



City of Las Cruces[®]

Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following agenda on April 12, 2023 at 9:00 A.M., in Room 1158 located at the City Hall, 700 North Main Street, Las Cruces, New Mexico.

1. Call To Order
2. Approval Of Minutes

Documents:

[03-08-23 DRC MINUTES.PDF](#)

3. Old Business
4. New Business

4.1. Case 22CS0500114: Royal Crossing Subdivision Master Plan

- A request for approval of a master plan subdivision, known as Royal Crossing Subdivision.
- The proposed subdivision currently encompasses 75.09 ± acres and is located at the corner of Solano Drive and Main Street also known as the former Country Club.
- The subdivision proposes to do a multi-phase development that will align with the Apodaca Blueprint.
- Submitted by the Souder Miller and Associates, Representative.

4.2. Case 23CS0500038: Royal Crossing Subdivision Preliminary Plat

- A request for approval of a preliminary plat for a subdivision known as Royal Crossing Subdivision.
- The proposed subdivision currently encompasses 75.09 ± acres and is located at the corner of Solano Drive and Main Street also known as the former Country Club.
- The subdivision proposes to do a multi-phase development that will align with the Apodaca Blueprint.
- Submitted by the Souder Miller and Associates, Representative.

5. Discussion

6. Adjournment

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Date Posted: 04/06/2023

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

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3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, March 8, 2023, at 9:00 a.m. in Room 1158.

5
6 **DRC PRESENT:** Adam Ochoa, Building Inspection Supervisor, Sr. Planner
7 Mark Dubbin, Fire Projection Engineer
8 Elaine Martinez, Engineering Tech, Utilities
9 Mike Kinney, Plan Review Engineer, Com. Dev.

10
11 **STAFF PRESENT:** Adam Ochoa, Building Inspection Supervisor
12 John Castillo, Planner, Community Development
13 Becky Baum, Recording Secretary, RC Creations, LLC

14
15 **OTHER PRESENT:** Jeremy Eckhart, Fire Department
16 Cody Richards, Fire Department
17 Zach Libbin, EBID
18 Caitlin Frugoli
19 Mira Guerrero
20 Manuel Pinera
21 Chief Michael Landavazo, Fire Department
22 Jazmine Esnayder

23
24 **1. CALL TO ORDER (9:00 a.m.)**

25
26 Ochoa: Call this meeting to order of the DRC meeting of March 8, 2023
27

28
29 **2. APPROVAL OF MINUTES**

30
31 **2.1 January 25, 2023 Minutes**

32
33 Ochoa: First item we have is approval of the minutes from our last meeting which
34 was January 25, 2023. Do we have any changes on that, corrections? If
35 not, can I have a motion to approve.

36
37 Dubbin: Motion to approve.

38
39 Ochoa: And a second.

40
41 Kinney: Second.

42
43 Ochoa: Mike Kinney seconds. All right in favor please say "aye."
44

45 **MOTION PASSES UNANIMOUSLY.**
46

1 Ochoa: All opposed. Seeing none. It passed.

2

3 **3. OLD BUSINESS**

4

5 Ochoa: No old business.

6

7 **4. NEW BUSINESS**

8

9 **4.1 Case 22CS0500080: Government Heights Addition, Replat No. 1**

10 • A request for approval of a non-administrative replat, known as
11 Government heights Addition Replat No. 1.

12 • The proposed subdivision currently encompasses 2.15 + acres, is
13 zoned R-1a (Single Family Medium Density), is located at 890 McCoy
14 Avenue.

15 • The subdivision proposes to replat two existing residential lots into
16 three (3) residential lots that vary in size from 0.22 ± to 1.70 ± acres in
17 size

18 • Submitted by the Underwood Engineering, Representative.

19

20 Ochoa: We do have three items for new business. First one we have here is Case
21 22CS0500080, it's the Government Heights Addition, Replat No. 1. Staff
22 will you please give a quick rundown on this subdivision please.

