



# City of Las Cruces<sup>®</sup>

## Development Review Committee Agenda

The Development Review Committee (DRC) will consider the following agenda on April 6, 2022, 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

### 2.1. March 23, 2022

Documents:

[03-23-22 DRC MINUTES.PDF](#)

### 3. Old Business

#### 3.1. Case 22CS0500012: Camino Hills Subdivision Master Plan

- A request for approval of a Final Site Plan, known as Camino Hills Subdivision
- The proposed subdivision encompasses 10.954 ± acres, is zoned R-1a (Single-Family Medium Density), is located west of Spitz St and northeast of El Camino Real
- The Master Plan proposes 52 single-family residential lots with five tracts of land for drainage. The master plan shall be required to follow all to develop Hanson Ave and Spitz St.
- Submitted by Sierra Steve Calderazzo, representative.

#### 3.2. Case 21CS0500069: Camino Hills Subdivision Preliminary Plat

- A request for approval of a Preliminary Plat, known as Camino Hills Subdivision
- The proposed subdivision encompasses 10.954 ± acres, is zoned R-1a (Single-Family Medium Density), is located west of Spitz St and northeast of El Camino Real
- The Master Plan proposes 52 single-family residential lots with five tracts of land for drainage. The master plan shall be required to follow all to develop Hanson Ave and Spitz St
- Submitted by Sierra Steve Calderazzo, representative

#### 4. New Business

##### 4.1. Case 22CS0500003: Thurston Tracts

- A request for approval of a non-administrative replat known as Thurston Tracts
- The proposed subdivision encompasses 29.761 ± acres; is zoned R-2 (Multi-Dwelling Low Density), C-2 (Commercial Medium Intensity), and M-1 (Industrial Standard); is located at 4299 Bataan Memorial West the northwest corner of Bataan Memorial West and McGuffy Street.
- The subdivision proposes to replat one existing tract of land into two new tracts; the tracts are 18.212 and 10.365 ± acres in size as well as dedicate 50 feet of Right-of-Way for the expansion of McGuffy Street.
- Submitted by GEM Surveying, representative.

##### 4.2. Case 22ZO3000019: Red Haw Central Final Site Plan

- A request for approval of a Final Site Plan, known as Red Hawk Central, located within the Metro Verde South Planned Unit Development (PUD)
- The proposed subdivision encompasses 7.00 ± acres, is zoned PUD (Planned Unit Development), is located at the east of Red Hawk Golf Road and north of the future extension of Central Avenue.
- The Final Site Plan proposes 49 single family residential lots and two lots for commercial development. The final site plan shall be required to follow all requirements of the Metro Verde PUD Concept Plan.
- Submitted by Sierra Norte Development Inc., property owners.

#### 5. Discussion

#### 6. Adjournment

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Date Posted: April 1, 2022

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2  
3 Following are the minutes from the City of Las Cruces Development Review Committee  
4 Meeting held Wednesday, March 23, 2022, at 9:00 a.m. in Room 1158.

5  
6 **DRC PRESENT:** David Weir, Chief Planning Administrator  
7 Mark Dubbin, Fire Department  
8 Rocio Nasir, Senior Engineer, Utilities  
9 Dominic Loya, MVMPO  
10 Katarina Provenghi, MVMPO  
11 Gary Skelton, Engineer, Public Works  
12 Robert Messenger, Active Transportation Coordinator  
13 Mike Kinney, Project Manager, Community Development  
14

15 **STAFF PRESENT:** John Castillo, Permit Tech, Community Development  
16 Becky Baum, Recording Secretary, RC Creations, LLC  
17

18 **OTHER PRESENT:** Natalie Green  
19 Paul Pompeo, Souder Miller  
20 Mike Johnson, Souder Miller  
21

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

23  
24 Weir: Well, it's nine o'clock, if everybody, we have a quorum. We just have  
25 Parks and Rec not represented, but all the other departments are. So I'll  
26 call to order.  
27

28 **2. APPROVAL OF MINUTES**

29  
30 **2.1 March 2, 2022 Minutes**

31  
32 Weir: First order of business is approval of minutes from March 2, 2022. I think  
33 it there was a link in your agenda. Do I have a motion to approve the  
34 minutes?  
35

