



# CITY OF LAS CRUCES

## DEVELOPMENT REVIEW COMMITTEE (DRC)

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

**DRC PRESENT:** Rocio Nasir, Senior Engineer, Utilities  
Mike Kinney, Plan Review Engineer, Com. Dev.  
Kyle Metzgar, MPO  
Susan Reeder, Community Development

**STAFF PRESENT:** Adam Ochoa, Senior Planner  
Jorge Avita, CLC  
Vincent Banegas, CLC  
Chris Faivre, Deputy Director Community Development

**OTHER PRESENT:** Zach Libbin

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

Ochoa: We'll go ahead and get this started. Go ahead and call to order the February 19, 2025, Development Review Committee meeting to order at 9:03 a.m.

### 2. APPROVAL OF MINUTES -

#### 2.1 January 22, 2025

Ochoa: First item we have here is the approval of minutes for the January 22, 2025, DRC meeting. Do we have any changes on this? Seeing none. Can I have a motion to approve please?

Nasir: So moved.

Ochoa: A second please.

Kinney: Second.

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

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. It passes three/zero.

### 3. OLD BUSINESS

1 Ochoa: We have no old business.

2  
3 **4. NEW BUSINESS**

4  
5 **4.1 Case No. 24CS0500025: Heather Hills Preliminary Plat**

- 6 • A request to approve a preliminary plat known as Heather Hills
- 7 Subdivision.
- 8 • The proposed subdivision is located at 5150 Stern Drive and west of
- 9 Stern Drive, south of Silverado Loop, and north of Rocky Road.
- 10 • The preliminary plat proposes a single-phase, 80 residential lot
- 11 development on ± 22.10 acres, zoned R-1a.
- 12 • Submitted by Libbin Underwood Engineering and Surveying on behalf
- 13 of John Curry, property owner.
- 14

15 Ochoa: So we'll get right into new business. This is Case 24CS0500025 which is

16 the Heather Hills Preliminary Plat. Staff will you please give us a rundown

17 on this, please.

18

19 Banegas: Sure. This is actually part of an older development that was, or parcel

20 property that was annexed back in the day. There was a master plan that

21 was made part of the annexation request and some initial zoning. That was

22 then. Since that time there was a need to go through an amendment to the

23 master plan. That was amendment number three. That was the latest one

24 taking place in late 2023, along with some slight zone changes that

25 accompanied that master plan. And the zone changes ultimately got

26 approved by City Council back in February 2024. So here we are with the

27 first, well with the only preliminary plat that will accompany this development

28 proposal as part of the master plan. It is the preliminary plat called Heather

29 Hills. It is proposed 80 lot subdivision that sits immediately south of

30 University Meadows which sits along the north side.

31

32 Heather Hills will basically have key frontage from, or access to most of the lots from

33 Pebble Brook Drive which is boarded by Silverado Loop on the north.

34 Ultimately tying into what is Rocky Road on the south. All the roads meet

35 City standards. All the lengths of cul-de-sacs of course due to ending lane

36 bisecting the Dust Court which was an issue at the last master plan review,

37 if you recall, but because that break is in place it now meets the length for

38 a cul-de-sac. All the reviewing parties have either approved is or

39 conditionally approved the preliminary plat. NMDOT is satisfied with the

40 proposal in that they are seeking a decel lane at Rocky Road, most likely to

41 facilitate any traffic that will come from either the south or north, bypassing

42 this entry point. So they're happy with what is being proposed. I know

43 engineering had some comments regarding drainage. I think there was

44 discussion made and we'll have to defer to Zach and/or Susan I believe you

45 had made some comments regarding that. Give us an update. See if that's

46 been resolved. And then planning had some conditional comments or

47 conditional approval comments, very minor in nature, some of them tied to

1 ponding icons which Susan and I discussed. There was a need to get  
2 property owner signatures regarding an easement that was going away as  
3 part of the final plat ultimately after the preliminary plat process. And I've  
4 communicated all that to Zach. And so those are minor issues that can be  
5 dealt with as we proceed forward. So given that, all reviewers again have  
6 either approved it without conditions or approved with conditions. And here  
7 we are. It's basically a 22.10 acre chunk of land that is being parceled out.  
8 It's all zoned R-1a under the 2001 Zoning regime and all lots meet those  
9 standards. That's all staff has.

10  
11 Ochoa: Thank you so much. That being said, so the conditions from a planning  
12 standpoint, if they could get resolved before P&Z, is it possible that the issue  
13 could move this forward without conditions on the preliminary plat.

14  
15 Banegas: Yes, I think so. Correct.

16  
17 Libbin: Yes, sir. I think the biggest one was getting the signatures, and I've got one  
18 of the two, I just need the other signature and I get that real soon. And just  
19 to explain that, Vince and I know who it is, but there's an old platted Elephant  
20 Butte Land and Trust road that runs along the property line, right there. And  
21 it's 20 feet wide. Never dedicated. Never accepted by anybody. Just  
22 vacating that, half and half, and the other half is going to those adjacent  
23 property owners. That does seem fair, the right thing to do, splitting that  
24 half and half. And so we're going to get their signature because their  
25 property is sort of affected.

26  
27 Ochoa: That was Zach Libbin right with Libbin Underwood Engineering.

