



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, November 19, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Jimmy Moreno, Interim Public Works Director
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Katherine Harrison-Rogers, Plan & Construct Admin, Parks
Kyle Arend, Engineering Mgr, Public Works

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

OTHER PRESENT: Lydia Ellis, GEM
Anthony Guttierz, GEM
Leah Salas, Salas Homes
Dave Salas

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

Weir: Good morning everybody, I'll go ahead and call the Development Review Committee meeting for November 19th to order. All the departments are represented.

2. APPROVAL OF MINUTES -

2.1 October 15, 2025

Weir: So our first order of business is approval of minutes. You should have been distributed October 29th minutes. Any discussion? No. If that's the case, I'll entertain a motion to approve the minutes.

Arend: Motion to approve the minutes.

Weir: Okay. Do I have a second?

Nasir: Second.

Weir: Okay. Let's go ahead and do it by acclamation. All those in favor, say "aye."

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2 MOTION PASSES UNANIMOUSLY.

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4 Weir: All those opposed. Okay. Minutes approved.

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6 **3. NEW BUSINESS**

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8 **3.1 Case No. 25CS0500012: Coyote Crossing Subdivision Master Plan**

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- A request for approval of a master plan known as Coyote Crossing Subdivision.
 - The proposed subdivision encompasses approximately 10.954 acres, is zoned R-1a (Single-Family Medium Density) and located south of Hansen Avenue and west of Spitz Street.
 - The master plan proposes designated residential, drainage, open space, and landscaped areas that will be maintained and owned by the developer. Also includes right-of-way dedication to the City of Las Cruces for Spitz Avenue.
 - Submitted by GEM Surveying, Representative.

20 Weir: And letting John get his plans up. But our first order of business is Coyote Crossing Subdivision Master Plan. Looks like the proposed master plan encompasses 10 acres. It's under the 2001 Zoning Code. It's zoned R-1a. It proposes uses of residential, drainage, open space, and landscape areas, and is submitted by GEM Surveying. Is GEM here today? Okay. John, do you want to give us an overview of this?

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27 Castillo: So as you were saying, Mr. Chair, this is a proposed master plan known as Coyote Crossing Subdivision. It does encompass 10.954 acres. They will be providing a tract of land dedicated to the city for the widening of Spitz Street. And it is looking to develop 58 residential townhouse lots.

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32 Weir: Thank you. Jim, would you like to add anything to the presentation or the property owners?

33
34
35 Jim: There are a couple of lots that aren't townhouse lots in there as well, just to make that clear. The whole thing is not a townhouse lot.

36
37
38 Weir: But all the uses for sale will be for, or lots for sale will be residential?

39
40 Jim: Yes.

41
42 Weir: All.

43
44 Jim: Yes.

1 Weir: Okay. Reviewing departments or city departments, any comments you'd
2 like to make on the master plan?
3

4 Nasir: There is a variance for the utilities placement, for the service lines. And the
5 property owner has made it clear that they don't want to have gas in order
6 for them to fit the small lots for the service lines, so they're going to have,
7 they're asking for the variance for the way the utilities, I'm sorry, I'm putting
8 my thoughts together here. The service lines, what we have on file on our
9 standards, but it is not what they're proposing. So we have approved that
10 with no gas, and they're going to have to have five feet in separation
11 between water and sewer. and I had to make a small correction and I
12 provided that correction to John so he can put it on the file.
13

14 Weir: Okay. So just so I understand, the Utilities Department did approve that
15 waiver that no gas service will be provided. And then just a stipulation of is
16 the separation of the water and sewer your regular standard, or is it a
17 variance for that also?
18

19 Nasir: So it's a variance for that too, because on our standard is a ten feet
20 separation between water and gas for service lines on the property lot. But
21 on our standards also there is a minimum separation of five feet, so that's
22 the one that I'm asking. Because they have shown to be two feet, or three
23 feet, I'm sorry, so I have asked to be at least a minimum of five feet. And
24 also five feet away from the electric service line.
25