36 Nasir: So moved.  
37

38 Weir: Okay. Do I have a second?  
39

40 Dubbin: Second.  
41

42 Weir: Okay. All those in favor say "aye."  
43

44 **MOTION PASSES UNANIMOUSLY.**

45  
46 Weir: Any opposed? Changes? None. Minutes approved

1  
2 **2.2 March 9, 2022 Minutes**  
3

4  
5 Weir: Second item of business is the minutes from March 9th. Do I have a  
6 motion to approve those minutes?  
7

8 Dubbin: Motion to approve.  
9

10 Weir: Okay. Do I have a second?  
11

12 Nasir: Second.  
13

14 Weir: Okay, we have a motion and a second. All those in favor?  
15

16 MOTION PASSES UNANIMOUSLY.  
17

18 Weir: Okay. All those opposed? None. Minutes approved.  
19

20 **3. OLD BUSINESS**  
21

22 **3.1 Case 22CS0500012: Camino Hills Subdivision Master Plan**

- 23 • A request for approval of a Final Site Plan known as Camino Hills  
24 Subdivision.  
25 • The proposed subdivision encompasses 10.954 +/- acres, is zoned R-  
26 1a (Single-Family Medium Density), is located west of Spitz St. and  
27 northeast of El Camino Real  
28 • The Master Plan proposes 52 single-family residential lots with five  
29 tracts of land for drainage. The master plan shall be required to follow  
30 all to develop Hanson Ave. and Spitz St.  
31 • Submitted by Sierra Steve Calderazzo, representative.  
32

33 **3.2 Case 21CS0500069: Camino Hills Subdivision Preliminary Plat**

- 34 • A request for approval of a Preliminary Plat known as Camino Hills  
35 Subdivision.  
36 • The proposed subdivision encompasses 10.954 +/- acres, is zoned R-  
37 1a (Single-Family Medium Density), is located west of Spitz St. and  
38 northeast of El Camino Real.  
39 • The Master Plan proposes 52 single-family residential lots with five  
40 tracts of land for drainage. The master plan shall be required to follow  
41 all to develop Hanson Ave. and Spitz St.  
42 • Submitted by Sierra Steve Calderazzo, representative.  
43

44 Weir: We do have old business today. The first one is the Camino Hills  
45 Subdivision Master Plan. Is the representative present?  
46

1 Pompeo: Now that move to the last one on the agenda.

2  
3 Weir: Okay, we can table that till later in the meeting and see. I think the second  
4 one, the Camino Hills Subdivision Preliminary Plat is the same situation,  
5 so we'll just table that to the end of the meeting.  
6

7 MOVED TO AFTER NEW BUSINESS.

8

9 **4. NEW BUSINESS**

10

11 **4.1 Tierra Del Sol Subdivision - 21CS0500097, 22CS0500018, &**  
12 **22SU0501235**

13 Clarify Cross-section requirements for:

- 14 • Skylark Lane from Tierra Escondido to Mesa Rd.  
15 • Mesa Drive from Skylark to Central Rd., and  
16 • Central Rd. from Mesa Dr. to the west end of this development.  
17

18 Weir: Which brings us to new business. Tierra Del Sol subdivision. There have  
19 been some questions on the construction drawings and final plat. And so  
20 John, are you the best person to talk about this or is Natalie the best one  
21 to.  
22

23 Castillo: I can give a brief discussion and if Natalie would like to add extra detail to  
24 it she's more than welcome to. So this is the Tierra Del Sol Subdivision.  
25 It's an 18 lot subdivision that is a City sponsored subdivision as well for  
26 Tierra Del Sol the housing group. I don't know their name.  
27

28 Weir: Tierra Del Sol

29

30 Castillo: Yes. So essentially what happened was there were earlier discussions  
31 based on road widths, the dedication of a park and dedication of right-of-  
32 way along Skylark Lane and Mesa Drive and Central. This was brought  
33 previously to DRC back in November of last year with brief discussions on  
34 the three roadways. And I think at this point we're bringing it back to get  
35 further clarification.  
36

37 Weir: Okay.

38

39 Kinney: Mr. Chair. Yes, I was the one who asked to have this come for the DRC  
40 because in my reviews this issue popped up and we actually had some  
41 internal meetings etc., and I just wanted to clear everything up because I  
42 was able to look at the minutes of the DRC back in November last year  
43 where this subdivision was talked about. And one of the things we're  
44 (*inaudible*) the right-of-way for Tierra Escondido to the east, for that  
45 portion where a dead ends. Initially on the plat they had it at a 40 foot

1 right-of-way, and the agreement was put it back to a 50 foot right-of-way.  
2 Though the current plat doesn't reflect that, but that can be corrected.

