all requirements of the Subdivision Code, Design Standards, and the 2001 Zoning Code, as amended. On April 2, 2025, the Development Review Committee (DRC) reviewed the proposed replat. The DRC reviews subdivisions from an infrastructure, utilities and improvement standpoint. After very minor discussion, the DRC unanimously voted to recommend APPROVAL for the proposed replat. Please see Attachment "E" for minutes of the DRC meeting.

In accordance with the Subdivision Code, 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 for the proposed non-administrative replat.

SUPPORT INFORMATION:

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

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

[Attachment "C" - Non-Administrative Replat Thurston Tracts, Replat No. 1.](#)

[Attachment "D" - Elevate Las Cruces Comprehensive Plan](#)

[Attachment "E" - April 2, 2025, Development Review Committee Meeting Minutes](#)

[Attachment "F" - Findings](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

DRC

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the non-administrative replat known as Thurston Tracts, Replat No. 1.
2. Vote "No"; this will not approve the non-administrative replat, and the two (2) existing tracts shall remain.
3. Vote to "Amend"; this could modify approval of the 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 and would need further direction from the Commission.

ZONING MAP



Aerial Map



THURSTON TRACTS, REPLAT NO. 1

BEING A REPLAT OF THURSTON TRACTS, A 28.6 ACRE SUBDIVISION

(BK. 25, PG. 112 08/02/2022)

SITUATE IN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO
BEING A PORTION OF SE1/4,SECTION 21, TOWNSHIP 22 SOUTH, RANGE 2 EAST,

N.M.P.M OF THE U.S.G.L.O. SURVEYS

FEBRUARY 2025

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 APPROVAL

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

SIGNATURE DATE

LUMEN CORPORATION D/B/A CENTURYLINK

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO CENTURYLINK ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND AND/OR OVERHEAD COMMUNICATION UTILITIES.

SIGNATURE DATE

COMCAST APPROVAL

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

SIGNATURE DATE

CITY OF LAS CRUCES APPROVALS

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

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

DIRECTOR OF UTILITIES DATE

DIRECTOR OF PUBLIC WORKS DATE

CITY OF LAS CRUCES
PLANNING AND ZONING 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 THROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING AND IS APPROVED FOR FILING WITH THE COUNTY CLERK.

CHAIRMAN DATE

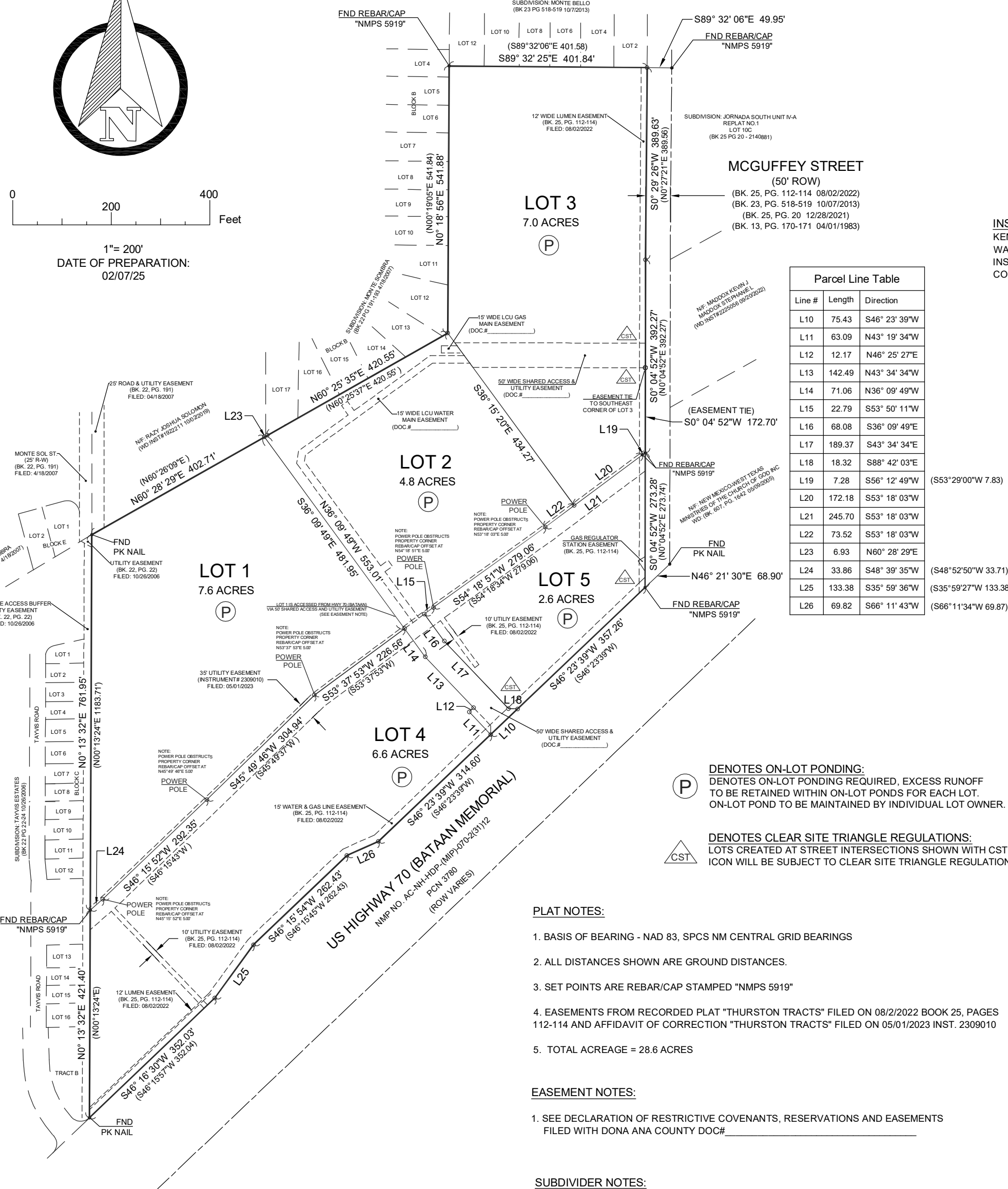
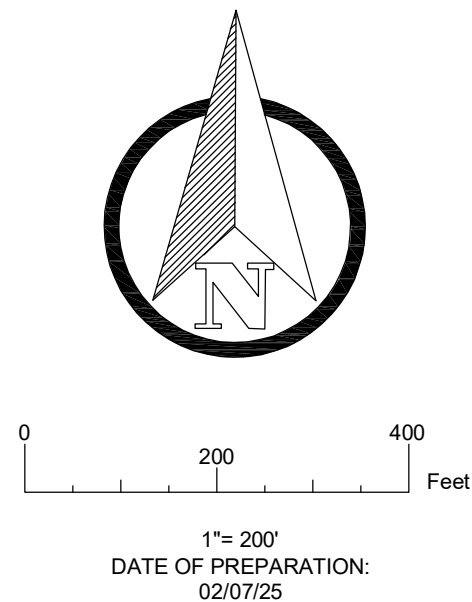
SECRETARY DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S); UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE March 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, PROFESSIONAL SURVEYOR NO. 21082

02/14/2025
DATE



Parcel Line Table		
Line #	Length	Direction
L10	75.43	S46° 23' 39"W
L11	63.09	N43° 19' 34"W
L12	12.17	N46° 25' 27"E
L13	142.49	N43° 34' 34"W
L14	71.06	N36° 09' 49"W
L15	22.79	S53° 50' 11"W
L16	68.08	S36° 09' 49"E
L17	189.37	S43° 34' 34"E
L18	18.32	S88° 42' 03"E
L19	7.28	S56° 12' 49"W
L20	172.18	S53° 18' 03"W
L21	245.70	S53° 18' 03"W
L22	73.52	S53° 18' 03"W
L23	6.93	N60° 28' 29"E
L24	33.86	S48° 39' 35"W
L25	133.38	S35° 59' 36"W
L26	69.82	S66° 11' 43"W

Ⓟ DENOTES ON-LOT PONDING:
DENOTES ON-LOT PONDING REQUIRED, EXCESS RUNOFF TO BE RETAINED WITHIN ON-LOT PONDS FOR EACH LOT. ON-LOT POND TO BE MAINTAINED BY INDIVIDUAL LOT OWNER.

