



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 15, 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.
Michael Danner, Fire Investigator LCFD
Kyle Arend, Engineering Mgr, Public Works

STAFF PRESENT: Sara Gonzales, Senior Planner

OTHER PRESENT: John Moscato, Sierra Norte Development
Ben Carter, Carter Surveying

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

Weir: Good morning. I'm going to call the Development Review Committee meeting of October 15th to order.

2. APPROVAL OF MINUTES -

2.1 October 1, 2025

Weir: The first action item is approval of minutes. We have minutes from October 1, 2025. If everybody's looked at or comfortable, I'd entertain a motion to approve.

Mathews: So moved.

Weir: Do I have a second?

Metzgar: Second.

Weir: I don't think Kyle you're officially on the DRC.

Arend: Second.

Weir: Okay. A second. Okay, I'll just go ahead and do an affirmation or just a voice vote. All those in favor say "aye."

MOTION PASSES UNANIMOUSLY.

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2 Weir: All those opposed. Okay, minutes have been approved.

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4 **3. NEW BUSINESS**

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6 **3.1 Case No. 25CS0500076: N. Tornillo Housing Tracts**

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- A request for approval of an infill subdivision known as the N. Tornillo Housing Tracts.
 - The proposed subdivision encompasses approximately 0.339 acres, is zoned R-2 (Multi-Dwelling Low Density), and located on the southeast corner of Poplar Avenue and North Tornillo Street.
 - The subdivision proposes to subdivide one (1) existing lot into three (3) new lots that range from approximately 0.111 to 0.113 acres in size.
 - A variance to the minimum 5,000 square foot lot size is being requested through the infill subdivision process.
 - Following the 2001 Zoning Code, and Chapter 37 Subdivision Code.
 - Submitted by Carter Surveying and Mapping, representative.

19 Weir: The next item of business, Rocio, are you representing utilities today?

20
21 Nasir: Yes, that's correct.

22
23 Weir: Okay. Thank you. The first item we have is a replat on N. Tornillo Housing
24 Street. Is the applicant here? Thank you, Mr. Carter. You're here. Sara,
25 do you want to give us a review?
26

27 Gonzales: So, for the N. Tornillo Housing Tracts, this is considered an infill subdivision
28 as the applicant is also requesting a waiver to the square footage on the
29 property. So, this would be a three lot split where the property is
30 encompassing 0.339 acres. Zoned R-2, which is our multi-dwelling low
31 density following our 2001 Zoning Code. It is on the corner, southeast
32 corner of Poplar Avenue and N. Tornillo Street. The applicant is proposing
33 to essentially subdivide the property from one to three and create three new
34 housing lots that are going to range from 0.11 to 0.113 acres in size. The
35 requested variance is because the minimum standard for an R-2 zoning
36 designation is a 5,000 square foot lot size. The requested lots that are being
37 proposed are 4,835 to 4,922 square feet in size. So, it's just under that
38 minimum. However, this will be a development done by Tierra del Sol
39 Housing and so that is why it's coming in as an infill subdivision. It's
40 processed to all the relevant agencies and different departments. There
41 were no concerns. At this point, we have received approval for all the lots
42 and their designs.
43

44 Weir: Thank you. Mr. Carter, anything you want to state or add or just respond to
45 questions?
46

1 Carter: Sure.
2
3 Weir: Okay. DRC members, any questions of Sara or Mr. Carter?
4
5 Arend: None.
6
7 Danner: No.
8
9 Nasir: I just have a comment and that is whenever it comes for construction, that
10 the applicant or the property owner is aware that they will have to do new
11 connections for water, sewer, and gas.
12
13 Weir: Okay.
14
15 Carter: And there is a note on the plat as such.
16
17 Weir: Okay. Excellent. If there's no other questions, if I have a motion to approve.
18
19 Mathews: So moved.
20
21 Weir: Do I have a second?
22
23 Nasir: Second.
24
25 Weir: Okay. I'll just go ahead and call out departments for that. Public Works.
26
27 Arend: Aye.
28
29 Weir: Community Development. Aye. Utilities.
30
31 Nasir: Aye.
32
33 Weir: Fire.
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35 Danner: Aye.
36
37 Weir: And Parks and Recreation.
38
39 Mathews: Aye.
40
41 Weir: Okay. So the replat has been approved.
42