23

24 Castillo: All right so today we have the Government Heights Addition, Replat No. 1.
25 It's gong to be a request for approval of a nonadministrative replat. The
26 proposed subdivision currently encompasses 2.15 acres. It's currently
27 zoned R-1a and it's located at 890 McCoy Avenue. The subdivision
28 proposes to replat the existing lot into three lots that vary in size from 0.22
29 to 1.70 acres in size. This was submitted by Underwood Engineering as
30 the property owner's representative.

31

32 Ochoa: Okay. So it's basically like a single-family subdivision it what's going on
33 here, right.

34

35 Castillo: Correct.

36

37 Ochoa: Separating into three lots. Okay. Sounds good. I guess go around the
38 table, were there any outstanding issues with this review, John?

39

40 Castillo: No, there were no outstanding.

41

42 Ochoa: Okay. Let's go around the table. Fire, any comments.

43

44 Dubbin: No issues.

45

46 Ochoa: Thank you. Utilities, any comments.

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Martinez: No comments.

Ochoa: Engineering, anything?

Kinney: No.

Ochoa: No. All righty. Seems like a fairly simple single-family residential subdivision. That being said, can I have a recommendation of approval for Case 22CS0500080?

Dubbin: So moved.

Kinney: Second.

Ochoa: Second. Okay. Thank you very much. All in favor, please say "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. Okay, this case will be moved forward to this month's Planning and Zoning Commission meeting with a recommendation of approval from DRC.

4.2 Case 22CS0500049: Mesilla Valley Mall Subdivision, Replat No. 6

- A request for approval of a non-administrative replat, known as Mesilla Valley Mall Subdivision Replat No. 6.
- The proposed subdivision currently encompasses 2.15 + acres, is zoned R-1a (Single Family Medium Density), is located at 550 S Telshor Avenue.
- The subdivision proposes to replat one existing commercial lot into two (2) commercial lots that are 0.503 ± and 0.77 ± acres in size.
- Submitted by the Land-Mark Professional Surveying Inc., Representative.

Ochoa: Going up to the next proposal. It's another subdivision, Case 22CS0500049: It is the Mesilla Valley Mall Subdivision, Replat No. 6. John can you give us a quick presentation on this please.

Castillo: Yes. So once again this is a request for another nonadministrative replat known as the Mesilla Valley Mall Subdivision, Replat No. 6. The proposed subdivision currently encompasses 2.15 acres in size. And we are going to split it into two lots. The one existing lot will now become two lots that are 0.503 acres and 0.77 acres in size. The property is currently zoned C-3C and C-3 which is our commercial medium intensity and commercial medium intensity conditional.

1 Ochoa: High intensity, right.
2
3 Castillo: I'm sorry, yes high intensity.
4
5 Ochoa: Okay.
6
7 Castillo: And it was submitted by Land-Mark Professional Survey, Inc. on behalf of
8 the property owner.
9
10 Ochoa: Okay. Were there any outstanding issues or comments for this review of
11 the subdivision?
12
13 Castillo: No.
14
15 Ochoa: Okay. All right. Go around the table, let's start with Fire again. Any
16 comments?
17
18 Dubbin: No issues.
19
20 Ochoa: Okay. Thank you. Utilities.
21
22 Martinez: No comment.
23
24 Ochoa: No comment. Engineering.
25
26 Kinney: No comment.
27
28 Ochoa: No comment at all. Okay. Very good. Yes looks like a two lot split just for
29 commercial purposes, correct.
30
31 Castillo: Correct.
32
33 Ochoa: All right. Okay. That being said, can I get a motion to approve Case
34 22CS0500049?
35
36 Kinney: So moved.
37
38 Ochoa: So moved. Motion by Mike Kinney. Can I have a second please?
39
40 Martinez: Second.
41
42 Ochoa: Utilities second. Thank you very much. All those in favor please signify
43 by saying "aye."
44
45 MOTION PASSES UNANIMOUSLY.
46

1 Ochoa: All opposed, "nay." All righty. This subdivision will be moving forward
2 also to the March Planning and Zoning Commission with a
3 recommendation of approval from DRC.
4