△ CST DENOTES CLEAR SITE TRIANGLE REGULATIONS:
LOTS CREATED AT STREET INTERSECTIONS SHOWN WITH CST ICON WILL BE SUBJECT TO CLEAR SITE TRIANGLE REGULATIONS.

PLAT NOTES:

1. BASIS OF BEARING - NAD 83, SPCS NM CENTRAL GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. SET POINTS ARE REBAR/CAP STAMPED "NMPS 5919"
4. EASEMENTS FROM RECORDED PLAT "THURSTON TRACTS" FILED ON 08/2/2022 BOOK 25, PAGES 112-114 AND AFFIDAVIT OF CORRECTION "THURSTON TRACTS" FILED ON 05/01/2023 INST. 2309010
5. TOTAL ACREAGE = 28.6 ACRES

EASEMENT NOTES:

1. SEE DECLARATION OF RESTRICTIVE COVENANTS, RESERVATIONS AND EASEMENTS FILED WITH DONA ANA COUNTY DOC#

SUBDIVIDER NOTES:

1. THE SUBDIVIDER IS RESPONSIBLE FOR (A) ALL EASEMENTS, MAIN LINE EXTENSIONS AND STUB-OUTS NECESSARY TO PROVIDE SEPARATE UTILITY SERVICE AND (B) COMPLIANCE TO WITH ALL APPLICABLE UTILITY STANDARDS.
2. SUBDIVIDER IS RESPONSIBLE TO CAP ANY UNUSED EXISTING GAS STUB-OUTS.

FLOOD ZONE INFORMATION:

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED JULY 6, 2016. PANEL 913 OF 1925, MAP NUMBER: 35013C0913G



VICINITY MAP N-T-S

INSTRUMENT OF RECORD:
KENT THURSTON AND ANNIE THURSTON
WARRANTY DEED FILED 08/25/2021
INSTRUMENT# 2127445 OF THE DONA ANA
COUNTY CLERKS RECORDS

DEDICATION

THIS TRACT OF LAND IS TO BE KNOWN AS:
"THURSTON TRACTS, REPLAT NO. 1"
(28.6 ACRE SUBDIVISION)

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

THIS PLAT HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND HEREON.

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

OWNER:
KENT THURSTON
4050 LONGVIEW LN
LAS CRUCES, NM 88001

OWNER:
ANNIE THURSTON
4050 LONGVIEW LN
LAS CRUCES, NM 88001

NOTARY ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2025.

BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

PLAT NO. _____ RECEPTION NO. _____

STATE OF NEW MEXICO }
COUNTY OF DONA ANA } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED FOR RECORD THE ____ DAY OF _____, 2025, AT ____ AM/PM AND DULY
RECORDED IN INSTRUMENT NUMBER _____, AND FILED IN THE RECORDS OF COUNTY CLERK, DONA
ANA COUNTY, NEW MEXICO _____, 2025.

COUNTY CLERK SEAL DEPUTY CLERK



SAM
277 E AMADOR AVE
SUITE 303
LAS CRUCES, NM 88001
575-644-0250

Elevate Las Cruces Comprehensive Plan Supporting Goals, Policies and Actions:

- Goal CE-3: Centers and Corridors – Support community growth through concentrated development at activity centers and along key corridors.
 - Policy CE-3.2: Allow for a mix of development type and intensity along major thoroughfares that reflects surrounding urban, suburban, and rural contexts.
- Goal CE-4: Complete Neighborhoods – Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment, and civic uses.
 - Policy CE-4.2: Incorporate employment and shopping nodes into new and redeveloping neighborhoods to provide residents with convenient access to services.
- Goal CP-2: Economic Equity – Generate employment opportunities that create economic security for all residents.
 - Policy CP-2.2: Support efforts to connect vulnerable populations to job opportunities.
 - Action CP-2.2.2: Identify and promote places of employment to minimize commutes.



DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, April 2, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Tony Trevino, Deputy Director, Public Works
Mike Kinney, Plan Review Engineer, Com. Dev.
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Domonique Rodriguez, Assistant Director, Utilities
Jorge Avitia, Associate Engineer, Com. Dev
David Sedillo, Director Public Works.
Sandra Tiede, Engineer, Utilities

STAFF PRESENT: Adam Ochoa, Senior Planner
Sara Gonzales, Sr. Urban Planner, Com. Dev.

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

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

Ochoa: I'll go ahead and call this meeting of the April 2, 2025 DRC meeting to order.
It is 9:01.

2. APPROVAL OF MINUTES -

2.1 March 19, 2025

Ochoa: First item we have is approval of the minutes of the March 19th DRC meeting. Do we have any changes? Seeing none. Can I have a motion to approve, please?

Metzgar: So motion.

Ochoa: Can I have a second?

Gonzales: Second.

Ochoa: All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. It's passed.

3. NEW BUSINESS

3.1 Case No. 24CS0500088: Sonoma Ranch North Master Plan Amendment No. 4

- A request for approval of a major amendment known as Sonoma Ranch North Master Plan No. 4.
- The proposed amendment modifies the master plan's planning parcel boundaries and uses for the remaining vacant acreage from the original 275 ± acre property which is located on the east side of Sonoma Ranch Boulevard, south of its intersection with Northrise Drive.
- Submitted by Souder Miller and Associates, representatives on behalf of the developer, Sierra Norte Development Inc.

Ochoa: Next item we have here is Case 24CS0500088. It is the Sonoma Ranch North Master Plan Amendment No. 4. Sara can you give us a rundown on that one please.

Gonzales: So before you is going to be a master plan amendment No. 4 for Sonoma Ranch North. Basically there are 25 acres that is remaining that is undeveloped within the original master plan that was designed and created in early 2000's out of 275 acres. Out of that 25 acres there is only a proposal to adjust the zoning for 5.75 acres. The 5.75 acres will be distributed from where it used to be flood control and open space, to now designated as an additional acre will be added to the single-family residential area which is known as parcel number 6 to be R-1a/R-1b. There is going to be maintenance or maintaining of two acres that will be open space and flood control which is going to be labeled as parcel 10. And then you have parcel 17 which is being created by this master plan amendment that is going to now be converted to C-2 which is our commercial low intensity, O-2 office, and then R-3 which is our multifamily density. The reasoning behind the master plan amendment is to essentially align with Sonoma Ranch currently; by putting the commercial or multifamily designation located along Sonoma Ranch you create those buffers that in turn will protect essentially that park area and then lead into the single-family residential. So that is the request before us.

Plans did go out for review. I do not see Parks here and so I will basically provide Parks did say as long as the developer works with them through the design then they are approving the plans. So that way that is noted and on the record. So the decrease in acreage was not a concern for Parks essentially for this area.

Ochoa: And I believe all planning and zoning issues were resolved.

1
2 Gonzales: Correct.
3
4 Ochoa: All righty. I'll go around the table. MPO.
5
6 Metzgar: MPO, no comments.
7
8 Ochoa: Thank you. Engineering, Public Works.
9
10 Trevino: No comments.
11
12 Ochoa: Thank you. Fire.
13
14 Danner: No, sir.
15
16 Ochoa: No comments from Fire. Thank you. Utilities.
17
18 Tiede: Water mainlines need to be tapped to the other zone. Hopefully, it will be
19 at rest in the next review submittal for the PUD.
20
21 Gonzales: And by that I think you're referring to preliminary plat number 6 that had
22 already come in. And so, yes, anytime that the next preliminary plat comes
23 in or anytime the alternate summary process is utilized then Utilities will
24 come in with that development.
25
26 Tiede: Yes. And no comments for this.
27
28 Ochoa: All right. Thank you so much. All righty, anything else folks?. Seeing
29 nobody jumping out of their seat for this. I guess I'll entertain a motion to
30 approve.
31
32 Kinney: I make a motion to approve with contingencies that were applying to the
33 approval in Excella that we're expecting some revisions to be, reports ready
34 to report and the variance application. With Mr. Moscato's and Mr. Pompeo
35 and also with Public Works.
36
37 Ochoa: Okay, so I have a motion to approve with the conditions I guess with future
38 changes to the drainage report and variance, engineering variance.
39
40 Kinney: And approval of the variance application.
41
42 Ochoa: Thank you very much. Yes.
43
44 Pompeo: Question, Adam. Understanding there were comments and conditions
45 placed by Mr. Kinney for this dealing with the drainage report and the
46 variance application. I want to confirm with you though if those submittals

take place and that those two documents receive approval from Mike and Public Works, that when it goes to Planning and Zoning Commission we will be, it won't have to be conditioned.

