



## Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following agenda on August 2, 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:

[07-12-23 DRC MINUTES.PDF](#)

3. Old Business
  4. New Business
- 4.1. Case 23CS0500083: Amador Tracts Replat No. 3
    - A request for approval of a non-administrative replat known as Amador Tracts Replat No. 3.
    - The proposed subdivision currently encompasses 12.183+ acres, is zoned M-1/M-2 (Industrial Standard) and is located at 1655 W Amador Avenue.
    - The subdivision proposes to subdivide two (2) existing lots into three (3) new lots that range in size from 2.549 ± acres to 4.892 ± acres.
    - Submitted by Libbin Underwood Engineering and Surveying, Representative.
  - 4.2. Case 23CS0500050: Martinez Subdivision
    - A request for approval of a non-administrative replat known as Martinez Subdivision.
    - The proposed subdivision currently encompasses 2.616 + acres, is zoned UR (Urban Ranch from the 1981 Zoning Code) and is located at 4849 Dunn Drive.
    - The subdivision proposes to subdivide one (1) existing lot into three (3) new lots that range in size from 0.750 ± acres to 0.858 ± acres.
    - Submitted by Borderland Engineers and Surveyors LLC, Representative.
  - 4.3. Case 23CS0500067: Hadley's College Addition Replat No.2

- A request for approval of a non-administrative replat known as Hadley's College Addition Replat No. 2.
- The proposed subdivision currently encompasses 2.616+ acres, is zoned UD-TZ (University District -Transition Zone) and is located at 1010 Plain St.
- The subdivision proposes to subdivide one (1) existing lot into two (2) new lots that are 0.109 ± acres and 0.112 ± acres in size.
- Submitted by Borderland Engineers and Surveyors LLC, Representative.

5. Discussion

6. Adjournment

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Posted 7/27/2023



# CITY OF LAS CRUCES

## DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, July 12, 2023, at 9:00 a.m. in Room 1158.

**DRC PRESENT:** Adam Ochoa, Building Inspection Supervisor, Sr. Planner  
Rocio Nasir, Senior Engineer, Utilities  
Gary Skelton, Engineer, Public Works  
Mike Kinney, Plan Review Engineer, Com. Dev.

**STAFF PRESENT:** John Castillo, Planner, Community Development  
Jan Lauterbach, Housing Development Coordinator  
Becky Baum, Recording Secretary, RC Creations, LLC

**OTHER PRESENT:** Paul Pompeo, Souder Miller  
Brice Ortiz, Souder Miller

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

Ochoa: Go ahead and call this July 12, 2023 DRC meeting to order.

### 2. APPROVAL OF MINUTES

#### 2.1 June 14, 2023 Minutes

Ochoa: First item we have is the approval of the minutes from June 14, 2023. Everybody have time to review those. Were there any corrections? If not, can I have a motion to approve the minutes as is?

Nasir: Could we move to approve the minutes.

Ochoa: Can I have a second?

Skelton: Second.

Ochoa: All right, all in favor please signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. It passed.

### 3. OLD BUSINESS

1 Ochoa: All right, we have no old business.

2

3 **4. NEW BUSINESS**

4

5 **4.1 Case 23CS0500012: Sierra Del Sol Subdivision Preliminary Plat**

6 • A request for approval of a preliminary plat, known as Sierra Del Sol  
7 Subdivision. A joint project with Tierra Del Sol and the City of Las  
8 Cruces.

9 • The proposed subdivision currently encompasses 4.48+ acres, is zoned  
10 R-1a (Single-Family Medium Density), is located at approximately 350 ft  
11 from the intersection of Lewis Street and Spruce Avenue, adjacent to  
12 Sierra Middle School.

13 • The subdivision proposes 18 single-family residential lots with a 0.75-  
14 acre lot designated for future development of multi-family residential  
15 housing. There are two tracts of land that will be dedicated to the city for  
16 drainage and three tracts that will be privately maintained for a multi-use  
17 trail to provide a connection from the adjacent neighborhood to the  
18 school and open space.

19 • The development will follow the Sierra Tract Blueprint as well as the Infill  
20 Development Process for the future development of multi-family  
21 housing.