26 Weir: And then do you want that a condition of approval of the master plan, that
27 that be noted?
28

29 Nasir: Yes. As I said I have done that modification that is shown there.
30

31 Weir: Okay.
32

33 Nasir: It's five feet from the electric service line, and five feet away from the sewer
34 and water.
35

36 Weir: Okay. Applicants have any issues with the request or what's going forward?
37

38 Gutierrez: I don't believe so. We haven't on the survey side, I know, I think David has
39 checked that it will still work that way. I'm pretty sure that we already went
40 through that, right.
41

42 Nasir: Yes, because I think that you have shown it to be three feet from electrical
43 and water, and seven feet from sewer and water.
44

45 Gutierrez: Yes, so yes I think we're good, yes.
46

1 Weir: Okay. DRC, would you like to make a motion to make that a condition of
2 approval of the master plan, the graphic, or the standard, or would you want
3 to defer to the construction drawings?
4
5 Nasir: I believe it has to be here on the master plan, because it's shown.
6
7 Gutierrez: So we'll modify it.
8
9 Nasir: Yes, to be modified.
10
11 Weir: Okay.
12
13 Nasir: Because if it's not on the master plan, then they will, we will be talking about
14 this again on the construction drawings.
15
16 Weir: Yes, okay. Well, I'll entertain a motion to make that a condition of approval.
17
18 Nasir: So move with the condition of the five feet separation between electrical,
19 water, and sewer.
20
21 Weir: Okay. Do I have a second?
22
23 Harrison-Rogers: I'll second.
24
25 Weir: Okay. And I'll go ahead and do a roll call on that. Public Works.
26
27 Arend: Aye.
28
29 Weir: Community Development. David Weir, yes. Utilities.
30
31 Nasir: Yes.
32
33 Weir: Fire.
34
35 Danner: Yes.
36
37 Weir: And Parks and Recreation.
38
39 Harrison-Rogers: Yes.
40
41 Weir: Okay, so that is a condition. Are there any other comments on the master
42 plan itself? If not, I'll entertain a motion.
43
44 Nasir: I just, I'm sorry, it's me again. I don't mean to be so controversial, but I just
45 wanted it to note that, like I said, there was not going to be a gas. There's
46 no gas proposed in here.

1
2 Weir: Okay.
3
4 Nasir: And I know that City Council has been having some issues with that. Just,
5 just a note.
6
7 Weir: Okay. Did you want that to make that as a part of the, I don't think it needs
8 to be made part of it.
9
10 Nasir: No, no, I just wanted it to say it on the minutes. There's, the Las Cruces
11 Utilities cannot force people to have gas. That I know. Water and sewer,
12 maybe, but not gas. I just wanted it to note it.
13
14 Weir: Okay. Well, it'll be a part of the minutes, and those are always provided to
15 the Planning and Zoning Commission when they act on the master plan, so.
16 With that, I'll entertain a motion to approve the master plan with the one
17 condition of approval.
18
19 Danner: So moved.
20
21 Weir: Can I have a second?
22
23 Nasir: Second.
24
25 Weir: Okay.
26
27 Gutierrez: A lot of hesitation.
28
29 Weir: Yes, I know. Nobody had their coffee or caffeine yet. I'll go ahead and do
30 a vote. Parks and Recreation.
31
32 Harrison-Rogers: Yes.
33
34 Weir: Fire.
35
36 Danner: Yes.
37
38 Weir: Utilities.
39
40 Nasir: Yes.
41
42 Weir: Community Development votes yes. Public Works.
43
44 Arend: Yes.
45

1 Weir: Okay, so there is a positive recommendation for approval of the master plan
2 for a Coyote Crossing Master Plan.
3