Ochoa: In other words not having an actual condition to go to P&Z.

Pompeo: If the condition is - sometimes Planning and Zoning Commission has, wants to make sure that things aren't conditioned because that's been topics in the past. My goal is to get to Planning and Zoning with the conditions being removed so if I meet those requirements I want to - my question is can it be shown to the Planning and Zoning Commission as there are no outstanding comments, so it's not conditioned.

Ochoa: Yes, we can definitely do that. If that gets resolved prior to the Planning and Zoning Commission those conditions can essentially be resolved at the P&Z that way they could just let them know that there were conditions on there that were met and no longer conditions on the actual plat or the zone changes themselves as well.

Pompeo: Okay. Because that is our intent. I wanted it resolved before we get there, because I don't want to talk about conditions at the meeting.

Ochoa: Understood. Understood.

Kinney: Mr. Chair. That's preferable.

Ochoa: Very good. Okay. So we have a motion to approve with those conditions. Can I have a second please?

Trevino: Second.

Ochoa: Thank you. All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. Move this forward to the April 22nd Planning and Zoning Commission with recommendation of approval.

3.1 Case No. 25CS0500002: Thurston Tracts, Replat No. 1

- A request for approval of a non-administrative replat, known as Thurston Tracts, Replat No. 1.
- The proposed subdivision is currently approximately 28.6 acres in size, is zoned R-2 (Multi-Dwelling Low Density) C-3 (Commercial High Intensity) and M-1/M-2 (Industrial Standard) and is located on the northwest corner of McGuffey Street and Bataan Memorial West.

- The subdivision proposes to subdivide two (2) existing tracts into five (5) new lots that range from 2.6 acres to 7.6 acres in size.
- Submitted by Surveying and Mapping LLC, Representative.

Ochoa: Up next we have Case 25CS0500002 which is the Thurston Tracts, Replat No. 1. This one is my case. So I'll go ahead and touch base on it. This is the proposed non-administrative replat known as Thurston Tracts, Replat No. 1. Subject property encompasses roughly 28.6 acres in size. It has multiple zoning designations, R-2 multi-dwelling and low density, C-3 commercial high intensity, and M-1/M-2 industrial standard. Subject property is located on what is essentially the northwest corner of McGuffey Street and Bataan Memorial West. Essentially what the subdivision is doing is subdividing the two existing tracts which is tract 1 and tract 2, into five new lots arranged in size from 2.6 acres to 7.6 acres in size. This was submitted by Surveying and Mapping LLC on behalf of Mr. Thurston. It went through review and looked like most comments were addressed including the issues about shared access agreements going between all lots, improvements being done and underway along McGuffey. Other than that, there were no really other outstanding comments. I believe all Utility comments were addressed and Engineering, but we'll go around the table. We'll start on that side. Utilities, any additional comments?

Tiede: I don't have any additional comments. I had worked it out with meetings just less than a week ago.

Ochoa: Awesome.

Tiede: So everything's been taken care of.

Ochoa: Thank you, Sandra.

Tiede: And the time I can make a connection that has been addressed. So there were no issues.

Ochoa: Thank you so much. Engineering, Public Works.

Trevino: So just to clarify the comment on the floor where there is an agreement between Kent Thurston and Public Works. Conversations that was had with the developer and myself was just, means and methods of how they were going to improve McGuffey. What they're going to do prior was just, they were going to totally remove the asphalt, haul it off. And it was recommended by Public Works to the developer they can mill in place and use that as a subgrade only. So that was what the discussion was. There was no substitution like you know the developer, it was just a means and method to mill and replace the existing asphalt and built on top of that.

1 Ochoa: Thank you for that Tony. I did talk to the developer. That road is under, is
2 currently being, there is a permit out for its construction so it looks like that
3 is being done. So McGuffey improvements should be underway for
4 improvements and done with that actual I guess right-of-way improvement
5 permit that's currently under review. So anything else though from
6 Engineering/Public Works?
7

8 Trevino: Other than that, no.
9

10 Ochoa: Thank you for clarification Tony. Let's see here. Fire, any comments.
11

12 Danner: No, sir.
13

14 Ochoa: No comment. All righty. Thank you. MPO.
15

16 Metzgar: No comment.
17

18 Ochoa: All righty. Anybody else have any comments on this? Potential outstanding
19 comments? All righty. Seeing none. I'll go ahead and entertain a motion
20 to approve Case 25CS0500002.
21

22 Trevino: Motion to approve.
23

24 Ochoa: Can I have a second please?
25

26 Danner: Second.
27

28 Ochoa: Thank you. All in favor signify by saying "aye."
29

30 MOTION PASSES UNANIMOUSLY.
31

32 Ochoa: All opposed. And this will also move forward to the April 22nd Planning and
33 Zoning Commission with recommendation of approval.
34

35 **4. DISCUSSION ITEMS** 36

37 Ochoa: There are no real other discussion items, unless anybody else has anything
38 else to bring up? Seeing none.
39

40 **5. ADJOURNMENT (09:10 a.m.)** 41

42 Ochoa: I'll entertain a motion to adjourn.
43

44 Gonzales: Motion to adjourn.
45

46 Ochoa: Can I have a second, please?

1
2 Trevino: Second.
3
4 Ochoa: Thank you, Tony. All in favor signify by saying "aye."
5
6 MOTION PASSES UNANIMOUSLY.
7
8 Ochoa: We are adjourned at 9:10.
9
10
11
12
13
14 _____
Chairperson

Findings

1. The proposed non-administrative replat meets the requirements of a replat as required by the Subdivision Code, Section 37-207B.
2. Based upon review by relevant City staff, the proposed non-administrative replat complies with all requirements of the 2001 Zoning Code, as amended, the City of Las Cruces Subdivision Code and the City of Las Cruces Design Standards.
3. The proposed non-administrative replat fulfills the intent and purpose of the Elevate Las Cruces Comprehensive Plan.
4. The non-administrative replat meets the purpose and intent requirements of Section 38-2 of the 2001 Zoning Code, as amended.
5. The Development Review Committee (DRC) recommended approval of the proposed non-administrative replat during a public meeting on April 2, 2025.



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ 6 ☐ N/A		
Adopted:	April 22, 2025		
Drafter:	Sara Gonzales	Department:	Community Development
Program:	Community Planning	Line of Business:	Community Planning
Title:	A REQUEST FOR FINAL APPROVAL TO AMEND THE SONOMA RANCH MASTER PLAN, KNOWN AS SONOMA RANCH MASTER PLAN AMENDMENT #4, AND PROVIDE A RECOMMENDATION FOR THE CORRESPONDING ZONE CHANGES. THE PROPERTY IS LOCATED ON THE EAST SIDE OF SONOMA RANCH BOULEVARD AND SOUTH OF ITS INTERSECTION WITH NORTHRISE DRIVE. SUBMITTED BY SOUDER MILLER AND ASSOCIATES ON BEHALF OF SIERRA NORTE DEVELOPMENT INC., PROPERTY OWNER. (CASE 24CS0500088 AND 24ZO0500089)		

PURPOSE(S) OF ACTION:

To approve a master plan amendment and provide a recommendation for corresponding zone changes.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The purpose of the master planning process is to advance the goals and objectives of the City's comprehensive plan and to address a variety of environmental and social issues in an area being proposed for future development. A master plan is considered part of the planning process in which the proposal is viewed as a conceptual tool reflecting the ideas and thoughts for future development. The Planning and Zoning Commission shall review each request in relation to the goals, objectives, and policies of the comprehensive plan, plan elements, other applicable plans, and the purpose and intent of this Code, Section 38-2 and 36-1 of the Sign Code, when appropriate, and determine whether the request is consistent or inconsistent with stated criteria.

The applicant has also requested multiple zone changes to correspond with the fourth major amendment to the Sonoma Ranch North Master Plan. While zone changes require recommendation by the Planning and Zoning Commission (P&Z), Master Plans are reviewed and approved by the P&Z and do not require approval by the City Council per Section 37- 45 (C) of the Subdivision Code.

