



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, May 7, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Adam Ochoa, Senior. Planner
Rocio Nasir, Senior Engineer, Utilities
Cathy Mathews, Landscape Architect, Parks & Rec.
Tony Trevino, Deputy Director, Public Works
Kyle Metzgar, MPO
David Sedillo, Director, Public Works
Chris Faivre, Director, Community Development
Michael Landavazo, Fire
Mike Kinney, Plan Review Engineer, Com. Dev.

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

OTHER PRESENT: Sergio Suarez, Libbin-Underwood Engineering & Surveying
Eddie Binns

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

Ochoa: Let's go ahead and call this meeting of the May 7, 2025 Development Review Committee meeting to order. It is 9 o'clock exactly.

2. APPROVAL OF MINUTES -

2.1 April 16, 2025

Ochoa: First item we have is approval of the minutes for the April 16, 2025 DRC meeting. Do we have any changes?

Nasir: No.

Ochoa: Seeing none. Can I have a motion to approve please?

Nasir: So move.

Ochoa: Second.

Trevino: Second.

1
2 Ochoa: Thank you, Tony. All in favor signify by saying "aye."
3

4 MOTION PASSES UNANIMOUSLY.
5

6 Ochoa: All opposed They are approved.
7

8 **3. NEW BUSINESS**
9

10 **3.1 Case No. 23CS0500127: Stone Gate 2**

- 11 • A request for approval of a preliminary plat, known as Stone Gate 2.
- 12 • The proposed preliminary plat encompasses approximately 28.630 ±
13 acres, is zoned R-1a (Single-Family Medium Density), and located on
14 the north side of Settlers Pass approximately 1200 feet east
15 • of its intersection with Roadrunner Parkway.
- 16 • The subdivision proposes 96 residential lots, constructed in 3 phases,
17 with lots that range from 0.16 ± to 0.421 ± acres in size.
- 18 • Submitted by Libbin Underwood Engineering and Surveying,
19 representative.
20

21 Ochoa: Next item we have one case for new business. This is case 23CS0500127
22 which is Stone Gate number 2. Sara can you give us a rundown on this
23 please?
24

25 Gonzales: Sure. This property is located in the master plan that is designated as
26 Rancho Del Rey. It was originally approved in 1997, and so just to give
27 some background as to where we are in the development of this property.
28 This portion was actually amended in number 1 so it came in in 2004 for the
29 north side to be added into the master plan which is where Stone Gate is
30 located, which is the 152 acres that came in with the amendment number
31 1. In 2012 there was another amendment that was done but that was only
32 to adjust the realignment of some of the property boundaries for Settlers
33 Pass and Roadrunner Parkway.
34

35 So before you now is going to be the second preliminary plat for Stone Gate
36 2 which encompasses about 28.63 acres in size. It is zoned R-1a single-
37 family residential. Located on the north side of Settlers Pass and about
38 1,200 feet from its intersection east of Roadrunner Parkway. The
39 development will take place in three phases so it will be built out in three
40 phases except for Settlers Pass will be built out with phase A. So that way
41 there is that extension for the roadway to connect between Roadrunner and
42 Rinconada.
43

44 The development is going to have 96 residential lots that are about 0.16 to
45 0.421 acres in size. For the master plan it was originally approved at six

1 dwelling units per acre. The development is coming in at 3.4 dwelling units
2 per acre, just as background.

3
4 Staff did send everything out for review. We do have some approvals with
5 conditions. There was transportation comments to provide a traffic impact
6 analysis for the development but that will be moving towards construction
7 drawings and the next phases that will be coming in. Utilities did have
8 comments regarding when the construction plans are submitted to include
9 there's Jornada and zone one water pressure zone boundaries. So those
10 will need to be updated and then finalized during the final grading plan to
11 see if there is going to be a pressure valve to be installed on Settlers Pass.
12 The drainage report from engineering is currently under review and usually
13 we will see those being finalized through the construction drawing phase so
14 this can move forward without that being finalized right now. Parks did have
15 a comment as to the location of the regional pond and the park designation.
16 Based on the master plan it is located on the south side of Settlers Pass
17 and that would be coming in at future development phases. And then last
18 were just some of the roadway names from our GIS department based on
19 our addressing concerns. Other than that, essentially staff did the rest of
20 the review with a condition and approval.

21
22 Ochoa: All righty. Thank you Sara. Any other outstanding comments from
23 Community Development?

24
25 Gonzales: No.

26
27 Ochoa: Okay. We'll go around the table. Utilities, anything else to ask?

28
29 Nasir: No. Sara read it and that's where we are on that.

30
31 Ochoa: Very good. Let's see here. Engineering and Public Works.

32
33 Trevino: No, there's no comments but can you just for my information, Settlers Pass,
34 you're going to build it all the way to Rinconada you said? Or what did you
35 mention there?