4 **3.2 Case No. 24CS0500127: Coyote Crossing Subdivision Preliminary Plat**

- 5 • A request for approval of a preliminary plat known as Coyote Crossing
6 Subdivision.
- 7 • The proposed subdivision encompasses approximately 10.954 acres, is
8 zoned R-1a (Single-Family Medium Density) and located south of
9 Hansen Avenue and west of Spitz Street.
- 10 • The preliminary plat proposes fifty-eight (58) townhouse lots, two (2)
11 tracts of land that are approximately 2.49 acres for drainage and open
12 space, one (1) tract for landscaping, and one (1) tract of land for the
13 expansion of Spitz Avenue.
- 14 • Submitted by GEM Surveying, Representative.
15

16 Weir: Our second case is the preliminary plat for this subdivision. John, you want
17 to, I think we've touched base on some of this stuff, but if there any other
18 specifics.
19

20 Castillo: No, it's pretty much the same. It's a 58 lot townhouse and residential
21 subdivision, both containing townhouses and regular size lots.
22

23 Weir: And you said there was a dedication, when they get to the master plan,
24 there will be a dedication of Spitz Drive?
25

26 Castillo: Yes. There will be a dedication to widen Spitz Drive, as well as the
27 development of Hansen Avenue. They will be maintaining two tracts of land
28 that are approximately a bit over two acres in size. Those will be maintained
29 and owned by the development.
30

31 Weir: Okay. Jim, would you, anything else, or property owners, would you like to
32 add? No.
33

34 Salas: I'm just glad we're here, ready to move forward.
35

36 Weir: Okay.
37

38 Salas: Thank you.
39

40 Weir: Reviewing departments, anything?
41

42 Snr Yes, I do. John, can you put the, what you gave us for the plat? For the
43 preliminary plat, please. Because I believe there's a correction that needs
44 to be made. I just want to make sure I'm looking at the correct one.
45

46 Gutierrez: This is the most recent one. And do they have that.

1
2 Nasir: On the second page. If you can zoom in on to the northwest corner, please.
3 A little more. Right there. Can you go in. Right there, there is shown that
4 there is a portion of existing 15 feet utility easement vacated by this plat.
5 There's no easement and there's no line there going. Utilities went out there
6 and potholed it and found the line to be outside of this parcel.
7
8 Gutierrez: Excellent.
9
10 Nasir: So I just want to make sure it's noted. So it's done correctly.
11
12 Weir: So there's not a paper record for that? That was something that they added
13 recently?
14
15 Nasir: No, there's none. And for whatever reason, we put it on our GIS to be there.
16 But we potholed it and found the line and it's not there. So we don't have
17 an easement and we don't have the water line running through there. Now
18 the property owner is going to run the other, the one that is going to be
19 dedicated by this plat, which is the 15 feet utility easement by this plat. The
20 one that, that one right there.
21
22 Weir: And you'll take care of that before we go the Planning and Zoning
23 Commission?
24
25 Gutierrez: Oh yes, it'll be done today. We'll upload it and we'll send it directly to you.
26
27 Nasir: Well to John.
28
29 Gutierrez: Do you want us to e-mail you a copy or just?
30
31 Nasir: No, send it to John and CC me on that because I don't want to be the.
32
33 Gutierrez: Yes, yes, no, no, no, for sure. We always copy John.
34
35 Weir: Ms. Harrison-Rogers, do you have a comment?
36
37 Harrison-Rogers: Yes. I just have one question. This really is for John. John, do we
38 think this is going to make it to P&Z for approval by the end of the year?
39
40 Castillo: Yes. So after this meeting, we do get to go to P&Z in December.
41
42 Harrison-Rogers: I just want to make sure because if it goes past that date, then we'll
43 have to talk about some fees in lieu of the park. However, there are some
44 credits that will be given towards the, I think the open space and the park
45 land that will be privately owned. But if not, there's potential for additional
46 fees.

