



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 16, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Cathy Mathews, Landscape Architect, Parks & Rec.
Tony Trevino, Deputy Director, Public Works
Mike Kinney, Plan Review Engineer, Com. Dev.
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Steven Bingham, Director, Parks & Rec

STAFF PRESENT: Adam Ochoa, Senior Planner
John Castillo, Planner, Community Development
Vincent Banegas, Interim Planner
David Sedillo, Public Works

OTHER PRESENT: Steve Peale
Michael Huerta, Moy Surveying
Anton Magallanez, Moy Surveying
John Moscato, Sierra Norte Development
Paul Pompeo, Souder Miller

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

Weir: Okay. Good morning again. We'll go ahead and start the DRC meeting of April 16th.

2. APPROVAL OF MINUTES -

2.1 April 2, 2025

Weir: The first item on the agenda is approval of minutes. We have minutes from April 2, 2025. If folks have had a chance to review those, if they have any amendments or changes they'd like to make. Not seeing any. Do I have a recommendation to approve?

Nasir: So moved

Weir: And then do I have a second?

1 Metzgar: Second.

2
3 Weir: Okay. We have a motion and a second. All those in favor say "aye"

4
5 MOTION PASSES UNANIMOUSLY.

6
7 Weir: All those opposed. Okay, minutes approved by acclamation.

8
9 **3. NEW BUSINESS**

10
11 **3.1 Case No. 25CS0500004: Payan Subdivision No. 1**

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

21
22 Weir: That'll move us down to new business. The first case is 3.1, Payan
23 Subdivision No. 1. Is the applicant here?

24
25 Peale: Yes, sir, Steve Peale for Borderland Surveyors.

26
27 Weir: Okay. Community Development, do you have a presentation or overview
28 of what's being requested?

29
30 Ochoa: Yes sir. Before you have, and on the screen here is Payan Subdivision No.
31 1. It's a request for approval of non-administrative replat, which
32 encompasses approximately about 0.45 acres in size and is zoned NH-3S
33 under Realize Las Cruces. And is located at 1690 Payan Road. This
34 subdivision was submitted at the time that Realize was in effect, so basically
35 these lots now follow what Realize allows. So this is one of the, well
36 basically the first subdivision we have that's following Realize, so thank you
37 Steve. That's pretty awesome.

38
39 Peale: You're more than welcome.

40
41 Ochoa: So the subdivision proposes to subdivide the existing about 0.45 acre lot
42 into four new residential lots that all encompass approximately 1.09 acres
43 in size. And this was submitted by Borderline Engineers and Surveyors.
44 This did go through a couple reviews. First reviews were just your standard
45 existing zoning of REM, but under Realize, they decided to go under Realize
46 and now follow these standards. So that review went as well and all

1 reviewing parties did recommend approval for the proposed replat. And
2 there are no outstanding comments on this.
3
4 Weir: Mr. Peale. Do you have anything you'd like to add?
5
6 Peale: No.
7
8 Weir: Okay. Departments, any comments?
9
10 Nasir: It is on the plat that the subdivider or the developer will be responsible to
11 extend service lines on this because it was subdivided to a smaller portion
12 and this street is already developed. It had already the service lines for the
13 amount of lots that were there before, but now it's going to be for I think two
14 more or one more, I don't remember which one it is.
15
16 Weir: And so is there capacity for that or it's just something that will come with the
17 building?
18
19 Nasir: No, it will be the capacity. We did that review. I just wanted to note it and
20 that is also on the plat.
21
22 Weir: Okay. So there's no need for condition or anything?
23
24 Nasir: No, nothing. I just wanted to note it on the minutes. That's it.
25
26 Weir: Okay. Public Works here, okay for the plat. Community Development,
27 Adam. Fire Department?
28
29 Danner: No, we're good.
30
31 Weir: Okay. Parks and Rec.
32
33 Mathews: I'll defer to my director since I don't know Realize all that well.
34
35 Weir: Okay. I assume it would be the impact fees. MPO, anything?
36
37 Metzgar: Nothing.
38
39 Weir: Okay. Well, if that's the case, CD recommended approval or
40 recommendation of approval from the DRC. Do I have a motion to that
41 effect?
42
43 Trevino: I'd like to make a motion to approve.
44
45 Weir: Okay. Do I have a second?
46

