



CITY OF LAS CRUCES

Development Review Committee (DRC) Agenda for April 16, 2025

Meeting will be held on April 16, 2025 9:00 am at City Hall Room 1158

1. Call To Order

2. Approval of Minutes

2.1 April 2, 2025, DRC Minutes

3. New Business

3.1 Case 25CS0500004: Payan Subdivision No. 1

- A request for approval of a non-administrative replat, known as Payan Subdivision No. 1.
- The proposed subdivision currently encompasses approximately 0.45 acres, is zoned NH-3S (Neighborhood-3Suburban) and located at 6090 Payan Road.
- The subdivision proposes to subdivide one (1) existing residential lot into four (4) new lots that are approximately 0.109 acres in size.
- Submitted by Borderland Engineers and Surveyors LLC, Representative.

3.2 Case 24CS0500131: Sonoma Ranch East II Master Plan Amendment #5

- A request for approval of a Major Amendment, known as Sonoma Ranch East II Master Plan Amendment #5.
- The master plan boundary involves approximately 143 acres and is currently vacant (except for CLC water tank) and zoned with split R-1b/R-3 (Single-Family High Density/Multi-Dwelling Medium Density), C-3/R-1b/R-3 (Commercial High Intensity/Single-Family High Density/Multi-Dwelling Medium Density), and FC/OS-R (Flood Control/Open Space-Recreational) zoning in addition to straight C-3 (Commercial High Intensity), C-1 (Commercial Low Intensity), R-1b (Single-Family Medium Density), and FC (Flood control) zoning.
- Key amendments proposed include the reconfiguration of planning parcels, elimination of all commercial uses, and the reduction of residential land use densities. Other changes involve the relocation of park land, delineation of arroyo boundaries, and an increase in acreage of open space and its' redesignation to natural/conservation.
- Submitted by Souder Miller and Associates on behalf of Sierra Norte Development Inc.

3.3 Case 24CS0500033: Huerta Tracts

- A request for approval of a non-administrative replat, known as Huerta Tracts
- The proposed subdivision currently encompasses 0.437 + acres, is zoned R-2 (Multi-Dwelling Low Density) within the North Mesquite Overlay Zone and located at 615 Pinon Street.
- The subdivision proposes to subdivide one (1) existing residential lot into two (2) new lots that are 0.174 ± acres and 0.263 ± acres in size.

- Submitted by Moy Surveying, Representative.

4. Discussion Items

5. Adjournment

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