



# CITY OF LAS CRUCES

## DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, August 30, 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  
Becky Baum, Recording Secretary, RC Creations, LLC

**OTHER PRESENT:** Steve Peale, Borderland Engineers and Surveyors  
Greg Shervanick  
Mark Dubbin, Las Cruces Fire Department

### 1. CALL TO ORDER (9:04 a.m.)

Ochoa: Let's call this meeting to order at 9:04 a.m., the August 30th DRC.

### 2. APPROVAL OF MINUTES - August 2, 2023

Ochoa: First item we have here is approval of minutes from the August 2nd meeting, our last meeting we had. Do we have any changes, corrections? Seeing none. Can I have a motion to approve the minutes as is?

Nasir: So moved.

Ochoa: Can I have a second?

Skelton: Second.

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

MOTION PASSES UNANIMOUSLY

Ochoa: All opposed, "nay." It passes.

### 3. OLD BUSINESS

Ochoa: We have no old business.

1 **4. NEW BUSINESS**

2  
3 **4.1 Case 23CS0500097: Taft Subdivision Replat No. 6**

- 4 • A request for approval of a non-administrative replat known as Taft  
5 Subdivision Replat No. 6.  
6 • The proposed subdivision encompasses 2.568+ acres, is zoned C-3C  
7 (Commercial High Intensity-Conditional), and is located at 220 N.  
8 Telshor Blvd.  
9 • The subdivision proposes to subdivide one (1) existing lot into two (2)  
10 new lots that are 0.870 ± acres and 1.698 ± acres.  
11 • Submitted by Borderland Engineers and Surveyors LLC,  
12 Representative.

13  
14 Ochoa: Next, we do have two items under New Business. First item is Case  
15 23CS0500097. This is the Taft Subdivision Replat No. 6. Staff, I guess can  
16 you give us a rundown on this one please?

17  
18 Castillo: Yes. Good morning, everybody. Today we have a request for approval of  
19 a nonadministrative replat known as Taft Subdivision Replat No. 6. The  
20 property encompasses 2.56 acres. It's currently zoned C-3C which is our  
21 Commercial High Intensity-Conditional and it's located at 220 North Telshor  
22 Boulevard. The subdivision proposes to subdivide the existing lot into two  
23 new lots that are 0.87 acres and 1.698 acres in size. We do have  
24 Borderland Engineers here as the representative.

25  
26 Ochoa: Okay. So 0.87 acres and 1.698, everything still meets C-3C zoning  
27 requirements. All righty. Thank you for that. We'll go around the room and  
28 see if anybody has any comments or issues with this. Fire.

29  
30 Dubbin: No issues.

31  
32 Ochoa: Thank you. Utilities.

33  
34 Nasir: No issues.

35  
36 Ochoa: Thank you. Engineering.

37  
38 Kinney: Good morning, Adam.

39  
40 Ochoa: Good morning, Mike.

41  
42 Kinney: Mr. Peale, Steve, I got a question. I think we talked on the phone. For lot  
43 1B-2, that's a drainage. Is that a pond?

44  
45 Peale: There is.

1 Kinney: There is a pond on there.  
2  
3 Peale: Yes, there is a pond in the background there in the eastern part of the lot  
4 there. It was built quite a while back. Dave Church did it and at this time  
5 we walked it, we walked around the thing, it's not taking any drainage. It  
6 might be taking a little bit from the bank, but we will accommodate that.  
7 There's just nothing going into that pond. And we have a client that's  
8 proposing to look at doing something with that lot, and hence that's why  
9 we're splitting it out. I presume that at the time of lot development for that  
10 specific lot we will show the City, you know we'll give them some type of  
11 proof that that pond is not in fact taking any drainage at this time.  
12  
13 Kinney: Okay.  
14  
15 Peale: Like I said, when that was built, it was built with a bank, if I'm not mistaken.  
16 And since then I think it's Dick's has come up on this side all the way, well,  
17 yes, all the way around, and Comfort Inn Suites has come up here which  
18 has its own pond, and this has its own drainage system with an underground  
19 tank. Nothing's coming into there.  
20  
21 Kinney: Okay.  
22  
23 Peale: And I think at the time Bank 34 was built, I think the City was worried about  
24 drainage coming off the dam, but that's all blocked, and the low point's not  
25 even there though. The actual low point is actually over to the northwest  
26 some, and that's handled through Comfort Suites and has a drainage  
27 easement going out to Telshor for larger events, you know.  
28  
29 Kinney: Okay. So, I think part of my concern I think when we talked once before is  
30 access to the lot, because it seems like it's land-locked right now. There is  
31 an easement, what's the one here?  
32  
33 Peale: It's a thirty foot access and utility ...  
34  
35 Kinney: Easement.  
36  
37 Peale: Easement going up there. This entire area as you know, is all full of  
38 reciprocal access easements and everything like that. And Bank 34, Mr.  
39 Kevin Vaughn is aware of this coming through here. There is an access  
40 point here. And there's an intersection access point. Do you mind if I get  
41 up, there?  
42  
43 Ochoa: Sure, go ahead.  
44  
45 Peale: So this is the access point here that would be coming up here. You know I  
46 think there's a high point about here, so we will accommodate anything