43 **3.2 Case No. 24CS0500113: Country Club Estates No. 3, Plat No. 4, Replat**
44 **No. 1**
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- 1 • A request for approval of a non-administrative replat known as Country Club Estates No. 3, Plat No. 4, Replat No. 1.
- 2
- 3 • The proposed subdivision encompasses approximately 0.226 acres, is
- 4 zoned R-1a (Single-Family Medium Density) and located at 1003
- 5 Ivydale Drive.
- 6 • The subdivision proposes to subdivide one (1) existing lot into two (2)
- 7 new lots that are approximately 0.117 and 0.110 acres in size.
- 8 • Following the 2001 Zoning Code, and Chapter 37 Subdivision Code.
- 9 • Submitted by Carter Surveying and Mapping, representative.

10
11 Weir: Okay. The next item is a subdivision plat called Country Club Estates No.
12 3, Plat No. 4, Replat No. 1. Sara, do you want to ... you're still here.

13
14 Carter: I'm still here.

15
16 Gonzales: Got all three. Essentially, this is another non-administrator replat. The
17 applicant is proposing to subdivide this one lot into two existing or two new
18 lots to create a townhouse subdivision. Essentially, the lot is 0.117 and
19 0.110 acres in size. It is zoned R-1a. The applicant is also following the
20 2001 Zoning Code. And so the minimum standard for the lot sizes is 5,000.
21 The applicant has already received a flexible development standard
22 because the property is required to be at 5,000 square feet, it is currently at
23 4,791 on one of the lots. And then the lot frontages are required to be at 50
24 feet minimum. They're at 47.3, so a flex was provided in order to bring in
25 essentially two more housing opportunities for the area. It's very compatible
26 with the surrounding neighborhood as if you go about 1,000 feet south, you'll
27 see that there are duplex lots. So this area does have either duplexes,
28 single-family homes. So this would not be out of character with those areas.
29 Staff sent it out for all the relevant reviews and received approval as well for
30 these.

31
32 Weir: And so your recommendation would be approval?

33
34 Gonzales: Recommendation would be approval.

35
36 Weir: Okay. Mr. Carter, anything you want to add or any additional information?

37
38 Carter: No. Happy to answer questions.

39
40 Weir: Okay. DRC members, any questions?

41
42 Danner: No.

43
44 Weir: MPO, any questions?

45
46 Metzgar: No.

1
2 Nasir: I apologize for not doing my homework. Sara, could you zoom in into the
3 notes to make sure that the note for utilities for subdivide shall be - yes, so
4 then utilities have no concerns or comments. Thank you.
5
6 Weir: Okay. I'll entertain a motion to approve the replat.
7
8 Nasir: So moved.
9
10 Weir: Can I have a second?
11
12 Mathews: Second.
13
14 Weir: Okay. I'll start in the opposite order this time. Parks and Recreation.
15
16 Mathews: Aye.
17
18 Weir: Fire.
19
20 Danner: Aye.
21
22 Weir: Utilities.
23
24 Nasir: Aye.
25
26 Weir: Community Development is aye. Public Works.
27
28 Arend: Aye.
29
30 Weir: Okay. So DRC recommend approval of a second or actually approve it.
31

32 **3.3 Case No. 25CS0500062: Sonoma Ranch Boulevard Right-of-Way**
33 **Vacation Plat**
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- 35 • A request for approval of a vacation plat known as Sonoma Ranch
- 36 Boulevard Right-Of-Way Vacation Plat.
- 37 • The proposed subdivision encompasses approximately 1.750 acres in
- 38 size and located generally west and east of Sonoma Ranch Boulevard
- 39 between its intersection with Engler Road on the south side to its
- 40 intersection with Arroyo Road to the north side.
- 41 • The vacation plat proposes to align Sonoma Ranch Boulevard with the
- 42 actual alignment of the roadway.
- 43 • Submitted by Sierra Norte Development, Inc., applicant.
- 44