1 Nasir: Second.
 2
 3 Weir: So I'll just go by the departments. Public Works.
 4
 5 Trevino: Yes.
 6
 7 Weir: Community Development. Yes. Utilities.
 8
 9 Nasir: Yes.
 10
 11 Weir: Fire Department.
 12
 13 Danner Yes.
 14
 15 Weir: And Parks and Rec.
 16
 17 Mathews: Aye.
 18
 19 Weir: Okay. So case one is recommendation of approval that will be going to the
 20 P&Z next month, Adam.
 21
 22 Ochoa: That will be correct in the May Planning and Zoning Commission meeting.
 23
 24 Weir: Okay.

25
 26 **3.2 Case No. 24CS0500131: Sonoma Ranch East II Master Plan**
 27 **Amendment #5**

- 28 • A request for approval of a Major Amendment, known as Sonoma Ranch
 29 East II Master Plan Amendment #5.
- 30 • The master plan boundary involves approximately 143 acres and is
 31 currently vacant (except for CLC water tank) and zoned with split R-
 32 1b/R-3 (Single-Family High Density/Multi-Dwelling Medium Density), C-
 33 3/R-1b/R-3 (Commercial High Intensity/Single-Family High
 34 Density/Multi-Dwelling Medium Density), and FC/OS-R (Flood
 35 Control/Open Space-Recreational) zoning in addition to straight C-3
 36 (Commercial High Intensity), C-1 (Commercial Low Intensity), R-1b
 37 (Single-Family Medium Density), and FC (Flood control) zoning.
- 38 • Key amendments proposed include the reconfiguration of planning
 39 parcels, elimination of all commercial uses, and the reduction of
 40 residential land use densities. Other changes involve the relocation of
 41 park land, delineation of arroyo boundaries, and an increase in acreage
 42 of open space and its' redesignation to natural/conservation.
- 43 • Submitted by Souder Miller and Associates on behalf of Sierra Norte
 44 Development Inc.
 45

1 Weir: Okay, the second item is case 3.2, Sonoma Ranch East Master Plan,
2 Amendment #5. Are there representatives for the applicant?
3

4 PMP Yes. Paul Pompeo with Souder Miller Associates and the developer is
5 present as well.
6

7 Weir: Okay. CD, do you have an overview or a presentation and
8 recommendation?
9

10 Banegas: I do, Mr. Chairman. Sonoma Ranch East II Master Plan Amendment #5 is
11 shown up on the screen there. It seeks to develop roughly 143 acres of the
12 original 322 acres that constituted the original boundary. The areas that
13 you see in gray, shaded in gray, are developed. The areas that are not
14 shaded are those subject to amendment number five.
15

16 The master plan itself, pursuant to the information on the master plan
17 information, seeks to develop in a phased approach from north to south. So
18 your areas for instance, A1A and N1, those would be in your phase 1, A2A
19 in the middle, phase 2, etc. And then further south, phase 3. They will, if
20 necessary, come back and modify some of the phasing or sub-phasing in
21 order to accommodate the development that they seek. Some of the issues
22 that have been addressed throughout the review process is land use-
23 related, elimination of commercial use and zoning. There is an associated
24 zoning element that will be combined with this when it goes forward. And
25 there is a reduction, ultimate reduction, in housing unit or potential for
26 housing unit development.
27

28 All of the reviewing parties have approved the master plan amendment.
29 And even though there are some issues that planning sees with it, those
30 are likely to be hammered out at the time of Planning and Zoning
31 Commission consideration. So staff would recommend approval, given the
32 fact that we need to move it forward.
33