5 **4.3 Case 22CS0500131: Yoder Lea Replat**

- 6 • A request for approval of a non-administrative replat, known as Yonder
7 Lea Replat
- 8 • The proposed subdivision currently encompasses 0.640 + acres, is
9 zoned R-2 (Multi-Dwelling Low Density) within the South Mesquite
10 Zoning Overlay, is located at 414 Soledad Avenue.
11

12 Ochoa: And our last case is Case 22CS05000131: It's the Yoder Lea Replat. Staff
13 can you give us a quick rundown on this one please.
14

15 Castillo: Yes. So we have today another request for a nonadministrative replat
16 known as Yonder Lea Replat. The proposed subdivision currently
17 encompasses 0.64 acres. It is comprised of two lots and we're converting
18 it into three lots for residential purposes. It is zoned R-2 which is our
19 multidwelling low density. And it is also found within the South Mesquite
20 Zoning Overlay District. It was submitted by Visa Grande Surveys as the
21 property representative.
22

23 Ochoa: Okay. All righty. It's zoned R-2, correct.
24

25 Castillo: Correct.
26

27 Ochoa: And it's in the South Mesquite Overlay. Okay. Very good. Were there
28 any outstanding comments during the review of this subdivision?
29

30 Castillo: No.
31

32 Ochoa: No. Very good. All righty. Let's go around the other way around the
33 table. Engineering, where there any comments on this?
34

35 Kinney: Not from Engineering. But traffic, transportation contacted me and had a
36 question about the new lot lines for going east-west, north-south if there
37 was concern that may split through a driveway.
38

39 Ochoa: Okay.
40

41 Kinney: I looked on aerial photograph of it and I couldn't see that an existing
42 driveway right on the lot line.
43

44 Ochoa: That'd be an issue.
45

46 Kinney: Yes. Are the lot owners here? No.

1
2 Castillo: No. The representative and the property owners aren't here.
3
4 Kinney: Looking on the aerial pictures and then also looking on Google Maps
5 street view and stuff like that.
6
7 Ochoa: And it seemed like it'd ...
8
9 Kinney: I saw the driveways on the south of the driveway that's existing on the
10 very south side.
11
12 Ochoa: Right.
13
14 Kinney: And then there's one driveway on the very east side.
15
16 Ochoa: Okay. Well that being said I mean they are subdividing so the new
17 driveways for these lots will have to be adjusted anyways. So if there is
18 one that's kind of straddling it'll just have to be moved essentially and that
19 apron will have to be relocated just for it to meet. So that's a requirement
20 and that's something we'll have to just provide that information to the
21 property owner and to the actual applicants themselves as well. That way
22 they're aware of it. We'll bring that up to their attention. Thank you for
23 that. All righty, anything else Mike?
24
25 Kinney: No sir.
26
27 Ochoa: Thank you sir. Anything for Utilities?
28
29 Martinez: No.
30
31 Ochoa: No comments. Fire.
32
33 Dubbin: No issues Mr. Chairman.
34
35 Ochoa: All right. Thank you very much. With that I guess I'll entertain a motion to
36 recommend approval for Case 22CS0500131.
37
38 Dubbin: Motion to approve.
39
40 Ochoa: Can I have a second please?
41
42 Kinney: Second
43
44 Ochoa: Mike Kinney second. Thank you very much. All in favor please signify by
45 saying "aye."
46

1 MOTION PASSES UNANIMOUSLY.

2

3 Ochoa: All opposed, "nay." None. All right. The final case will also be moving
4 forward to the March Planning and Zoning Commission meeting with the
5 recommendation of approval from the DRC.

6

7 **5. DISCUSSION**

8

9 Ochoa: Next item is discussion. Anything to discuss DRC? Seeing none.

10

11 **6. ADJOURNMENT (09:12 a.m.)**

12

13 Ochoa: Can I have a motion to adjourn DRC meeting?

14

15 Kinney: So moved.

16

17 Dubbin: Second.

18

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

20

21 MOTION PASSES UNANIMOUSLY.

22

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27 _____
Chairperson