



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, October 1, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: Adam Ochoa, Senior. Planner
Jimmy Moreno, Construction Management, Public Works
Cathy Mathews, Landscape Architect, Parks & Rec.
Carl Clark, Assistant Utilities Director
Kyle Arend, Engineer, Public Works

STAFF PRESENT: John Castillo, Planner, Community Development

OTHER PRESENT: Caitlin Frugoli, Libbin Underwood Engineering

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

Ochoa: I'm going to call this October 1st DRC meeting to order. Adam Ochoa for the record, Community Development. We have a couple items here.

2. APPROVAL OF MINUTES

2.1 August 20, 2025

Ochoa: First item we have is approval of the minutes of the August 20, 2025 DRC meeting. Do we have any changes? Seeing none. Can I have a motion to approve the August 20th DRC minutes, please.

Mathews: Move to approve.

Ochoa: Can I have a second?

Moreno: Second.

Ochoa: Jimmy Moreno seconded it. Thank you very much. All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. And we're good.

3. NEW BUSINESS

1 **3.1 Case No. 23CS0500095: Lujan Tracts**

- 2 • A request for approval of a non-administrative replat known as Lujan
- 3 Tracts.
- 4 • The proposed subdivision encompasses approximately 2.05 acres, is
- 5 zoned REM (Residential Estate Mobile) and located at 6401 Jefferson
- 6 Lane.
- 7 • The subdivision proposes to subdivide one (1) existing lot into two (2)
- 8 new lots that are approximately 0.920 and 1.050 acres in size.
- 9 • Submitted by Libbin Underwood Engineering and Surveying,
- 10 Representative.

11

12 Ochoa: All righty. Next item, it's actually new business. We got a couple items here

13 for a Lujan Tracts subdivision. John, you want to?

14

15 Castillo: Yes. So as you all know, this is kind of a repeat from August 20th. The

16 applicant decided to change from a three lot subdivision to a two lot

17 subdivision, so we just have to bring it back. But it's a non-administrative

18 replat known as Lujan Tracts. It's approximately 2.05 acres. It's zoned

19 REM, which is our Residential Estate Mobile. And it's located at 6401

20 Jefferson Lane. They're proposing to subdivide the one existing lot into two

21 new lots that are approximately 0.920 and 1.05 acres in size. And this is

22 submitted by Libbin Underwood Engineering and Surveying as a

23 representative.

24

25 Ochoa: All righty. This did go through review a couple of times, right, John?

26

27 Castillo: Yes.

28

29 Ochoa: Okay. So now we're just here to re-review it because they're going from,

30 instead from one to three lots, they're going from one to two. So I'll go

31 around the table, see if anybody had any questions. Public works.

32

33 Arend: Have they changed the intended use of one of the lots?

34

35 Ochoa: The property is...

36

37 Arend: I think the question that came up is it appears to be commercial.

38

39 Ochoa: Correct.

40

41 Arend: Okay. But they are zoned REM, Residential Estate Mobile. So if there is

42 any type of commercial activity going on there, it is going to have to cease

43 to exist because they are zoned residential. So they will have to make sure

44 they stick to the residential zoning of the property. Anything else Public

45 Works? All righty.

46

1 Arend: No, sir.
2
3 Ochoa: All righty. Parks and Rec.
4
5 Mathews: No comments or questions.
6
7 Ochoa: Thank you very much. And Utilities.
8
9 Clark: No comments.
10
11 Ochoa: Thank you very much. All righty. Any outstanding comments from
12 Community Development, John?
13
14 Castillo: No, no outstanding comments.
15
16 Ochoa: All righty. That being said, I guess can I have a motion to approve Case
17 23CS0500095, Lujan Tract subdivision?
18
19 Mathews: So moved.
20
21 Ochoa: Can I have a second, please?
22
23 Arend: Second.
24
25 Ochoa: Thank you very much. All in favor, signify by saying "aye."
26
27 MOTION PASSES UNANIMOUSLY.
28
29 Ochoa: All opposed. State none. This will move forward to the October 28th
30 Planning and Zoning Commission meeting with a recommendation of
31 approval.
32

33 **3.2 Case No. 24CS4000008: Lujan Tracts Road Improvement Waiver**

- 34
- 35 • A request to waive the required improvements to Pecan Lane associated
- 36 with the nonadministrative replat known as Lujan Tracts.
- 37 • Pecan Lane is currently a 50-wide road access easement. The applicant
- 38 is dedicating the required 25-foot-wide section adjacent to the proposed
- 39 subdivision for future development.
- 40 • The City of Las Cruces Desing Standards Section 32-36.B states: A
- 41 subdivider shall be responsible for 100% of the street improvements
- 42 adjacent to the subdivision.
- 43 • Submitted by Libbin Underwood Engineering and Surveying,
- 44 Representative
- 45

1 Ochoa: Associated with this is also a proposed road waiver for Lujan Tracts. John,
2 you want to run this one down, please?
3

4 Castillo: Sure. So the applicant is requesting to provide no public improvements, but
5 the dedication to the Pecan Lane. Pecan Lane currently is made up of a
6 25-foot road easement that encompasses the bottom portion of the
7 property. So they will be dedicating that 25 feet, but they are seeking
8 approval, or they're seeking to not provide those road improvements on the
9 property.
10

11 Ochoa: Right. And as we all know per subdivision code, it is required. Anybody
12 subdividing the property, they are required to provide all adjacent road
13 improvements, which would be 100% of a Pecan Lane since it is a local
14 roadway. But as we all see from the aerials here that Pecan Lane doesn't
15 really exist right now. It's just a dirt road, essentially. But they are
16 proposing to dedicate their required right-of-way. So that being said, we'll
17 go around to the table again, see if anybody has any comments or
18 questions. Public works.
19

20 Arend: None.
21

22 Ochoa: Thank you. Parks and Rec.
23

24 Mathews: Mostly out of curiosity, what is the property across Pecan Lane to the north
25 of this property? It's just private property?
26

27 Ochoa: Yes, ma'am.
28

29 Castillo: Yes.
30

31 Mathews: Okay. No further comments or questions.
32

33 Ochoa: Thank you very much. Utilities.
34

35 Clark: No comments or questions.
36

37 Ochoa: Thank you. And anything outstanding from Community Development?
38

39 Castillo: No.
40

41 Ochoa: Nope. All right. Applicant, want to add anything?
42

43 Frugoli: Nothing from us. Thank you.
44

1 Ochoa: Thank you very much. All righty. Since no outstanding comments, I guess,
2 can I have a motion to recommend the approval of our Case 24CS4000008,
3 the Lujan Tracts Road Waiver improvements.
4

5 Mathews: So moved.
6

7 Ochoa: Can I have a second, please.
8

9 Arend: Second.
10

11 Ochoa: All right. All in favor signify by saying "aye."
12

13 MOTION PASSES UNANIMOUSLY.
14

15 Ochoa: All opposed. This will move forward with recommendation of approval to
16 the Planning and Zoning Commission. And then finalization at City Council.
17

18 **4. DISCUSSION ITEMS**
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20 Ochoa: Any other discussion items? Seeing none.
21

22 **5. ADJOURNMENT (09:10 a.m.)**
23

24 Ochoa: Can I have a motion to adjourn?
25

26 Mathews: So moved.
27

28 Ochoa: A second please.
29

30 Moreno: Second.
31

32 Ochoa: Thank you. All in favor signify by saying "aye."
33

34 MOTION PASSES UNANIMOUSLY.
35

36 Ochoa: All opposed. And we are adjourned at 9:10. Thank you, folks. Thank you.
37
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41 _____
42 Chairperson