34 Weir: Mr. Banegas. So this is just the master plan, the rezoning would be a
35 separate application?
36

37 Banegas: That's correct.
38

39 Weir: Separate from this. Okay. Mr. Pompeo, anything you'd like to add?
40

41 Pompeo: Thank you, Mr. Chair. Just a couple of key points on this. One is that the
42 City undertook the creation of a FEMA-designated flood zone on this
43 property in conjunction with the major arroyo to the south. So that area has
44 been included in this and taken out and included as a flood tract. Also on
45 the original master plan there was a park tract that was located at the
46 bottom, the lower left-hand corner of this property, which is now in a flood

1 zone. So that's been removed and relocated up into what's going to be
2 known as phase 10B, which is on the upper portion of the screen. And then
3 because of the topography, we've created additional open space on the
4 southern edge of the property adjacent to a major arroyo. Then with that
5 we are removing some of the commercial elements, and the goal is to
6 develop the remainder of the property with an estate lot-type product that's
7 about one acre minimum lot size. So that's kind of a synopsis of what has
8 facilitated this change to the master plan.
9

10 Weir: Okay. I'll just go through the departments and see if there's any comments
11 that they may have. Public Works. Is there anything you'd like to add or
12 comment on this proposal?
13

14 Trevino: No, we have no comments at this time. Just based on those drainage tracts
15 that are there, there's no direction of ownership of those on this plat. It just
16 kind of calls out those tracts for now, so we're good for now.
17

18 Weir: Okay. Utilities Department.
19

20 Nasir: No.
21

22 Weir: Okay. Parks and Recreation.
23

24 Mathews: I don't know about any comments, but just some of my thoughts. The East
25 Mesa Public Recreation Complex/Sports Complex is just to the south of that
26 road, and the plan of development for that 350 acres includes sort of
27 reserving that area around the arroyo as it cuts through that property as
28 habitat/restoration. And I know earlier there had been discussion about that
29 open space becoming a park, but it seemed unsuitable at that time, though
30 across the street is this habitat area. Those are just some of my thoughts
31 with regard to this. No objections?
32
33

34 Weir: I'm sorry. Fire Department.
35

36 Danner: No comment.
37

38 Weir: MPO.
39

40 Metzgar: No comment.
41

42 Weir: Okay.
43

44 Banegas: Dave, if I could.
45

46 Weir: Go ahead.

1
2 Banegas: In response to the open space comment, I just want to indicate that at the
3 very south end of the proposal there are two, actually three planning
4 parcels, OS-1, OS-2, and H-31. They are identified as open space and
5 they'll, as intended, be natural conservation in terms of their functionality to
6 the bigger picture there. H-31 will have flood control designation attached
7 to it in addition to the open space. So it kind of speaks to a little bit about
8 what you were saying.
9
10 Mathews: Yes.
11
12 Weir: Okay.
13
14 Bingham: Cathy, are you comfortable with that? I mean, open space in itself isn't
15 necessarily park space.
16
17 Mathews: Right. Yes, I'm comfortable with it. I mean it's just as we go forward there'll
18 be questions about maintenance and recreation facilities on Sonora Springs
19 and some questions like that relating to the property itself.
20
21 Weir: Well, this is a master plan, so it's just talking conceptually of what's being
22 done and as we get into the planning and actually drawing permit more of
23 the details and standards, development standards will have to be met.
24
25 Mathews: Yes. I understand. Thank you.
26
27 Weir: Okay. If that's the case, I take it, Vince, there is a recommendation for
28 approval, no conditions.
29
30 Banegas: No conditions.
31
32 Weir: Okay.
33
34 Banegas: So that we can move it forward.
35
36 Weir: I would entertain a motion to make a recommendation of approval of the
37 master plan to the Planning and Zoning Commission.
38
39 Mathews: So moved.
40
41 Trevino: Second.
42
43 Weir: Okay. I have a motion and second, so I'll go ahead and just do a roll call
44 vote. Public Works.
45
46 Trevino: Yes.

