



City of Las Cruces[®]

Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following agenda on June 14, 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:

[04-26-23 DRC MINUTES.PDF](#)

3. Old Business
4. New Business
 - 4.1. Case 22CS0500044: EBL & T Subdivision "A" Replat No. 37
 - A request for approval of a non-administrative replat, known as Elephant Butte Land & Trust Co. Subdivision "A" Replat No. 37.
 - The proposed subdivision currently encompasses 2.276 ± acres, is zoned REM (Residential Estate-Mobile), is located at 1086 Kennedy Road.
 - The subdivision proposes to replat one (1) existing residential lots into two (2) residential lots that are 1.023 ± acres in size.
 - Submitted by the Moy Surveying, Representative.
 - 4.2. Determination That Once The Applicant Has Received Approval For A Subdivision, No Additional Modifications May Be Requested By City Staff Or Members Of The Public Unless There Is A Significant Change To The Lot Boundaries, Utilities, And/ Or Dedication Of Land.
 - 4.3. Determination Between Sec. 32-410, 1, B. And Sec. 32-410, 7, A. Of The Design Standards In Relation To Local Streets And The Required Streetlighting Standards - Types Of Poles/Luminaries, Spacing, Location, And IES Analysis
5. Discussion
6. Adjournment

The City of Las Cruces does not discriminate on the basis of race, religion, sex, sexual

orientation, gender identity, color, ancestry, serious medical condition, national origin, age, or disability in the provision of services. The City of Las Cruces will make reasonable accommodation for a qualified individual who wishes to attend this meeting. Please notify the City Community Development Department at least 72 hours before the meeting by calling 528-3043 (voice) or 1-800-659-8331 (TTY) if accommodation is necessary. This document can be made available in alternative formats by calling the same numbers listed above.

Date Posted: 06/06/2023

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, April 26, 2023, at 9:00 a.m. in Room 1158.

5
6 **DRC PRESENT:** David Weir, Deputy Director Community Planning
7 Mark Dubbin, Fire Projection Engineer (arrived 9:10)
8 Rocio Nasir, Senior Engineer, Utilities
9 Gary Skelton, Engineer, Public Works
10 Mike Kinney, Plan Review Engineer, Com. Dev.

11
12 **STAFF PRESENT:** John Castillo, Planner, Community Development
13 Becky Baum, Recording Secretary, RC Creations, LLC

14
15 **OTHER PRESENT:** Sara Gonzales

16
17 **1. CALL TO ORDER (9:00 a.m.)**

18
19 Weir: Okay, now it's time to start the meeting. And we have a quorum of the
20 DRC. So I'll call it to order at 9:01.

21
22 **2. APPROVAL OF MINUTES**

23
24 **2.1 April 12, 2023 Minutes**

25
26 Weir: First order of business is approval of minutes. We've been provided
27 minutes from April 12, 2023. Are there any comments or corrections
28 anyone'd like to make? Not seeing any. Do I have a motion to approve
29 the minutes?

30
31 Nasir: So move.

32
33 Weir: Do I have a second?

34
35 Skelton: Second.

36
37 Weir: Okay, I have a motion and second. We'll just tal voice vote. All those in
38 favor say "aye."

39
40 **MOTION PASSES UNANIMOUSLY.**

41
42 Weir: All those opposed? Okay, no opposed. I have approved minutes.

43
44 **3. OLD BUSINESS**

45
46 Weir: There is no old business today.

1
2 **4. NEW BUSINESS**

3
4 **4.1 Case 22CS0500037: Telshor Hills Subdivision, Replat No. 3**

- 5 • A request for approval of a non-administrative replat, known as Telshor
6 Hills Subdivision Replat No. 3.
7 • The proposed subdivision currently encompasses 0.279 + acres, is
8 zoned R-1a (Single Family Medium Density), is located at 2920
9 Fairway Drive.
10 • The subdivision proposes to replat one (1) existing residential lot into
11 three (3) residential lots that are 0.093 ± acres in size.
12 • Submitted by Legacy Acquisitions LLC, Representative.