1
2 Gutierrez: We've talked about all that.
3
4 Harrison-Rogers: Okay, I just want to make sure.
5
6 Gutierrez: That's what we're pushing.
7
8 Ellis: We've discussed the urgency.
9
10 Harrison-Rogers: Okay. I just want to make ...
11
12 Ellis: Before the end of the year.
13
14 Harrison-Rogers: I just want to make sure.
15
16 Ellis: Because there's too many changes with all the new. And this has been
17 going on for quite a while.
18
19 Harrison-Rogers: I just want to make sure we're not going to be.
20
21 Weir: So just for the record, so if they get the plat approved, the final plat approved
22 by the Planning and Zoning, or no, the preliminary plat approved before
23 December 31st, they'll just be responsible for park impact fees.
24
25 Harrison-Rogers: Yes, correct.
26
27 Weir: But if it's approved in January, then it's park impact fees and dedication of
28 park land or fees in lieu.
29
30 Harrison-Rogers: Correct.
31
32 Weir: Okay. Any other comments from any of the reviewing departments? Nope.
33 If that's the case, I would entertain a motion to approve. And I'd recommend
34 that we add a condition that the easement be removed from the preliminary
35 plat.
36
37 Nasir: So moved with the condition to have the existing utility easement vacated
38 by this plat removed from the plat.
39
40 Weir: Do I have a second?
41
42 Arend: Second.
43
44 Weir: I'll just go ahead and do this by voice vote. All those in favor, say "aye."
45
46 MOTION PASSES UNANIMOUSLY.

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2 Weir: All those opposed. The DRC has recommended approval of the preliminary
3 plan for Coyote Crossing Subdivision.
4

5 **4. DISCUSSION ITEMS**
6

7 Weir: So that takes care of all of our business items today. Is there anything, any
8 discussion items that the DRC would like to have today going forward?
9 None.

10
11 Gutierrez: Can we bring anything since you guys are all here?
12

13 Weir: I recognize Jim.
14

15 Gutierrez: I know we're all in the same boat. We have several applications in that are
16 going to run the same risk you know, well we know will not be approved b
17 before the end of the year. We know Parks and Rec is one of the big ones.
18 Is there a way we can just conference with you over those?
19

20 Harrison-Rogers: Yes.
21

22 Gutierrez: I think there's two or three, right, Lydia?
23

24 Ellis: There's two of them under this code.
25

26 Gutierrez: Under this code. And just go meet with you.
27

28 Harrison-Rogers: Yes.
29

30 Gutierrez: Because we want to interface back with our clients. We think some of them
31 might require more work and, you know re-submittals and all that stuff. So
32 we want to really take care of them and communicate.
33

34 Harrison-Rogers: You can reach out directly to me and we can maybe sit down and have
35 a meeting and just talk about moving forward.
36

37 Gutierrez: Okay, it'll be Lydia.
38

39 Ellis: And just to reiterate, so this one is going to be moved through to the next
40 level prior to year end. That's all. That's all.
41

42 Gutierrez: This went great.
43

44 Weir: With the recommendation today, John will start working on staff reports for
45 the December Planned and Zoning Commission meeting.
46

1 Ellis: When is that meeting again, December?
2
3 Castillo: December 16th at 6 p.m.
4
5 Weir: It'll be here at City Hall in chambers.
6
7 Ellis: P and Z.
8
9 Weir: The Planning and Zoning Commission.
10
11 Nasir: And it'll be across the hall.
12
13 Harrison-Rogers: In the council chambers.
14
15 Ellis: Okay.
16
17 Harrison-Rogers: And make sure that you park on this side because they locked that
18 door.
19
20 Gutierrez: Okay. Thank you. All right, yes, that's it. Thank you.
21
22 Weir: Thank you.
23
24 Gutierrez: Appreciate it.
25
26 Ellis: Appreciate it.
27
28 Gutierrez: It's been an interesting three years.
29
30 Weir: To say the least. To say the least. So is there any other items?
31
32 **5. ADJOURNMENT (09:15 a.m.)**
33
34 Weir: Okay, well, I would entertain a motion to adjourn.
35
36 Nasir: So moved.
37
38 Weir: Second?
39
40 Danner: Second.
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42 Weir: All those in favor?
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44 MOTION PASSES UNANIMOUSLY.
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Chairperson