1 when this lot does get developed. And we have ideas what it's going to be,  
2 but nothing in concrete yet, not until this plat's through. So, that's the  
3 easement coming in there, so it's all kind of tied. And this is going to have  
4 its own access there.  
5  
6 Ochoa: The access easement does run from Telshor through essentially the  
7 western-most property and it goes up to the back.  
8  
9 Peale: Yes, sir.  
10  
11 Ochoa: Okay. Through an access easement. I do remember we did this as well  
12 with the one to the north where the majority of these were larger lots where  
13 they were trying to cut them off and we just did, DRC at the time did approve  
14 for these, not as wide or narrower -- there we go -- access easements that  
15 ran from Telshor into the property.  
16  
17 Kinney: Okay.  
18  
19 Ochoa: Just like the Comfort Suites to the north.  
20  
21 Kinney: So are you going to have your access point here where the joint access.  
22  
23 Peale: At minimum, yes.  
24  
25 Kinney: Okay.  
26  
27 Peale: Yes.  
28  
29 Kinney: All right.  
30  
31 Peale: I know one of your comments was to have something along the ...  
32  
33 Kinney: Right. Right. So if you end up with two, they'll need another one here.  
34  
35 Peale: If ...  
36  
37 Kinney: You're going to have two areas.  
38  
39 Peale: If that happens. But right now I think the client just wants that. So I mean  
40 that'll work. I don't see why it wouldn't.  
41  
42 Kinney: Okay. So the only question I have is I don't know the answer to is, do we  
43 need to have an actual access, joint access or, you know easement on lot  
44 1B-2? So to allow people to go into the lot from here or back in.  
45  
46 Peale: No, they have access. This lot has access through that 30 foot.

1  
2 Kinney: Through that. Okay.  
3  
4 Peale: So, and I mean they would have to turn around inside lot B2 and come out,  
5 but.  
6  
7 Kinney: Okay.  
8  
9 Ochoa: All right. Traffic, anything?  
10  
11 Skelton: No comments.  
12  
13 Ochoa: All right. Thank you very much. All right, let's say typically when we do  
14 access easements they go up to what is the ending lot.  
15  
16 Kinney: Okay.  
17  
18 Ochoa: Typically is what we do for those, and then just provide, since that lot is at  
19 least touching that access easement it'll have access to that access  
20 easement as well. We did go over that. Yes.  
21  
22 Dubbin: I have a question, jus, since you brought it up. It's not really my area. But  
23 it looks like the drainage all goes from Bank 34 to that property. So I wonder  
24 if there should be a drainage easement.  
25  
26 Peale: I'll get up there. Again, I believe at worst-case that the high point's here,  
27 everything else goes that way. Somewhere around there, there's a high  
28 point. So there's a minimal amount of drainage coming in. You can actually  
29 kind of see it there. And we will accommodate that at the time of individual  
30 lot development, we'll do a supplemental drainage exhibit or report of sorts  
31 showing that there's, this is that Comfort Inn Suites pond here, and the low  
32 point's right around here coming off the dam. And there's actually a  
33 concrete swale that the City has built. So it comes in, overflows here, and  
34 there's an existing drainage easement here for larger events. I mean I don't  
35 remember what that number was.  
36  
37 Kinney: Okay.  
38  
39 Peale: But it isn't that much. Anything here is minimal. This was dug before that  
40 was built, so I mean there's an underground tank there. I believe there's  
41 one over here, too, if I'm not mistaken. But nothing here drains into that.  
42 Nothing here drains into that. And what Dave did it for is now blocked.  
43  
44 Ochoa: So I guess the only issue we're looking at is this right here.  
45  
46 Peale: Yes, that's ...