36
37 Gonzales: It's essentially going to be built into the connection of Rinconada Central
38 and so that will be the end of the subdivision phase in which he owns
39 property to.

40
41 Trevino: With the first phase?

42
43 Gonzales: Yes.

44
45 Trevino: Oh wow. Okay.

46

1 Gonzales: And so phase A will be built with that.
2
3 Binns: But we're anticipating putting curb and gutter through that area so it's.
4
5 Trevino: Just add curb and gutter. You're going to keep the same cross section of
6 road?
7
8 Binns: The same process. It was an interesting challenge trying to preserve the
9 road, the traffic, and we worked out with the utility so that the gas, sewer,
10 and water will be on the dirt section that is there today.
11
12 Trevino: Cool.
13
14 Binns: Trying to preserve as much of the existing road that's possible.
15
16 Trevino: Great. Sounds good.
17
18 Ochoa: All right. Thank you Mr. Binns. Anything else from Engineering?
19
20 Trevino: No sir.
21
22 Ochoa: All righty. Parks and Rec.
23
24 Mathews: So the park is, you said is to be developed in future phases but there's no
25 schedule for that or time frame?
26
27 Binns: You and I are negotiating. I don't have a date on the calendar, no.
28
29 Mathews: So can we define which phase the park will be built in rather than just saying
30 some nebulous future time frame. Put a phase.
31
32 Binns: I'd like to do the park as early as possible. And it will depend on how soon
33 you and I or your staff can take care of the design and the final. Our
34 engineer has several sketches that he may have reviewed with you.
35
36 Mathews: Yes.
37
38 Binns: And in my mind, I'm waiting for some information of what you need. And I
39 know what I'm proposing and we have submitted that as far as design is
40 concerned.
41
42 Mathews: We reviewed, as I recall some months ago we reviewed some plans and
43 haven't heard anything since.
44
45 Binns: Okay.
46

1 Mathews: Nothing.
2
3 Binns: Serg, do you know if anything has gone back? Because I know we looked
4 at several things, but are you aware of anything that's been cycled back?
5
6 Suarez: No.
7
8 Binns: Okay, I'm not either.
9
10 Suarez: I'm not working on that portion. I'm under construction.
11
12 Binns: Zack had several things he was working on and I'm busy with him and I
13 keep pushing and says let's get it done. In my opinion, the sooner we get it
14 done the happier everybody is. If I wait to build a park after all the houses
15 are built, well there's no benefit of trying to sell the advantage of a park.
16
17 Mathews: So, can we, so are we talking about just phase, one single phase here? Or
18 after this preliminary plat, or?
19
20 Binns: Our proposal on this would be moving the dirt on all hundred lots for dirt
21 balance. And in my opinion what I'm seeing in the market now, we will
22 probably be developing all hundred lots right together. So that actually the
23 next phase would be Stone Gate number 3. And I said hey, the park will go
24 in before number three goes.
25
26 Mathews: Okay.
27
28 Binns: Phase number three, not unit number three.
29
30 Mathews: Okay.
31
32 Binns: That'll give us a target ...
33
34 Mathews: Okay.
35
36 Binns: So that we can reach out. Because the demand I can envision is going to
37 pick up. And I think these hundred lots are going to move fairly rapidly
38 based on supply and demand issues. And I can envision our engineers
39 moving on Stone Gate number three at an early date.
40
41 Mathews: Okay. So can we put language that says park to be designed and built prior
42 to approval of Stone Gate number three?
43
44 Binns: Yes, it says the park's going to be designed and I'm hesitant to say be built
45 before that because I don't know how quick that phase will hit the market.

1 But I'd certainly want it designed and our negotiations took care of so we
2 know where we're at.
3

4 Trevino: Mr. Chair. Just a question from my end. Can we, I'll be happy to vote on
5 that. Can we do that though? Because based on the master plan it says
6 prior to that 70% of the overall is done. So at the time that park is there. So
7 can we create another time frame to that even though the master plan calls
8 it out here.
9

10 Mathews: So, what do we anticipate 70% build out to be? Does it coincide?
11

12 Binns: Yes, I don't have it.
13

14 Trevino: I doubt it.
15

16 Binns: There's been no (*inaudible*).
17

18 Gonzales: Mr. Chair. Based on the size of the actual property and the entire master
19 plan, because it does encompass the south half as well as the north half,
20 70% build out means that we would still be looking at the build out for the
21 bottom half. So if you look at the entire parcel that's highlighted that's going
22 to be the portion, all of that would have to be built out up to 70%. I do not
23 believe that would be encompassing us to phase one and phase two of this
24 development.
25

26 Binns: I don't think you want to wait that long, nor do I.
27

28 Gonzales: This is the only piece that's developed right now. This is what's being
29 proposed. The park area is located generally right here on the south side,
30 essentially, from the master plan that's there. And so seeing phase three
31 come in, unless it's going to encompass all of that. But I do believe this may
32 be two more phases coming in, and then we would see those.
33

