



CITY OF LAS CRUCES

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.

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2 Ochoa: All opposed. It's passed.

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4 **3. NEW BUSINESS**

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6 **3.1 Case No. 24CS0500088: Sonoma Ranch North Master Plan**
7 **Amendment No. 4**

- 8
- 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.
- 15

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

20
21 Gonzales: So before you is going to be a master plan amendment No. 4 for Sonoma
22 Ranch North. Basically there are 25 acres that is remaining that is
23 undeveloped within the original master plan that was designed and created
24 in early 2000's out of 275 acres. Out of that 25 acres there is only a proposal
25 to adjust the zoning for 5.75 acres. The 5.75 acres will be distributed from
26 where it used to be flood control and open space, to now designated as an
27 additional acre will be added to the single-family residential area which is
28 known as parcel number 6 to be R-1a/R-1b. There is going to be
29 maintenance or maintaining of two acres that will be open space and flood
30 control which is going to be labeled as parcel 10. And then you have parcel
31 17 which is being created by this master plan amendment that is going to
32 now be converted to C-2 which is our commercial low intensity, O-2 office,
33 and then R-3 which is our multifamily density. The reasoning behind the
34 master plan amendment is to essentially align with Sonoma Ranch
35 currently; by putting the commercial or multifamily designation located along
36 Sonoma Ranch you create those buffers that in turn will protect essentially
37 that park area and then lead into the single-family residential. So that is the
38 request before us.

39
40 Plans did go out for review. I do not see Parks here and so I will basically
41 provide Parks did say as long as the developer works with them through the
42 design then they are approving the plans. So that way that is noted and on
43 the record. So the decrease in acreage was not a concern for Parks
44 essentially for this area.

45
46 Ochoa: And I believe all planning and zoning issues were resolved.

1
2 Gonzales: Correct.
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4 Ochoa: All righty. I'll go around the table. MPO.
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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

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.
35

36 Ochoa: All opposed. Move this forward to the April 22nd Planning and Zoning
37 Commission with recommendation of approval.
38

39 **3.1 Case No. 25CS0500002: Thurston Tracts, Replat No. 1**

- 40 • A request for approval of a non-administrative replat, known as Thurston
41 Tracts, Replat No. 1.
- 42 • The proposed subdivision is currently approximately 28.6 acres in size,
43 is zoned R-2 (Multi-Dwelling Low Density) C-3 (Commercial High
44 Intensity) and M-1/M-2 (Industrial Standard) and is located on the
45 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**
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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.
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46 Ochoa: Can I have a second, please?

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Trevino: Second.

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

MOTION PASSES UNANIMOUSLY.

Ochoa: We are adjourned at 9:10.

Chairperson

DRAFT