1  
2 Ochoa: Between the two lots on that have to come into..  
3  
4 Peale: That's ...  
5  
6 Dubbin: It's up to Mike.  
7  
8 Kinney: Okay.  
9  
10 Dubbin: But it doesn't look like there's any ponding for the bank.  
11  
12 Peale: There's a minimal. Yes, they have that front area, yes.  
13  
14 Dubbin: Yes, that's not big enough.  
15  
16 Ochoa: Yes.  
17  
18 Peale: Okay. Yes.  
19  
20 Kinney: Okay. Well then it may be necessary, whenever it goes through  
21 development when you have your drainage calculations and stuff for this, is  
22 anything coming from the bank's lot, you may have to get ...  
23  
24 Ochoa: Take that drainage into consideration.  
25  
26 Peale: Yes, sir.  
27  
28 Ochoa: Yes, you'll have to do that.  
29  
30 Kinney: Right. And get you know, get an easement.  
31  
32 Ochoa: Right.  
33  
34 Kinney: Drainage easement.  
35  
36 Ochoa: Yes, sir.  
37  
38 Kinney: Okay.  
39  
40 Ochoa: All righty. With that, I guess could I have a motion?  
41  
42 Dubbin: Motion to approve.  
43  
44 Ochoa: And a second, please.  
45  
46 Nasir: Second.

1  
2 Ochoa: All right. All those in favor for recommending approval for Case  
3 23CS0500097, please signify by saying, "aye."  
4

5 MOTION PASSES UNANIMOUSLY  
6

7 Ochoa: All opposed. It passes. It'll be moving forward to the September ...  
8

9 Castillo: 26th.  
10

11 Ochoa: 26th Planning and Zoning Commission meeting. Thank you, Steve.  
12 Appreciate it.  
13

14 Peale: Thank you.  
15

16 **4.2 Case 23CCS0500158: Organ Mountain Plaza**

- 17 • A request for approval of a master plan known as Organ Mountain Plaza.
- 18 • The proposed subdivision encompasses 9.525+ acres, is zoned M-1/M-  
19 2/C-3 (Industrial Standard/Commercial High Intensity) and is located at  
20 4299 Bataan Memorial West.
- 21 • The master plan proposes the development of 20-30 lots that will follow  
22 M-1/M-2/C-3 development standards.
- 23 • Submitted by KT Homes, Representative.  
24

25 Ochoa: Next item we have is Case 23CCS0500158. It's the Organ Mountain Plaza.  
26 I believe this is a master plan, correct.  
27

28 Castillo: Correct.  
29

30 Ochoa: Okay. I guess staff, could you give us a rundown on this project please?  
31

32 Castillo: Today we have a request for approval of a master plan known as Organ  
33 Mountain Plaza. The property is 9.525 acres in size. It is currently zoned  
34 M-1/M-2/C-3 and it's located at 4299 Bataan Memorial West. The master  
35 plan proposes the development of 20-30 lots which will follow all  
36 development standards of those zoning designations, which are M-1/M-2/C-  
37 3. It was submitted by KT Homes as the property representative; however,  
38 the applicant is not here.  
39