28  
29 Libbin: Yes, that's right.

30  
31 Ochoa: For the record.

32  
33 Libbin: Sorry.

34  
35 Ochoa: No worries. Thank you, Zach. Something else Vince.

36  
37 Banegas: Yes. One of the other things, Zach, that we talked about is just a need to  
38 simply put on the master plan the purpose for the tracts. Some of them are  
39 identified as easements, etc. but under I believe it's nine, 10, 11, and 12,  
40 some of the, I think 12 illustrates exactly what they're to be used for but if  
41 we can just clarify the purpose for nine, 10, and 11 on the notes.

42  
43 Libbin: You got that. I've got that updated. I just wanted to ask you a question  
44 about that.

45  
46 Banegas: Okay.

47  
48 Libbin: I've got that.

1  
2 Banegas: Okay.  
3  
4 Libbin: That's easy.  
5  
6 Ochoa: Okay, so that should be taken care of. So that can move forward with that,  
7 no requiring conditions on there. We'll go ahead and go onto engineering.  
8  
9 Reeder: My comments have been addressed just from looking at the plat that we  
10 have here. When it comes in for final plat we'll get that drainage report so  
11 I'll be able to make sure that all of my comments of drainage are addressed.  
12 So engineering is good.  
13  
14 Ochoa: Engineering's good. Awesome. Thanks so much. MPO.  
15  
16 Metzgar: No comments.  
17  
18 Ochoa: All righty. Traffic, public works.  
19  
20 Kinney: Sitting here for Gary Skelton. So Zach for the final plat and stuff if we  
21 haven't already asked for it, we'll probably want some AASHTO intersection  
22 site distance analysis, particularly for like at Andy Lane and Silverado,  
23 particularly for, because there's some skew and there's a horizontal curve.  
24 And then if you could, in the, for the cul-de-sacs, like Dust Court, the smaller  
25 one, are they going to have, is there going to be a stop sign for those?  
26  
27 Libbin: I'd only planned on one for Eventide.  
28  
29 Kinney: Eventide. Okay, that's actually, yes, okay, so we would need an ISD there  
30 and also at the, is it Daybreak Court.  
31  
32 Banegas: Yes.  
33  
34 Kinney: Daybreak Court. Yes.  
35  
36 Libbin: Oh yes, certainly there.  
37  
38 Kinney: Yes. And that's primarily because of the skew. And the other, like Dust  
39 Court and Starlight I don't, probably not. Chances are they probably should,  
40 probably not going to want a stop sign there.  
41  
42 Ochoa: So those should be shallow enough ...  
43  
44 Kinney: Because they're so wide, yes. That's good. That's what, a 50 foot radius.  
45  
46 Libbin: Yes, sir.  
47

1 Kinney: Yes, a hundred foot wide. And then that's it, the skew. And then any, if the  
2 ISD if they encroach across any of the properties then that would have to  
3 be noted on the final plat as an intersection site distance easement.  
4  
5 Libbin: Encumbrance. Yes.  
6  
7 Kinney: Yes. That's what we're going up at Metro Verde. But hopefully you  
8 shouldn't have problems, you have a full 50 foot right-of-ways and stuff.  
9 And your skews don't look that bad.  
10  
11 Ochoa: That'd be for final plat, correct.  
12  
13 Kinney: Final plat.  
14  
15 Ochoa: Okay. Thank you. So that wouldn't be affecting the preliminary plat, so just  
16 making notes for that for the final plat. All right. Thank you. All righty. Is  
17 that it from traffic?  
18  
19 Kinney: No, sir.  
20  
21 Ochoa: Okay. Thank you. Utilities.  
22  
23 Nasir: I don't believe that we have anything pending. I believe that everything that  
24 we have discussed you have corrected, so there's no issues with utilities.  
25  
26 Ochoa: Very good. All righty, other than that it looks like we just have some minor  
27 corrections we need to do from a planning standpoint. And since the  
28 applicant I believe will be able to take care of that before P&Z, I believe this  
29 is something can move forward without having to do conditions and get  
30 those off the plate of P&Z and just take it as a clean approval. So that being  
31 said, can I have a recommendation to recommend approval for Case  
32 24CS0500025?  
33  
34 Kinney: Motion to approve.  
35  
36 Ochoa: Thank you. Can I have a second, please?  
37  
38 Reeder: Second.  
39  
40 Ochoa: Thank you very much. All in favor please signify by saying "aye."  
41  
42 MOTION PASSES UNANIMOUSLY.  
43  
44 Ochoa: All opposed, "nay." And this will move forward to the March 25, Planning  
45 and Zoning Commission meeting with recommendation of approval. All  
46 righty folks.  
47  
48 **5. ADJOURNMENT (09:13 a.m.)**

1  
2 Ochoa: Since we don't have anything else, can I have a motion to adjourn, please.  
3  
4 Nasir: So moved.  
5  
6 Ochoa: Second, please.  
7  
8 Kinney: Second.  
9  
10 Ochoa: All righty. All in favor signify by saying "aye."  
11  
12 MOTION PASSES UNANIMOUSLY.  
13  
14 Ochoa: All opposed. And we are adjourned at 9:13.  
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18 \_\_\_\_\_  
Chairperson