The applicant is proposing the fourth major amendment to the existing Sonoma Ranch North Master Plan in conjunction with rezoning several areas to correspond to these changes. The master plan area currently consists of 275± acres with 22 planning parcels. The amendment will modify the remaining 25.09 acres, will create 1 additional planning parcel, and will modify the location of various land uses and zoning designations. Several of these adjacent parcels are developed and will not be affected by these amendments.

The master plan area currently contains open space, flood control, and single-family land uses. The amendment proposes the same mix of uses with the addition of some medium intensity office and commercial along the Sonoma Ranch Blvd. corridor. The proposed medium intensity office and commercial uses are located along a major thoroughfare where these types of uses are encouraged. The proposed location of

Agenda Item #7.2.

these uses is being modified to provide transitional buffers between medium intensity uses, open space / flood control, and the medium density residential uses on the eastern side of the remaining master plan area. The corresponding zone changes affects a total of 5.75 acres of Planning Parcel 10. The current zoning is OS-R (Open Space - Recreation) / FC (Flood Control). The 5.75 acres will be distributed as follows; Parcel 6: 0.99 acres for R-1a (Single-Family Medium Density) / R-1b (Single-Family High Density); Parcel 10: 2 acres for FC (Flood Control) / OS-R (Open Space-Recreation); Parcel 17: 2.76 acres for C-2 (Commercial Medium Intensity) / O-2 (Office Professional – Limited Retail Service) / R-3 (Multi-Dwelling Medium Density).

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. Some of the development strategies within a Suburban Neighborhood include locating land uses that generate higher traffic volumes along major thoroughfares, allowing commercial nodes compatible with the surrounding area, and the use of arroyos and other open spaces to help with transition. The proposal creates an area where residents have access to commercial services, a recreational area, and housing opportunities while using all modes of transportation. The proposed master plan and corresponding zone changes are supported by several goals and policies as outlined within the Elevate Las Cruces Comprehensive Plan, see Attachment “D”.

On April 2, 2025, the Development Review Committee (DRC) reviewed the proposed Master Plan Amendment. Zone changes do not require review by the DRC and were not discussed. The DRC reviews master plans from an infrastructure, utilities and improvement standpoint. After some discussion, the DRC voted to recommend APPROVAL for the proposed master plan amendment. Please refer to Attachment “E” for minutes of the DRC meeting.

In accordance with the Subdivision Code, 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 for the proposed Master Plan Amendment and corresponding Zone Change request.

References:

O1610 – Original Master Plan approved March 3, 1997
O2312 – Master Plan Amendment #1 approved June 26, 2006
O2542 – Master Plan Amendment #2 approved October 26, 2009
O2854 – Master Plan Amendment #3 approved May 21, 2018

SUPPORT INFORMATION:

[Attachment "A" - Zoning Map](#)
[Attachment "B" - Aerial Map](#)
[Attachment "C" - Proposed Master Plan Amendment and Zone Change Map](#)
[Attachment "D" - Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions](#)
[Attachment "E" - DRC Minutes 04.02.2025](#)
[Attachment "F" - Findings](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

P&Z, DRC

OPTIONS / ALTERNATIVES:

Master Plan Voting Options:

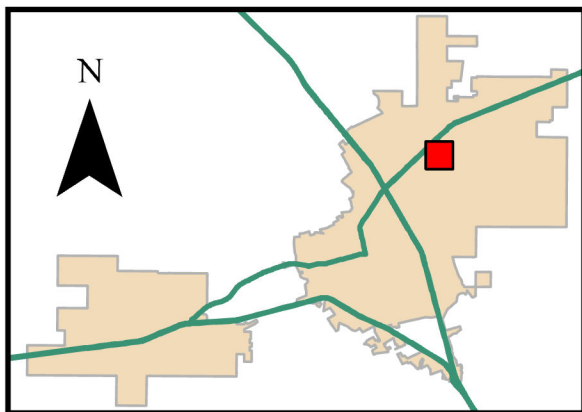
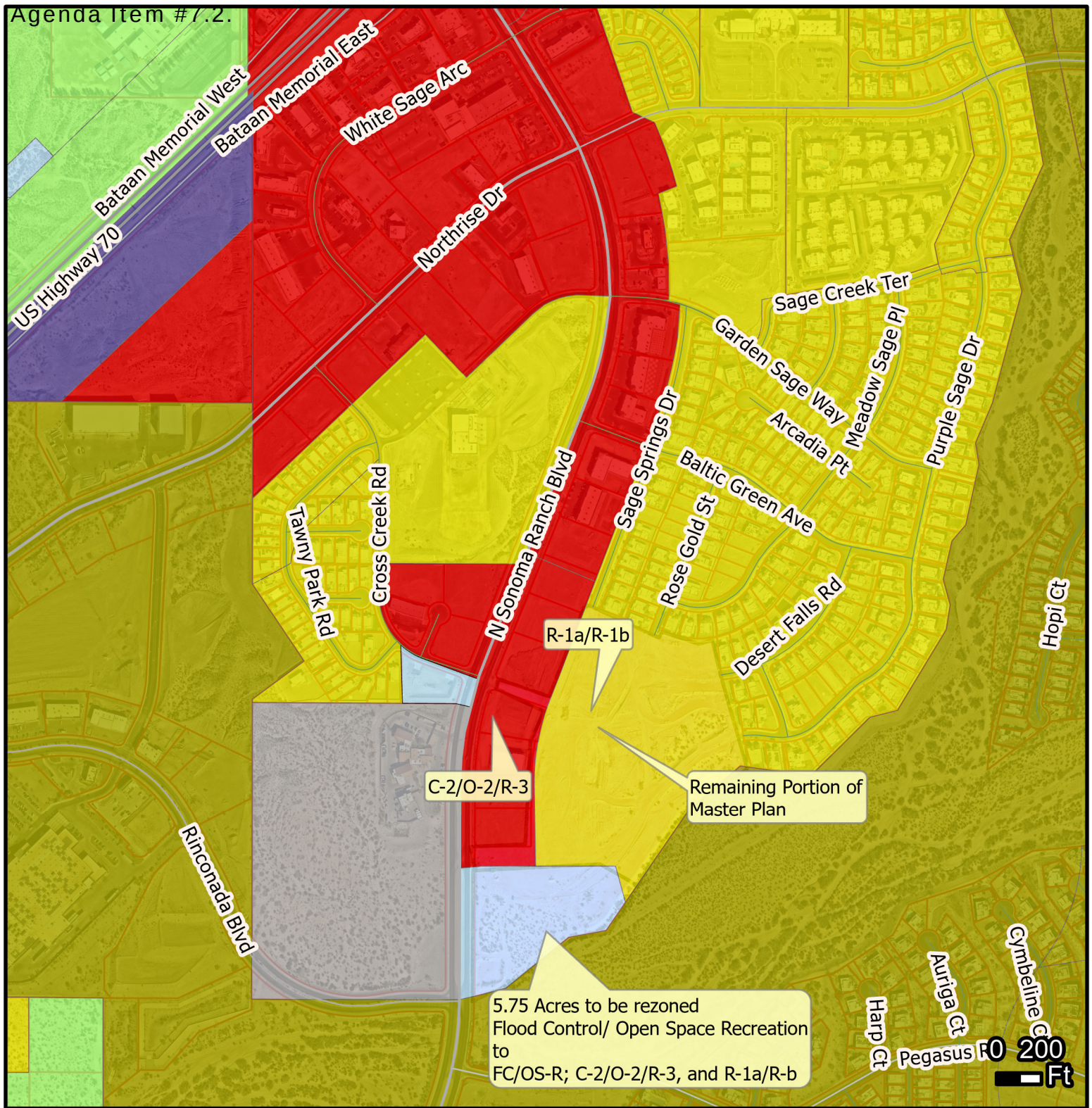
1. Vote "Yes"; this will approve the proposed master plan amendment known as Sonoma Ranch Master Plan Amendment #4 as recommended by staff.

Agenda Item #7.2.