1
2 Weir: Community Development, yes. Utilities.
3
4 Nasir: Yes.
5
6 Weir: Fire Department.
7
8 Danner: Yes.
9
10 Weir: And Parks and Recreation.
11
12 Mathews: Yes.
13
14 Weir: Okay, so we have a positive recommendation. And Adam I'm assuming
15 that also will go on to the May Planning and Zoning Commission.
16
17 Ochoa: Yes. We are pushing that for the May meeting.
18
19 **3.3 Case No. 24CS0500033: Huerta Tracts**
20 • A request for approval of a non-administrative replat, known as Huerta
21 Tracts
22 • The proposed subdivision currently encompasses 0.437 + acres, is
23 zoned R-2 (Multi-Dwelling Low Density) within the North Mesquite
24 Overlay Zone and located at 615 Pinon Street.
25 • The subdivision proposes to subdivide one (1) existing residential lot into
26 two (2) new lots that are 0.174 ± acres and 0.263 ± acres in size.
27 • Submitted by Moy Surveying, Representative.
28
29 Weir: That brings us to the third case, 3.3, Huerta Tracts. Is the applicant
30 present?
31
32 Magallanez: Yes.
33
34 Weir: Okay. John.
35
36 Castillo: Good morning, everyone. Today we have a request for approval of a non-
37 administrative replat known as Huerta Tracts. This is going to be a property
38 that encompasses 0.437 acres. It's currently zoned R-2, which is our
39 medium to low density, and it's within the North Mesquite Overlay Zone.
40 And it's located at 615 Pinon Street. They're looking to subdivide the one
41 existing lot into two residential lots that are going to be approximately 0.174
42 acres and 0.263 acres in size. This was submitted by Moy Surveying as
43 their representative, who's also here.
44
45 Weir: Okay. And it meets all requirements. You're recommendation would be ...
46

1 Castillo: My recommendation would be approval.
2
3 Weir: Okay. Moy Surveying. Anything to add?
4
5 Magallanez: Just, yes, we know that that lot has a little interesting geometry. There's
6 just a shop back there that we're hoping to stick with the parcel obviously to
7 the west, but that's the reason for the geometry of that lot.
8
9 Weir: Okay. Reviewing departments. Any comments or?
10
11 Trevino: Just a question with that (*inaudible*). Does it meet the setbacks to know
12 that middle one would be the, what's the setback now?
13
14 Castillo: Yes, there was an improvement survey provided as part of the review
15 process, and the existing shop does meet the setbacks.
16
17 Weir: Okay. Any other comments from anybody? Okay. If that's the case, I would
18 entertain a motion to make a recommendation of approval of the replat.
19
20 Danner: So moved.
21
22 Weir: Do I have a second?
23
24 Nasir: Second.
25
26 Weir: Okay. I'll go ahead again and do the roll call. Public Works Department.
27
28 Trevino: Yes.
29
30 Weir: Community Development Department will vote yes. Utilities Department.
31
32 Nasir: Yes.
33
34 Weir: Fire Department.
35
36 Danner: Yes.
37
38 Weir: Parks and Recreation.
39
40 Mathews: Yes.
41
42 Weir: Okay. So we have another approval. And again, I'm assuming May.
43
44 Ochoa: Yes, that'll be going up to the May meeting P&Z as well. That's correct.
45

46 **4. DISCUSSION ITEMS**

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Weir: That takes care of all of our business items today. Are there any discussion items? We don't have any on the agenda, but is there anything that the committee would like to discuss? I'm not hearing anything.

5. ADJOURNMENT (09:16 a.m.)

Weir: That takes us to adjournment. Do I have a motion to adjourn?

Nasir: So moved.

Weir: Okay. Do I have a second?

Trevino: Second.

Weir: All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed/ Meeting is adjourned at 9.16.

Chairperson