13
14 Weir: We do have three items for new business. The first one is Telshor Hills
15 Subdivision, Replat No. 3. Mr. Castillo, do you want to give the DRC an
16 overview of the case?
17

18 Castillo: Thank you, Mr. Chair. Good morning. Today we have the Telstar Hills
19 Subdivision Replat No. 3. It's a request for approval of a
20 nonadministrative replat. The proposed subdivision currently
21 encompasses 0.279 acres. It's currently zoned R-1a, which is our single-
22 family medium density, and located at 2920 Fairway Drive. The
23 subdivision proposes to replant one existing residential lot into three
24 residential lots that are 0.093 acres in size.
25

26 Weir: Okay. Is the representative present?
27

28 Castillo: Yes.
29

30 Gonzales: Yes.
31

32 Weir: Ms. Gonzalez, would you like to add anything or present anything?
33

34 Gonzales: No. Nothing additional to staff's response.
35

36 Weir: Okay. DRC members, do you have any questions of either Mr. Castillo or
37 Ms. Gonzales? No.
38

39 Nasir: I had a comment and I hope it will be taken care of once they start
40 developing it. There is a gas stub out. And if they're not going to need it,
41 then it needs to be capped at the main. But if they're going to use it, we're
42 good. Also, a sewer main is not in front of the property. It will have to be
43 extended about 90 feet, the main, to service this three proposed lots.
44

45 Weir: And those comments have already been made?
46

1 Nasir: I did. I made them on the review. And I'm glad that the representative is
2 here so she hears it and then I'm glad that we're doing this so it could be
3 in the minutes. All of those things need to be taken care of by the property
4 owner or developer.
5
6 Weir: Okay.
7
8 Kinney: John, could you go back to the drawing? So it's not at the corner.
9
10 Castillo: No.
11
12 Kinney: No. All right. Thank you.
13
14 Weir: Okay. Mr. Castillo, do you have a recommendation?
15
16 Castillo: I have a recommendation for approval.
17
18 Weir: Are there any conditions you'd like to add ...
19
20 Castillo: No.
21
22 Weir: Or do you think the comments are already addressed?
23
24 Castillo: The comments are already addressed.
25
26 Weir: Okay. If that's the case I'll entertain a motion from the DRC to approve the
27 Telshor Hills Subdivision Replat No. 3.
28
29 Nasir: So moved.
30
31 Weir: Do I have a second?
32
33 Kinney: Second.
34
35 Weir: I'll go ahead and take a voice vote again. All those in favor say "aye."
36
37 MOTION PASSES UNANIMOUSLY.
38
39 Weir: Any opposed? Okay. None opposed. DRC recommend approval P&Z.
40
41 Castillo: Yes.
42
43 Weir: Recommend approval of this replat.
44
45 **4.2 Case 23CS0500041: Mesilla Valley Mall Subdivision, Replat No. 7**

- A request for approval of a non-administrative replat, known as Mesilla Valley Mall Subdivision Replat No. 7.
- The proposed subdivision currently encompasses 36.43 + acres, is zoned C-3C (Commercial Medium Intensity-Conditional), is located at 700 S Telshor Avenue.
- The subdivision proposes to replat one existing commercial lot into two (2) commercial lots that are 9.668 ± and 26.764 ± acres in size
- Submitted by the Land-Mark Professional Surveying Inc., Representative.

11 Weir: That goes to our second case. It's Mesilla Valley Mall Subdivision Replat No. 7. Mr. Castillo, do you want to give an overview of this also?

14 Castillo: Yes, so this is a request for approval of a nonadministrative replat known as the Mesilla Valley Mall Subdivision Replat No. 7. Currently, the property encompasses 36.43 acres. It's zoned C-3C which is our commercial medium intensity conditional. And is located at 700 South Telshor. The subdivision proposes to replat one existing commercial lot into two commercial lots that are 9.668 and 26.764 acres in size. I also have the representative Larry Drewes from Land-Mark Surveying here as well via Teams.