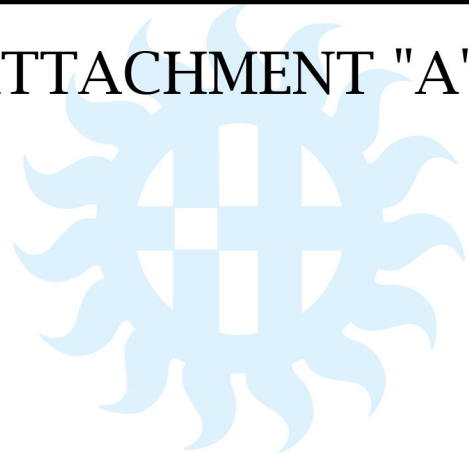
2. Vote "No"; this will deny the proposed master plan amendment.
3. Vote to "Amend"; this could modify approval of the proposed master plan amendment by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed master plan amendment pursuant to further direction from the Commission.

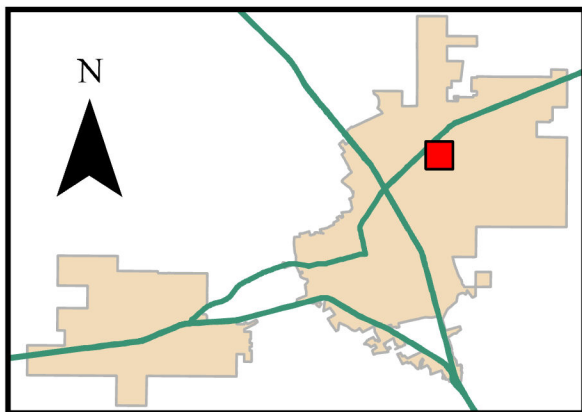
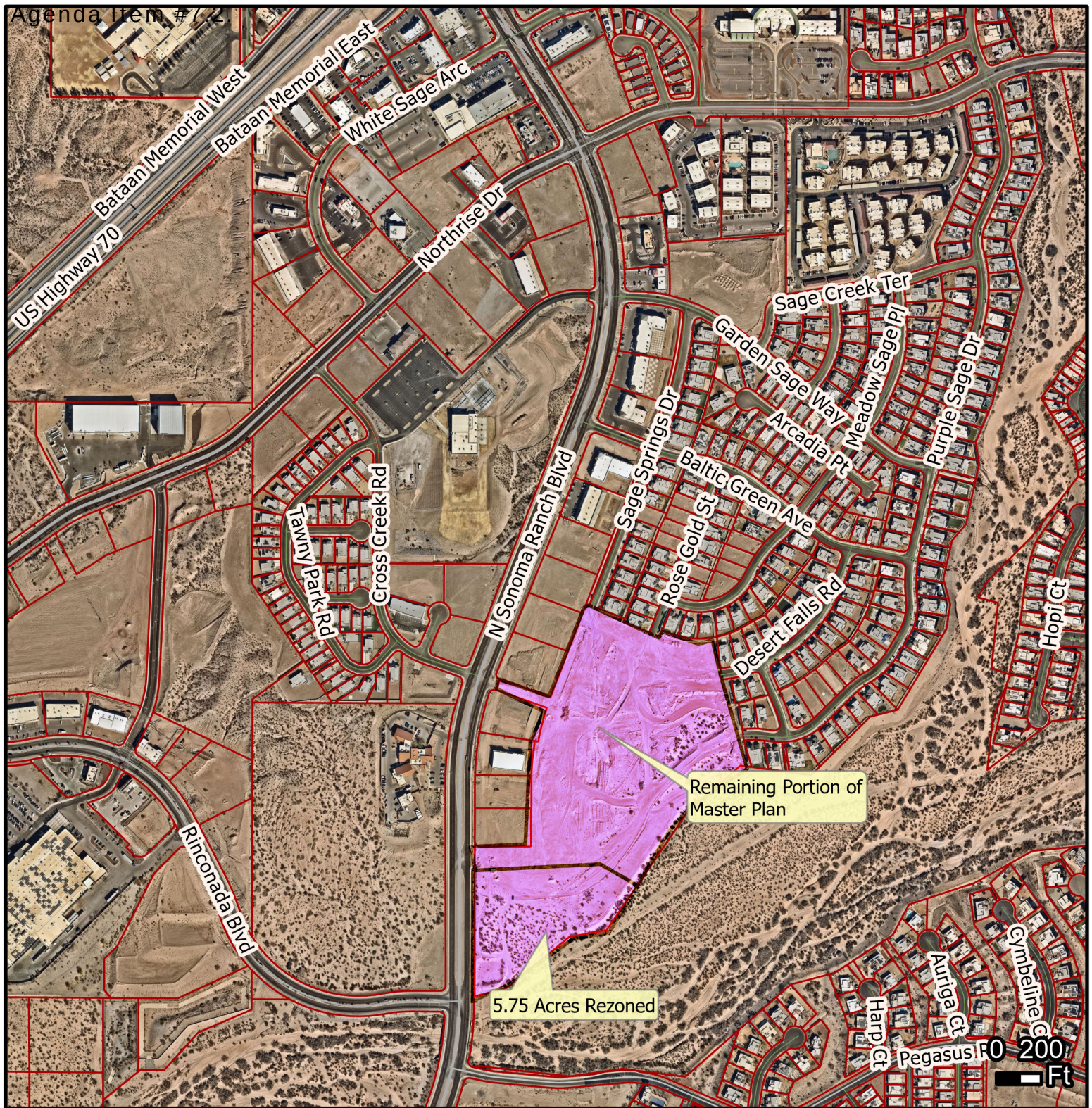
Zone Change Voting Options:

1. Vote "Yes"; this will recommend approval for the proposed zone changes that correspond with the master plan amendment known as Sonoma Ranch Master Plan Amendment #4 as recommended by staff.
2. Vote "No"; this will recommend denial for the proposed zone changes.
3. Vote to "Amend"; this could modify the recommendation of approval of the proposed zone changes by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed zone changes pursuant to further direction from the Commission.



ATTACHMENT "A"

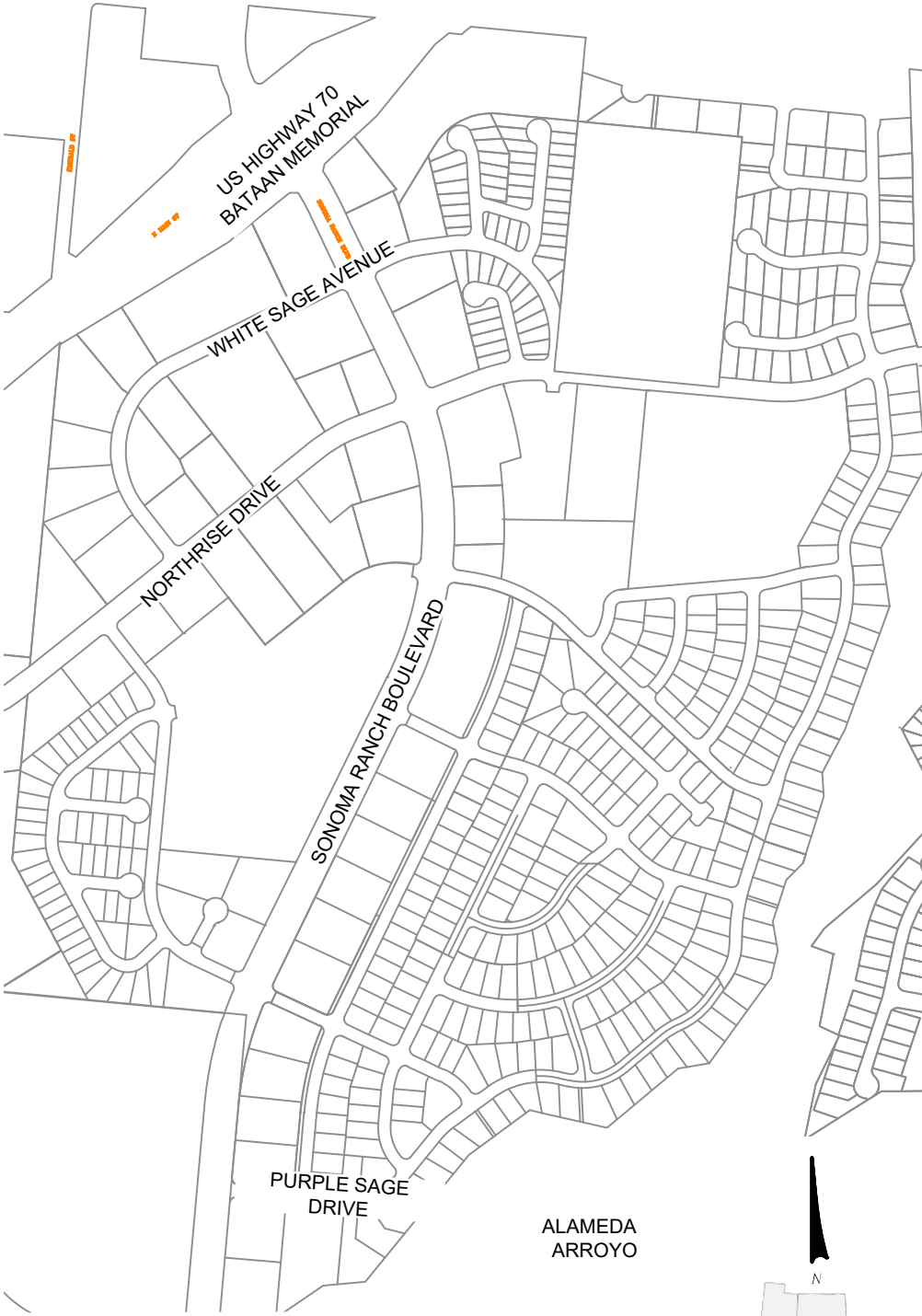




ATTACHMENT "B"