40 Ochoa: Okay. But this is a master plan that did go through numerous reviews, I  
41 believe.  
42

43 Kinney: Will you pull it up.  
44

45 Ochoa: We'll bring it up on the map.  
46

1 Kinney: No, I mean, no, the actual master plan.  
2  
3 Ochoa: Sure.  
4  
5 Kinney: The latest one.  
6  
7 Ochoa: Bring up the master plan please. Thank you. This is essentially the master  
8 planning for the future I guess, subdivision or alternate summary subdivision  
9 of commercial and industrially zoned lots, correct.  
10  
11 Castillo: Correct.  
12  
13 Ochoa: All righty. Would you bring up the master plan just so we could have visual.  
14 Thanks, John.  
15  
16 Kinney: So, Mr. Chair.  
17  
18 Ochoa: Yes, Michael.  
19  
20 Kinney: I notice that the applicant is not present.  
21  
22 Ochoa: So the way that we've dealt with this in the past is if the applicant's not  
23 present and staff have any issues, we'll typically postpone it or table it until  
24 they're actually here to address our issues. If that's the case then, is that  
25 the case here? You do have issues or questions, concerns?  
26  
27 Kinney: Yes.  
28  
29 Ochoa: That would need the applicant. Okay. Since that's the case and he's not  
30 here, and staff did reach out to the applicant right and made him aware of  
31 this.  
32  
33 Castillo: Yes.  
34  
35 Ochoa: Since that's the case, then I guess there's really no need to continue forward  
36 if we have comments that would need to get addressed by the applicant.  
37  
38 Kinney: Yes. Part of it, I was going to try to print out the master plan before I got  
39 here.  
40  
41 Castillo: I'm trying to bring it up.  
42  
43 Ochoa: Yes.  
44  
45 Kinney: You know what they say about plans. I'm trying to get things done. Part of  
46 his master plan shows four driveway locations off of Bataan Memorial West.



1  
2 Ochoa: Okay.  
3  
4 Kinney: And I believe in my comments I approved with contingencies. One, they  
5 will have to do a TIA, eventually. But then, they had to contact NMDOT for  
6 their requirements for the TIA, and also for the four proposed driveways. As  
7 when Maria Hinojos was it?  
8  
9 Ochoa: Yes.  
10  
11 Kinney: Maria Hinojos was the traffic engineer, I had spoken to her on the phone  
12 about this, and she had mentioned that she would not approve four  
13 driveways.  
14  
15 Ochoa: She would not approve four driveways.  
16  
17 Kinney: But she is no longer with NMDOT. She retired. And they have not replaced  
18 her. Mr. Harold Love is the Assistant District Engineer, he's ...  
19  
20 Ochoa: Correct.  
21  
22 Kinney: He's having to take on those duties and he's overwhelmed with work  
23  
24 Ochoa: I'm sure he is.  
25  
26 Kinney: And I don't know what they, I was going to ask Mr. Thurston, I don't know  
27 what they say, because if we have that on the master plan and there are  
28 four driveways shown, are they locked in? That's my question. Is the  
29 location where they're at, the number of them, because it is an NMDOT  
30 right-of-way. And they have the say as to how many and where they're  
31 going to be.  
32  
33 Ochoa: Sure. Understandable. So, that being said, staff did we already check with  
34 NMDOT? Did we get any comments on this?  
35  
36 Castillo: I don't believe so, that we've reached out to them. I'll reach out to NMDOT  
37 and see what they say.  
38  
39 Ochoa: Okay. So, this master plan's not ready to go forward because, yes typically  
40 we do need to get NMDOT's input on this since it is their right-of-way. So  
41 that being said with these outstanding issues, I'll actually entertain a motion  
42 to table this indefinitely until the applicant's here and everything's worked  
43 out with NMDOT before we move forward with some action. Because you're  
44 correct, not necessarily 100% where they're going to be located, but  
45 definitely location and kind of where they're going to be located is typically

1 what we see from NMDOT. So I'll entertain a motion to table Case  
2 22CS0500158 indefinitely, please.

3  
4 Kinney: So moved.

5  
6 Ochoa: All righty. Can I have a second, please.

7  
8 Skelton: Second.

9  
10 Ochoa: Thank you very much. All in favor, in tabling this case, please signify by  
11 saying, "aye."

12  
13 MOTION PASSES UNANIMOUSLY

14  
15 Ochoa: All opposed, "nay." It is tabled indefinitely. That is all we have for this.

16  
17 **5. DISCUSSION**

18  
19 Ochoa: Any other discussion items? Seeing none.

20  
21 **6. ADJOURNMENT (9:21 a.m.)**

22  
23 Ochoa: I'll go ahead and entertain a motion to adjourn at 9:21.

24  
25 Dubbin: So moved.

26  
27 Nasir: Second.

28  
29 Ochoa: All in favor, "aye."

30  
31 MOTION PASSES UNANIMOUSLY

32  
33 Ochoa: We are adjourned at 9:21.

34  
35  
36  
37  
38  
39 \_\_\_\_\_  
Chairperson