23 Weir: Mr. Drewes, is there anything that you'd like to add to John's overview or anything you'd want to comment on, on the replat?

26 Okay, if there's not. Is there anything the DRC would like to comment or ask any questions of John or the applicant?

29 Nasir: No.

31 Kinney: No. Can you show page two? I tried printing them out this morning. My printer broke. So it would be into lone lot.

34 Castillo: So essentially, Mike, they're going to be carving out the portion where Sears is sitting, and then the remainder of the mall is going to remain as a separate lot.

38 Kinney: Okay.

40 Weir: If there's no additional comments or questions. John, do you have a recommendation?

43 Castillo: I have a recommendation for approval.

45 Weir: Okay, and no conditions.

1 Castillo: No conditions.
2
3 Weir: Okay. If that's the case, I'll entertain a motion to approve Mesilla Valley
4 Subdivision Replat No. 7.
5
6 Nasir: So move.
7
8 Weir: Do I have a second?
9
10 Skelton: Second.
11
12 Weir: Okay. I have a motion and a second. I'll go ahead and take a voice vote
13 again. All those in favor/
14

15 MOTION PASSES UNANIMOUSLY.
16

17 Weir: All those opposed? Okay. The DRC has recommended approval of
18 Mesilla Valley Subdivision Replat No. 7 to the Planning and Zoning
19 Commission.
20

21 **4.3 Case 22CS0500053: O.T.S. Block 57 Replat No. 1**

- 22 • A request for approval of a non-administrative replat, known as O.T.S.
23 Block 57 Replat No. 1
- 24 • The proposed subdivision currently encompasses 0.193 + acres, is
25 zoned R-3 (Multi-Dwelling Medium Density) within the South Mesquite
26 Zoning Overlay (SMZO) and located at 739 N San Pedro Street.
- 27 • The subdivision proposes to replat one (1) existing residential lots into
28 two (2) residential lots that are 0.109 ± and 0.083 ± acres in size.
- 29 • Submitted by the Moy Surveying, Representative.
30

31 Weir: The third item on our agenda is the O.T.S. Block 57 Replat No. 1. Mr.
32 Castillo, you want to give us a brief overview?
33

34 Castillo: Yes. This is another nonadministrative replat known as the O.T.S. Block
35 57 Replat No. 1, which currently encompasses 0.193 acres. It's currently
36 zoned R-3, which is our multidwelling medium density. And it's also
37 located within our South Mesquite Zoning Overlay. The property is
38 located at 739 San Pedro Street. It's going to replat one existing
39 residential lot into two residential lots that are 0.109 and 0.083 acres in
40 size. At this time, we do not have the representative of the applicant here.
41

42 Weir: Okay. What I'll do is I'll go ahead and ask the DRC if they have any
43 questions or comments in regards to the replat. And then I'll have a
44 question for the whole DRC.
45

46 Nasir: Can you show us that utilities map, please? Thank you.

1
2 Castillo: It's going to be this one right here. Give me one second let me verify.
3
4 Weir: So there are actually two dwellings already on the parcel.
5
6 Castillo: Yes.
7
8 Weir: So they'd be divided to allow them each to have their own lots.
9
10 Castillo: Correct. Yes, this corner lot right here.
11
12 Weir: Comments or discussion?
13
14 Nasir: I just want to mention that each, because right now it's a one, lot two
15 houses. And now that it's going to be split, each dwelling needs to have
16 its own utility service line, water, sewer, and gas. It appears that the gas it
17 is individual but because it's such an older place I'm not sure if they do
18 have their own individual service line for water and sewer. It might be, but
19 I have no idea.
20
21 Weir: Any other comments the DRC members?
22
23 Skelton: Looking at the at the street view and stuff like that, I believe there's a
24 driveway on San Pedro existing, and I believe there's a curb cut out on
25 Augustine as well. Obviously require that each lot is going to have their
26 own individual access. If they utilize the existing on Augustine I believe it
27 might be ADA compliant but if it's not, they'll need to bring that up to code
28 to utilize that. One question just off top my head is the way the lot looks
29 like it's going to be split, unless they're going to rebuild that southwest
30 section it looks like they're going to be cutting in the middle of one of the
31 existing building. I'm not quite sure how that's going to lay out. Don't
32 know if I'm not looking at it properly or what. Because it looks like they're
33 splitting it east to west.
34
35 Castillo: I'm trying to find improvement survey; I know there was one submitted.
36
37 Skelton: Looks like they're going to completely rebuild the development. They're
38 splitting east to west. Okay, so yes, so they're going to access off of
39 Augustine to the back lot. Okay, that makes a little bit more sense. Okay.
40
41 Weir: So the lot on the left just has accessory buildings now there's not a...
42
43 Castillo: I believe the lot on the left actually has a home as well.
44