MAJOR AMENDMENT 4
SONOMA RANCH NORTH,
MASTER PLAN

LOCATED IN SECTION 27, 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
FEBURARY 2025
106.01 AC. ±



VICINITY MAP
NOT TO SCALE

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

SUBDIVISION ADMINISTRATOR _____ DATE _____

GENERAL LAND USE TABLE									
PROPOSED PLANNING PARCEL (PROPOSED MASTER PLAN DECEMBER 22, 2016)	PROPOSED ACREAGE	EXISTING PLANNING PARCEL APPROVED MASTER PLAN JANUARY 2016	LAND USE CHANGE	PROPOSED LAND USE (ZONING) JUNE 28, 2024		EXISTING LAND USE (ZONING) FEBRUARY 04, 2009		DENSITY PER ACRE (MIN. TO MAX.)	DWELLING UNITS PER PARCEL (MIN. TO MAX.)
6	83.66	6 PORTION OF 10	YES	SINGLE-FAMILY MEDIUM DENSITY MULTI-FAMILY MEDIUM DENSITY	R1a, R1b	SINGLE-FAMILY MEDIUM DENSITY MULTI-FAMILY MEDIUM DENSITY FLOOD CONTROL/ PONDING AREA OPEN SPACE RECREATIONAL	R1a	4 TO 20	353 TO 1,767
10	2.0	PORTION OF 10	YES	FLOOD CONTROL OPEN SPACE RECREATIONAL	OS/FC	FLOOD CONTROL/ PONDING AREA OPEN SPACE RECREATIONAL	R1a, FC	-	-
13	7.07	13	NO	COMMERCIAL HIGH INTENSITY PROFESSIONAL OFFICE	C3, O2	COMMERCIAL HIGH INTENSITY PROFESSIONAL OFFICE	R1a	-	-
15	10.53	16	NO	COMMERCIAL MEDIUM INTENSITY NEIGHBORHOOD OFFICE MULTI-FAMILY MEDIUM DENSITY	C2, O2, R3	COMMERCIAL LOW INTENSITY NEIGHBORHOOD OFFICE MULTI-FAMILY MEDIUM DENSITY	R1a	4 TO 20	30 TO 149
17	2.76	PORTION OF 10	YES	COMMERCIAL MEDIUM INTENSITY NEIGHBORHOOD OFFICE MULTI-FAMILY MEDIUM DENSITY	C2, O2, R3	FLOOD CONTROL/ PONDING AREA OPEN SPACE RECREATIONAL	FC/OS-R	-	-
TOTAL	106.01	-	-	-	-	-	-	-	780 TO 3,494

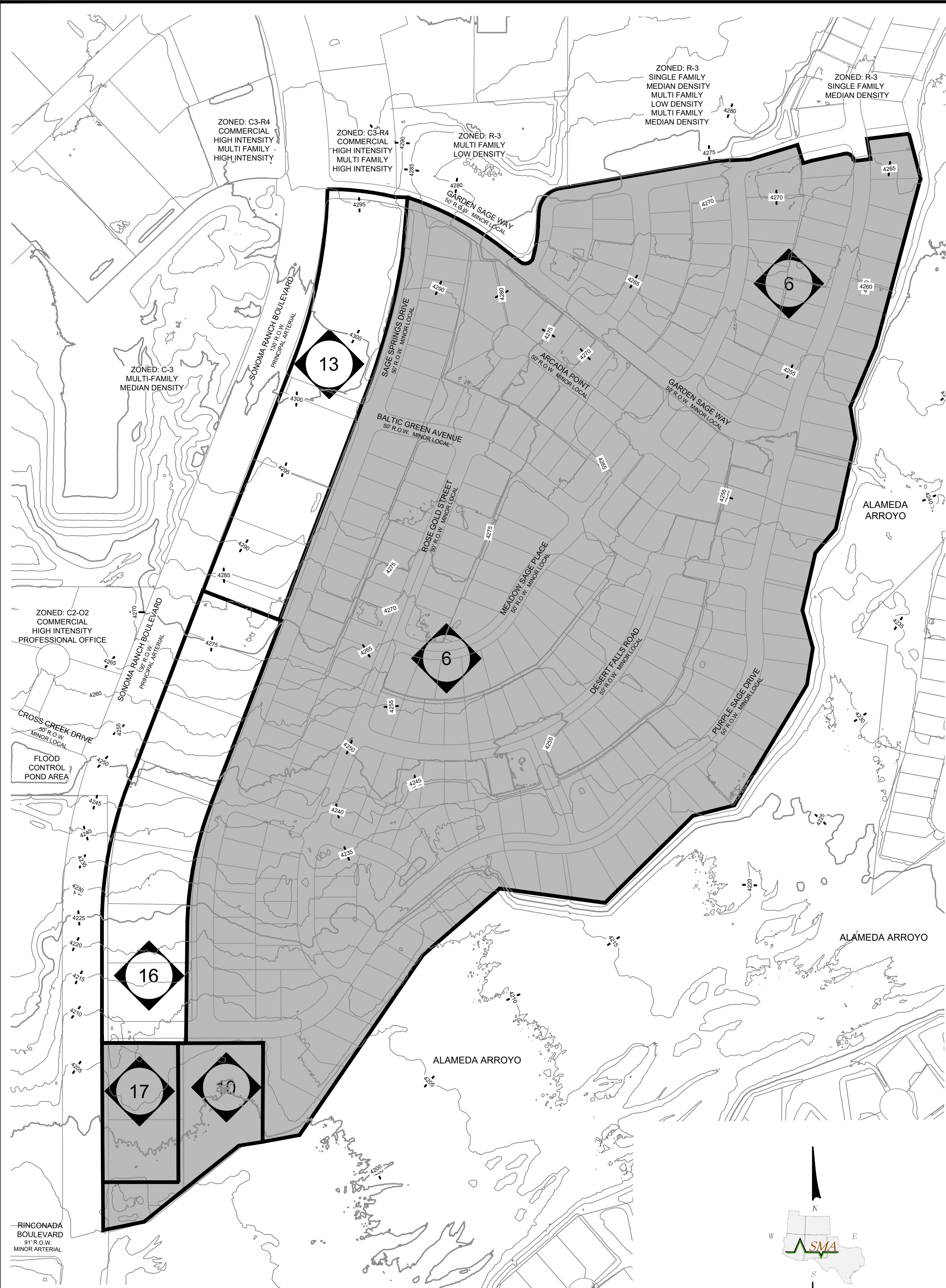
CONCEPTUAL DRAINAGE PLAN

A FINAL DRAINAGE REPORT SHALL BE PREPARED FOR EACH PLANNING PARCEL BY THE OWNER AT THE TIME OF PROPOSED DEVELOPMENT OF SAID PLANNING PARCEL.