22 • Submitted by Souder Miller and Associates, Representative.

23

24 Ochoa: We have one item for new business. It's Case 23CS0500012, the Sierra  
25 Del Sol Subdivision Preliminary Plat. Staff can you give us a quick synopsis  
26 on this please?

27

28 Castillo: Yes, we have a preliminary plat known as Sierra Del Sol Subdivision. It's a  
29 joint project with Tierra Del Sol and the City of Las Cruces. Subdivision  
30 proposes, or currently encompasses 4.48 acres. It's currently zoned R-1a  
31 which is our single-family medium density. And it is located approximately  
32 350 feet from the intersection of Lewis Street and Spruce, adjacent to Sierra  
33 Middle School. The subdivision proposes 18 single family residential lots  
34 with a 0.75 acre lot designated for future development of multifamily  
35 residential housing. There are going to be two tracts of land that will be  
36 dedicated for drainage to the City and three tracts that will be privately  
37 maintained for the use of a multiuse trail and a park open space area. The  
38 development will follow the Sierra Norte Blueprint as well as the Infill  
39 Development Process for the future development of multifamily housing.

40

41 Ochoa: All righty. Thank you very much. The applicant is present here as well. Do  
42 you have anything else to add?

43

44 Pompeo: No, other than as staff has already stated, this is part of a joint development  
45 with Tierra Del Sol and the City and it is part of blueprint that I guess the  
46 planning staff had put together. I believe we addressed all of the comments

1 as far as the multiuse trail, the width of it, and the other size of the tracts.  
2 We are working currently with the Las Cruces Public School district to  
3 finalize the easement they've agreed in concept. We're finalizing the  
4 easement alignment for the wastewater that's going to go through the  
5 parking lot of the school and out to Spruce. Other than that we're meeting  
6 all other applicable City design standards, subdivision code, and zone code.  
7 Except for the future tract multiuse tract which I believe requires some  
8 change at a future date.  
9

10 Ochoa: Sounds good. Yes the Sierra Tract Blueprint. Yes, very intelligent planner  
11 put that one together I heard.  
12

13 Pompeo: I heard it's really good.  
14

15 Ochoa: All right. Enough peacocking here. We'll go around the table and see if  
16 there are any outstanding issues with any of the departments that are  
17 present. Utilities.  
18

19 Nasir: I was talking to the engineer of record and also put it in my notes, I'm doing  
20 a review for InfoWater to see if the water line that is proposed to be 8 inches,  
21 to be 6 inches because it's only serving, and that's along the street that is  
22 called Sierra Court. Because it's only serving eight lots and we might avoid  
23 water stagnation in the future if we move it down to 6 inches, but I need to  
24 run the program to see if it's possible.  
25

26 Ochoa: Very good. All right. Thank you very much. Any issues that you think?  
27

28 Nasir: No, he just addressed that he's working with school district for the sewer,  
29 that was my other comment, because when I said yes, it was conditions  
30 with those two things, and he is already working with the school district. So  
31 I don't have anything else to add.  
32

33 Ochoa: Very good. Awesome. Thank you very much. Engineering.  
34

35 Kinney: Morning. I have a question for Mr. Pompeo. Has the master drainage report  
36 been done?  
37

38 Pompeo: Did we submit that Brice?  
39

40 Ortiz: Aaron did that one I believe. We did submit it yesterday.  
41

42 Pompeo: Yes, we do have a copy. I believe we submitted it. Do you need a copy of  
43 that?  
44

45 Kinney: If it hasn't been submitted. I just haven't had a chance to look at it. I do  
46 remember looking at this sometime back. Tract A I guess is supposed to