1 Skelton: I'm not sure exactly where the existing curb cut is on Augustine, if it's the
2 middle of that new property line or if it's probably toward the west. It
3 obviously, they're going to need to relocate it to have to bring it up to code.
4

5 Weir: Mr. Castillo. I have a question. Since this is in the South Mesquite did the
6 plat need to be reviewed by the Historic Preservation Commission, or is
7 that totally in the jurisdiction of DRC and Planning and Zoning
8 Commission?
9

10 Castillo: I believe it's within the jurisdiction of DRC and Planning and Zoning, but I
11 can further research and see.
12

13 Weir: Okay. And then when they actually do any improvements to the lot, that's
14 when it would go to ...
15

16 Castillo: Correct.
17

18 Weir: The Historic Preservation Commission. Mr. Kinney.
19

20 Kinney: John do you have a street view, a Google street view on Augustine?
21

22 Castillo: Give me just a minute. I believe right now it's just a fence.
23

24 Skelton: Just a fence right now.
25

26 Kinney: Okay.
27

28 Skelton: I'm not sure if that's ADA compliant or not, it is hard to tell from the angle.
29 It looks like it may not be ADA compliant, and so they would need to make
30 that improvement.
31

32 Weir: Any other discussion from DRC members? I have a question for the
33 group as a whole. Since the representative isn't here, are you comfortable
34 making a recommendation or would you recommend we table to next
35 week's DRC meeting? And then I guess are there any outstanding
36 comments that are left with the review that the applicant will need to
37 address.
38

39 Nasir: I feel comfortable moving forward. I'm assuming that the comments that
40 we have made here will be known to the applicant or the property owner.
41 So I don't see (*inaudible*) have it.
42

43 Weir: Okay. Any other comments from the group? No. If that's the case, I'd
44 entertain a motion to approve the O.T.S. Block 57 Replat No. 1.
45

46 Nasir: So moved.

1
2 Weir: Do I have a second?
3
4 Skelton: Second.
5
6 Weir: Okay. And you didn't want that with - I didn't ask you for recommendation,
7 I'm sorry.
8
9 Castillo: Provide a recommendation of approval.
10
11 Weir: Okay. Take it with the motions there was no desire to put any conditions
12 on that. Okay. I'll go ahead and take a voice vote again. All the DRC
13 members in favor approval say "aye."
14

15 MOTION PASSES UNANIMOUSLY.

16
17 Weir: All those opposed. Okay none opposed. So the recommendation is
18 approval of this replat.
19

20 **5. DISCUSSION**

21
22 Weir: That brings us to the discussion on the agenda. Is there anything that the
23 DRC would like to discuss as a group? Not seeing any.
24

25 **6. ADJOURNMENT (09:58 a.m.)**

26
27 Weir: That brings us to everyone's favorite item, adjournment. Do I have a
28 motion to adjourn?
29

30 Nasir: So moved.

31
32 Weir: Do I have a second?

33
34 Dubbin: Second.

35
36 Weir: All those in favor?

37
38 MOTION PASSES UNANIMOUSLY.

39
40 Weir: Opposed. We are adjourned at 9:17.
41
42
43
44

45 _____
46 Chairperson