1 Weir: Third item of business is Sonoma Ranch Boulevard Right-of-Way Vacation
2 Plat. Let's see if the applicants and owners are here. Sara, do you want to
3 give us overview?
4

5 Gonzales: No problem. So this one is a vacation plat to essentially fix the alignment
6 for Sonoma Ranch Boulevard right-of-way. The subdivision is about 1.75
7 acres is essentially what is being corrected through this. It is on the west
8 east side of Sonoma Ranch Boulevard between Engler Road and on the
9 south side of its intersection with Arroyo Road to the north side. It is just to
10 essentially, Sonoma Ranch Boulevard was already dedicated at one point
11 in time and so through the subdivision process we are now just cleaning up
12 and realigning it to what has actually been constructed and built into the
13 field. None of the properties are being dedicated to the City. The property
14 areas that are being dedicated are to the private owners or to the private
15 ownership of Sierra Norte, basically maintaining its ownership now. Staff
16 did send it out for review and have received all the approvals up to this point
17 as well for the vacation. So staff's recommendation would be approval.
18

19 Weir: Mr. Carter, Mr. Moscato. Anything you'd like to add or any other comments?
20 No. Okay. DRC members?
21

22 Arend: The southwest corner, is that going to be a regional pond?
23

24 Moscato: Southwest corner?
25

26 Arend: Sorry, Sonoma Ranch and Peachtree?
27

28 Moscato: Yes.
29

30 Arend: Okay. Yes, my only question was, is there's a bunch of drainage structures
31 extending outside of the right-of-way. But if it's going to go into a regional
32 detention pond, then there's no issue there with right-of-way for
33 maintenance of the structures that I foresee.
34

35 Moscato: It is a pond.
36

37 Arend: Okay..
38

39 Weir: Any other DRC comments? MPO?
40

41 Metzgar: None.
42

43 Weir: None. Okay. If that's the case, I'll entertain a motion to approve?
44

45 Mathews: So moved.
46

1 Weir: Okay. A second.
2
3 Arend: Second.
4
5 Weir: Okay. I'll start with utilities this time. Utilities.
6
7 Nasir: Yes.
8
9 Weir: Fire.
10
11 Danner: Yes.
12
13 Weir: Parks and Rec.
14
15 Mathews: Aye.
16
17 Weir: Public Works.
18
19 Arend: Aye.
20
21 Weir: Community Development. Aye. So DRC recommends approval of the
22 vacation plat also.
23
24 Gonzales: And this one would just go directly to City Council as it does not require P&Z
25 recommendations. This one would be taken to City Council for final action.
26
27 Weir: Okay.

29 **4. DISCUSSION ITEMS**

30
31 Weir: The next item of business is discussion items. Do any of the DRC members
32 or MPO have anything they'd like to discuss as a group? Sara.
33
34 Gonzales: I do have one item. I will probably be scheduling a special meeting for
35 October 29th, as we will probably have two more cases. It is the end of the
36 year. All of our P&Z meetings are getting pushed up from November and
37 December. And so when we have an earlier week, we always end up
38 moving some of our DRC meetings. And so we'll probably have one in
39 October at the end, just because we're trying to make sure everybody that
40 needs to get through the process by December 31st, essentially because
41 Realize will be in effect as of January 1st. Any of those cases, we'll just try
42 and be accommodating those meetings to move out the rest of the year.
43
44 Weir: Okay.

46 **5. ADJOURNMENT (09:10 a.m.)**

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2 Weir: If there's nothing else, I'll entertain a motion to adjourn.
3
4 Nasir: So moved.
5
6 Weir: A second.
7
8 Arend: Second.
9
10 Weir: All in favor?
11
12 MOTION PASSES UNANIMOUSLY.
13
14 Weir: We are adjourned.
15
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20 _____
Chairperson