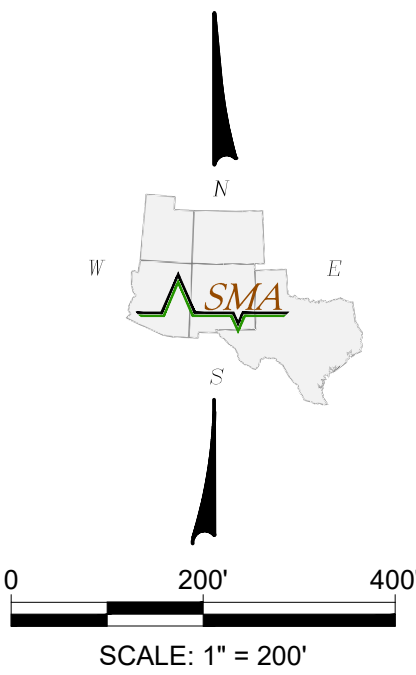
- PURSUANT TO FINAL APPROVAL BY THE CITY OF LAS CRUCES PUBLIC WORKS DEPARTMENT, ALL PRE AND POST DEVELOPMENT FLOW FROM PARCELS 4, 6, 10, 12B, 16 AND 17 WILL BE ALLOWED TO DISCHARGE INTO THE ALAMEDA ARROYO.
- ANY DRAINAGE ABOVE AND BEYOND THE HISTORIC DRAINAGE FLOW FROM PARCELS 1A, 1B, 1C, 1D, 2A, 2B, 3, 3A, 7A, 7B, 9, 12A AND 13 MUST BE CONTAINED WITHIN THE PARCEL AND MEET CITY OF LAS CRUCES DESIGN STANDARDS.
- ADDITIONALLY, ANY DRAINAGE ABOVE AND BEYOND THE HISTORIC DRAINAGE FLOW FROM PARCELS 5, 8, AND 14 MUST BE CONTAINED WITHIN TRACT 15. TRACT 15 MAY BE USED TO DETAIN RESIDENTIAL AND COMMERCIAL POST DEVELOPMENT RUNOFF. PARCEL 15 WILL MEET CITY OF LAS CRUCES DESIGN STANDARDS AT THE TIME OF CONSTRUCTION FOR FACILITIES AND PUBLIC WORKS REQUIREMENTS.

GENERAL NOTES

- APPROXIMATE POPULATION TO BE GENERATED = 2.7 PERSONS PER DWELLING UNIT. MINIMUM POPULATION = 1839 PERSONS; MAXIMUM POPULATION = 6440 PERSONS.
- APPROXIMATE TRAFFIC TO BE GENERATED = 10 TRIPS PER DAY PER DWELLING UNIT (T.P.D.) MINIMUM TRAFFIC = 6810 T.P.D.; MAXIMUM TRAFFIC = 23,850 T.P.D. (ORIGINAL M.P. 6479.50 ; 25,126.30)
- PLANNING PARCELS 1A, 1B, 1C, 2A, 2B, 3, AND 3A TO BE FURTHER SUBDIVIDED USING THE ALTERNATE SUMMARY SUBDIVISION PROCESS.
- TRACTS 4, AND 8 (10.8 AC TOTAL) WILL BE A TRUE MULTI-FAMILY PARCELS TO PROVIDE A BUFFER BETWEEN THE COMMERCIAL AND SINGLE FAMILY RESIDENTIAL. THE BOUNDARY OF THESE TWO PARCELS MAY BE RELOCATED TO ACCOMMODATE BUILDING LAYOUTS USING THE PUD PROCESS BUT THE ACREAGE WILL REMAIN THE SAME.
- EXISTING CURB OPENINGS ON NORTHRISE / SONOMA RANCH BLVD DRIVE MAY BE RE-LOCATED TO ACCOMMODATE COMMERCIAL BUILDING LAYOUT. ALL ACCESS POINTS AND MEDIAN OPENINGS WILL COMPLY WITH CURRENT CLC DESIGN STANDARDS
- PLANNING PARCELS MAY BE SUBDIVIDED INTO PHASES. EACH PHASE MAY BE FURTHER SUBDIVIDED OR COMBINED FOR CONSTRUCTION PURPOSES. PHASES WILL BE SHOWN ON THE PRELIMINARY PLATS UNLESS THE ALTERNATE SUMMARY PROCESS IS USED.
- FINAL ACCEPTANCE OF PARCEL 10 IS DEPENDENT ON FINAL DESIGN APPROVAL FROM PARKS AND RECREATION DEPARTMENT,



MASTER PLAN
SCALE: 1" = 200'



Rev #	Date	Description
2	02/10/25	ISSUED FOR REVIEW #3

SMA SOUDER, MILLER & ASSOCIATES
3500 Sedona Hills Parkway
Las Cruces, NM 88011
Phone: (575) 647-0999 Toll Free: (800) 647-0999

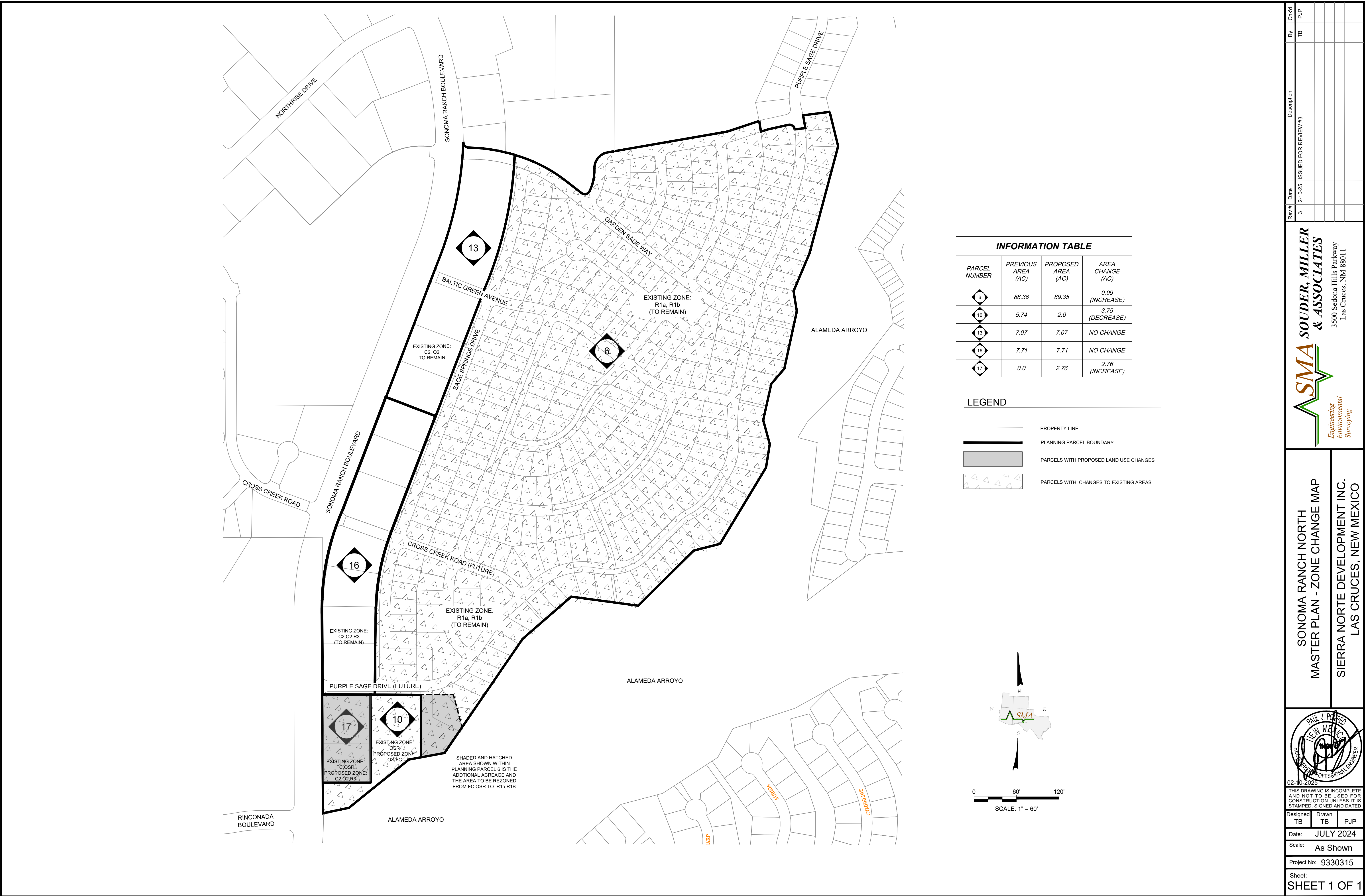
SMA
Engineering
Environmental
Surveying

SONOMA RANCH NORTH
MASTER PLAN

SIERRA NORTE DEVELOPMENT INC.
LAS CRUCES, NEW MEXICO



THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED		
Designed TB	Drawn TB	Checked PJP
Date: AUG 2024		
Scale: As Shown		
Project No: 9330315		
Sheet: SHEET 1 OF 1		



Elevate Las Cruces Comprehensive Plan:

Representative Land Uses for Suburban Place Types:

- Single-family residential (detached and attached)
- Multi-family residential
- Commercial services

Development Strategies:

- Locate uses that generate high traffic volumes along major thoroughfares.
- Allow commercial development nodes of varying scale depending on thoroughfare classification, level of street interconnectivity, and compatibility with the scale of surrounding land uses.
- Use arroyos and other open spaces to assist in transitions between developments of differing land uses and scale.