1 be, and Tract E are supposed to be dedicated to the City for drainage and  
2 maintained.  
3  
4 Pompeo: We had, well I think the dedication of Tract A obviously does not meet the  
5 minimum size.  
6  
7 Kinney: Right.  
8  
9 Pompeo: But as this was a joint effort with Tierra Del Sol and the City I think there's  
10 other issues at play, so I guess we will figure that out before we go to final  
11 plat.  
12  
13 Kinney: Okay. Yes I would recommend that variance application.  
14  
15 Pompeo: Okay.  
16  
17 Kinney: Be submitted. Submit that through me.  
18  
19 Pompeo: Okay.  
20  
21 Kinney: We mt with Public Works yesterday and I think we resolved the issue about,  
22 of course the minimum size is still once acre.  
23  
24 Pompeo: Right.  
25  
26 Kinney: But the other part about holding an equivalent amount I think we resolved  
27 that. On a case by case basis it'll be through a variance.  
28  
29 Pompeo: Variance request.  
30  
31 Kinney: Variance request.  
32  
33 Pompeo: Okay, we will make that submittal then, Mike, and then also we'll e-mail you  
34 directly a copy of that drainage report today.  
35  
36 Kinney: Okay.  
37  
38 Pompeo: Just so, in case it got hung up we'll just make sure you have a copy of that.  
39  
40 Kinney: And I remember also looking at that on the intersection site distance, I think  
41 I requested that. I noticed the one to the north at the, cuts across portions  
42 of lot 19 that are outside the clear sight triangle.  
43  
44 Pompeo: Yes.  
45

1 Kinney: Okay, so that section in there would have to be earmarked as an  
2 intersection sight distance easement.  
3  
4 Pompeo: Well that's a new one.  
5  
6 Kinney: That's what we've been doing.  
7  
8 Pompeo: Fancy name. So the intersection easement just for clarification , that just  
9 limits the height of the improvement in there to 42 inches.  
10  
11 Skelton: Thirty-six.  
12  
13 Kinney: Thirty-six.  
14  
15 Pompeo: Okay.  
16  
17 Kinney: It wouldn't be a problem but the road, the intersection is skewed.  
18  
19 Pompeo: Right. No, we have no issue with that. We'll add that on there.  
20  
21 Kinney: That's all I have.  
22  
23 Ochoa: All right. Gary, you got anything?  
24  
25 Skelton: Mike, a question for you. Did you want them to place the ISD and CST on  
26 the plat? Because typically we just ask them to note the corner lots at the  
27 intersection as CST and then put that on the construction plans.  
28  
29 Kinney: Actually, yes if that's okay.  
30  
31 Skelton: Okay.  
32  
33 Kinney: Particularly when there's a problem. It looks like it's not going to be, for  
34 Tract C it's not going to be an issue for Tract C.  
35  
36 Skelton: Okay.  
37  
38 Kinney: So if anything just for lot 19.  
39  
40 Skelton: Okay. All righty, then I have no problems with anything.  
41  
42 Kinney: Yes, I guess for the, to the right or to the south you know don't necessarily  
43 have to have that on the plat because it's okay.  
44  
45 Pompeo: Okay.  
46

1 Kinney: Okay.  
2  
3 Pompeo: Okay, we'll add that on.  
4  
5 Skelton: With that, Public Works doesn't have any comments.  
6  
7 Ochoa: All righty. And anything else for the planning, Community Development.  
8  
9 Castillo: No.  
10  
11 Ochoa: Nothing there. All righty. With that then I'll go ahead and entertain a motion  
12 to recommend approval for Case 23CS0500012 to the Planning and Zoning  
13 Commission.  
14  
15 Nasir: So moved.  
16  
17 Ochoa: And a second please.  
18  
19 Skelton: Second.  
20  
21 Ochoa: All righty. All those in favor of recommendation for approval for the  
22 preliminary plat please signify by saying "aye."  
23  
24 MOTION PASSES UNANIMOUSLY.  
25  
26 Ochoa: All opposed. We have a vote to move forward with the recommendation of  
27 approval to the Planning and Zoning Commission for the July 25 Planning  
28 and Zoning Commission meeting. With that we don't have any other items.  
29  
30 **5. DISCUSSION**  
31  
32 Ochoa: Discussions.  
33  
34 **6. ADJOURNMENT (09:13 a.m.)**  
35  
36 Ochoa: With that can I have a motion to adjourn the meeting.  
37  
38 Nasir: So moved.  
39  
40 Ochoa: And a second please. Mike Kinney was the second. All those in favor say  
41 "aye."  
42  
43 MOTION PASSES UNANIMOUSLY.  
44  
45 Ochoa: We are adjourned.  
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Chairperson