34 Trevino: And that was just a question on my end based on an approved master plan
35 already to change that.
36

37 Binns: But there will be a, what I'll say is a phase three of Settlers Pass on this next
38 phase. And I'd like the park built before that comes in. I'm not done
39 (*inaudible*). Let's get the park built before we move to this third phase.
40

41 Mathews: So, I mean, can we make that additional time frame as part of this
42 preliminary plan?
43

44 Gonzales: Mr. Chair. I would say not part of this preliminary plan because it would be
45 coming in at phase three. Phase two would just be moving towards to P&Z.
46 Now, as a condition to say that discussions will continue for phase three

1 and the park as discussions and then be finalized, would be a better
2 condition to place on the property as to condition is saying it will have to be
3 done. Because of continuous conversations and then based on the master
4 plan being at 70%, we would need to consider those. So if there is a
5 stopping point or there is some kind of piece where the development can't
6 take place, it would not be contingent upon the park being developed.
7

8 Mathews: Okay. So we're dealing with a bunch of limitations, but we've also got
9 residents out here without a park for an undefined amount of time.
10

11 Binns: Don't take me serious. I'm laughing because we've had residents for 15
12 years out there waiting for a park on 650 units that we paid for and never
13 got a park. But irrespective of that. In my opinion, you and I are still
14 negotiating who's going to build the park. And we're still negotiating on the
15 land values that go into the park. So we've got some loose ends there that
16 makes it difficult to put a time frame on.
17

18 Mathews: So for several months though we've had no discussions about the park. So
19 I want to put a time frame on it so that we continue instead of just stall.
20

21 Binns: I want to continue too. I pursued your office on multiple occasions, and we
22 were changing administrators, the first one thing and another, and different
23 people, and I got frustrated.
24

25 Ochoa: If I may interject. Since we do have an approved master plan that is vested,
26 we do have that 70% on there. But if after this meeting, if Mr. Binns is
27 amenable to meet Parks and Rec again, and another phase comes in, that
28 way if we're trying to get the park in before that 70%, which makes sense
29 for everybody, those negotiations have to happen maybe with the next
30 phase. But technically speaking there's already a condition on there when
31 that park comes in. So that being said, that's where we're at right now.
32 Unfortunately, since that condition is on there or that requirement is on
33 there, that's something we can't really add to this subdivision, unfortunately.
34

35 Mathews: That's what I was trying to get you to say. Thank you.
36

37 Ochoa: Yes. So where we could do that. So that being said, but that negotiation
38 can continue. I think Mr. Binns is open to it before we get, sooner than later
39 that 70%. That's for sure.
40

41 Mathews: Okay.
42

43 Ochoa: All righty.
44

45 Mathews: All right.
46

1 Ochoa: All right. Thank you, Cathy. Appreciate it. Fire.
2
3 Landavazo: No comment.
4
5 Ochoa: All right. Thank you. Let's see here. We're in transportation. We already
6 got Public Works and Engineering. MPO, anything.
7
8 Metzgar: Nothing.
9
10 Ochoa: All righty. That being said, since our number of conditions on here, I guess
11 can I get a motion to approve the proposed preliminary plat, correct. I'm
12 sorry. Yes.
13
14 Kinney: Yes. Apologize, I was running late. I just have a question about the master
15 plan. Speaking with staff to our knowledge that we don't, there has not been
16 a traffic impact analysis done or there is and I can't find it.
17
18 Ochoa: Right. Thank you for that. Mike. There is a condition on here from
19 engineering about requiring the TIF from transportation. Can you read that
20 condition again, Sara?
21
22 Gonzales: Prior to the submission of another phase, Rancho Del Rey master plan, a
23 TIA will be provided, completed, and reviewed by Engineering.
24
25 Ochoa: So that condition is on this one as well.
26
27 Kinney: All right. Thank you.
28
29 Ochoa: No worries. Thank you, Mike. So that being said, can I get a motion to
30 approve the proposed preliminary plat with said conditions?
31
32 Nasir: So move.
33
34 Ochoa: Can I have a second, please?
35
36 Trevino: Second.
37
38 Ochoa: Thank you. All in favor signify by saying "aye."
39
40 MOTION PASSES UNANIMOUSLY.
41
42 Ochoa: All opposed. Moves forward with a recommendation of approval to the June
43 Planning and Zoning Commission meeting. All right. Thank you, folks.
44

45 **4. DISCUSSION ITEMS**
46

1 Ochoa: Any other discussion items? Seeing none.

2

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

4

5 Ochoa: Can I have a motion to adjourn, please?

6

7 Trevino: Motion to adjourn.

8

9 Ochoa: Thank you, Tony. A second, please.

10

11 Nasir: Second.

12

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

14

15 MOTION PASSES UNANIMOUSLY.

16

17 Ochoa: All opposed. We are adjourned at 9.16.

18

19

20

21

22

23 _____
Chairperson