Smart Growth Principals:

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

Goals and Actions:

- Goal CE-1: Balanced Growth: Encourage efficient land use development patterns that accommodate projected growth in a sustainable manner
 - Action CE-1.2.2: Work with property owners of potential redevelopment tracts to create master plans that generate pedestrian-friendly mixed-use (residential and non-residential) development sites and neighborhoods.
- Goal CE-4: Complete Neighborhoods: Develop mixed-use neighborhoods that incorporate a wide range of recreation.
 - Action CE-4.1.3: Encourage single-family attached and multi-family housing options in transitional areas between single-family detached housing and neighborhood centers, corner commercial sites, and civic spaces.



DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, April 2, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Tony Trevino, Deputy Director, Public Works
Mike Kinney, Plan Review Engineer, Com. Dev.
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Domonique Rodriguez, Assistant Director, Utilities
Jorge Avitia, Associate Engineer, Com. Dev
David Sedillo, Director Public Works.
Sandra Tiede, Engineer, Utilities

STAFF PRESENT: Adam Ochoa, Senior Planner
Sara Gonzales, Sr. Urban Planner, Com. Dev.

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

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

Ochoa: I'll go ahead and call this meeting of the April 2, 2025 DRC meeting to order.
It is 9:01.

2. APPROVAL OF MINUTES -

2.1 March 19, 2025

Ochoa: First item we have is approval of the minutes of the March 19th DRC meeting. Do we have any changes? Seeing none. Can I have a motion to approve, please?

Metzgar: So motion.

Ochoa: Can I have a second?

Gonzales: Second.

Ochoa: All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. It's passed.

3. NEW BUSINESS

3.1 Case No. 24CS0500088: Sonoma Ranch North Master Plan Amendment No. 4

- A request for approval of a major amendment known as Sonoma Ranch North Master Plan No. 4.
- The proposed amendment modifies the master plan's planning parcel boundaries and uses for the remaining vacant acreage from the original 275 ± acre property which is located on the east side of Sonoma Ranch Boulevard, south of its intersection with Northrise Drive.
- Submitted by Souder Miller and Associates, representatives on behalf of the developer, Sierra Norte Development Inc.

Ochoa: Next item we have here is Case 24CS0500088. It is the Sonoma Ranch North Master Plan Amendment No. 4. Sara can you give us a rundown on that one please.

Gonzales: So before you is going to be a master plan amendment No. 4 for Sonoma Ranch North. Basically there are 25 acres that is remaining that is undeveloped within the original master plan that was designed and created in early 2000's out of 275 acres. Out of that 25 acres there is only a proposal to adjust the zoning for 5.75 acres. The 5.75 acres will be distributed from where it used to be flood control and open space, to now designated as an additional acre will be added to the single-family residential area which is known as parcel number 6 to be R-1a/R-1b. There is going to be maintenance or maintaining of two acres that will be open space and flood control which is going to be labeled as parcel 10. And then you have parcel 17 which is being created by this master plan amendment that is going to now be converted to C-2 which is our commercial low intensity, O-2 office, and then R-3 which is our multifamily density. The reasoning behind the master plan amendment is to essentially align with Sonoma Ranch currently; by putting the commercial or multifamily designation located along Sonoma Ranch you create those buffers that in turn will protect essentially that park area and then lead into the single-family residential. So that is the request before us.

Plans did go out for review. I do not see Parks here and so I will basically provide Parks did say as long as the developer works with them through the design then they are approving the plans. So that way that is noted and on the record. So the decrease in acreage was not a concern for Parks essentially for this area.

Ochoa: And I believe all planning and zoning issues were resolved.

Agenda Item #7.2.

1
2 Gonzales: Correct.
3
4 Ochoa: All righty. I'll go around the table. MPO.
5
6 Metzgar: MPO, no comments.
7
8 Ochoa: Thank you. Engineering, Public Works.
9
10 Trevino: No comments.
11
12 Ochoa: Thank you. Fire.
13
14 Danner: No, sir.
15
16 Ochoa: No comments from Fire. Thank you. Utilities.
17
18 Tiede: Water mainlines need to be tapped to the other zone. Hopefully, it will be
19 at rest in the next review submittal for the PUD.
20
21 Gonzales: And by that I think you're referring to preliminary plat number 6 that had
22 already come in. And so, yes, anytime that the next preliminary plat comes
23 in or anytime the alternate summary process is utilized then Utilities will
24 come in with that development.
25
26 Tiede: Yes. And no comments for this.
27
28 Ochoa: All right. Thank you so much. All righty, anything else folks?. Seeing
29 nobody jumping out of their seat for this. I guess I'll entertain a motion to
30 approve.
31
32 Kinney: I make a motion to approve with contingencies that were applying to the
33 approval in Excella that we're expecting some revisions to be, reports ready
34 to report and the variance application. With Mr. Moscato's and Mr. Pompeo
35 and also with Public Works.
36
37 Ochoa: Okay, so I have a motion to approve with the conditions I guess with future
38 changes to the drainage report and variance, engineering variance.
39
40 Kinney: And approval of the variance application.
41
42 Ochoa: Thank you very much. Yes.
43
44 Pompeo: Question, Adam. Understanding there were comments and conditions
45 placed by Mr. Kinney for this dealing with the drainage report and the
46 variance application. I want to confirm with you though if those submittals

Agenda Item #7.2.

1 take place and that those two documents receive approval from Mike and
2 Public Works, that when it goes to Planning and Zoning Commission we will
3 be, it won't have to be conditioned.
4
5 Ochoa: In other words not having an actual condition to go to P&Z.
6
7 Pompeo: If the condition is - sometimes Planning and Zoning Commission has, wants
8 to make sure that things aren't conditioned because that's been topics in
9 the past. My goal is to get to Planning and Zoning with the conditions being
10 removed so if I meet those requirements I want to - my question is can it be
11 shown to the Planning and Zoning Commission as there are no outstanding
12 comments, so it's not conditioned.
13
14 Ochoa: Yes, we can definitely do that. If that gets resolved prior to the Planning
15 and Zoning Commission those conditions can essentially be resolved at the
16 P&Z that way they could just let them know that there were conditions on
17 there that were met and no longer conditions on the actual plat or the zone
18 changes themselves as well.
19
20 Pompeo: Okay. Because that is our intent. I wanted it resolved before we get there,
21 because I don't want to talk about conditions at the meeting.
22
23 Ochoa: Understood. Understood.
24
25 Kinney: Mr. Chair. That's preferable.
26
27 Ochoa: Very good. Okay. So we have a motion to approve with those conditions.
28 Can I have a second please?
29
30 Trevino: Second.
31
32 Ochoa: Thank you. All in favor signify by saying "aye."
33
34 MOTION PASSES UNANIMOUSLY.

Staff Recommendation and Findings

Staff recommends **APPROVAL** for the proposed master plan amendment and zone changes based on the following findings:

1. The proposed Master Plan Amendments and Rezoning are consistent with submittal requirements outlined in Section 38-2 of the 2001 Zoning Code and Article II of the Subdivision Code.
2. Based upon staff's analysis, the proposal meets the intent of the Comprehensive Plan; meets the purpose and intent outlined in Section 38-2 of the 2001 Zoning Code, as amended; and fulfills the purpose of the Las Cruces Municipal Code Section 2-382.
3. The proposed Master Plan Amendment and Rezoning is harmonious with and not out of character with the uses and existing zoning districts of the surrounding area and provides a mix of uses and residential options consistent with City policy.