3  
4 But the main thing for this meeting was in some of the reviews looking at  
5 some of the other departments is that there were questions about the  
6 buildout on, you know the dedication of the right-of-way and buildout on  
7 Mesa Drive, same thing for Central Road, and then also for Skylark, from  
8 Tierra Escondido to Mesa Drive. From reading the minutes from the  
9 November 21st meeting and from my recollection, what we have here  
10 today in front of us with Souder Miller's drawing is that basically what was  
11 agreed to, my understanding in the meeting is that they would buildout  
12 Terra Escondido up to Skylark Drive and create an access point, but no  
13 additional core improvements on Skywalk Drive, Mesa Drive they would  
14 dedicate additional right-of-way but no buildout and no buildout or  
15 additional right-of-way on Central Road. That was my understanding of  
16 what was approved in the meeting minutes.

17 Weir: Preliminary plat.

18  
19 Kinney: So I know Traffic had a comment about the buildout and things of that  
20 nature. And I'm not sure who else has some comments about their  
21 questions. So I just wanted to make sure that that's clarified. And to have  
22 Natalie, if that's what the negotiations were with the City is that in lieu of, in  
23 addition, what do you call them, with the dedication of the, was a 2.-  
24 somewhat acres for a park, that the City was going to forego any buildout  
25 on these streets.

26  
27 Green So the park, so Tierra Del Sol's under no obligation to dedicate any park.  
28 Right. The issue of the park came into play is because there's a City  
29 Councilor who's demanding the park. So if it was me, I'd prefer to have  
30 the lots. I have no obligation to provide a park in any way, shape, or form.  
31 Part of the reason we allowed the flexibility is because of course Parks  
32 has their masterplan requirement, they want a minimum of two acres, so  
33 as we were meeting we sort of went through those negotiations of who's  
34 going to give a little bit. You know so traffic was giving up right-of-way on  
35 Central, so we could get that two way acre. Parks will be responsible for  
36 the buildout of their portion of Skylark as they ...

37  
38 Kinney: Who will?

39  
40 Green Parks. Or whatever they do on this site because this doesn't impact the  
41 subdivision in any way. In terms of, I guess I don't know what buildout  
42 would look like here and what that would cost since it's a City sponsored  
43 project. You know, is that like \$50,000. This is all low income  
44 homeowners so their ...

1 Pompeo: Right. Well Mesa Drive would be substantial. It would be substantial  
2 because it's half of a MPO minor arterial I believe.  
3

4 Skelton: As far as Public Works is concerned, we don't have any problem with  
5 them not building out, the question of Skylark and Mesa Drive at this time.  
6 I don't know if Fire Department have any issues with the access at Tierra  
7 Escondido, but as far as Public Works or we don't really have any  
8 problems that, not building those out.  
9

10 Green Okay.

11

12 Weir: Dominic. Does MPO have any comments?

13

14 Loya: So actually Central and Mesa are both collectors.

15

16 Weir: Collectors. Okay.

17

18 Pompeo: That's a little bit better. Be stamped twice instead of three times.  
19

20 Kinney: So, then the lot, Mr. Chair, just down the road to the west is the, I don't  
21 remember the name of the subdivision now, at the corner of I think it, is it  
22 Mesa Grande, what's ...  
23

24 Castillo: Mesa Grande.

25

26 Kinney: Porter road.

27

28 Johnson: Yes.  
29

30 Kinney: Porter Road and Central Road. That subdivision was required by the  
31 Planning and Zoning Commission to dedicate 17.5 feet of right-of-way  
32 along Central Road but no buildout. And Central Road is a full cross  
33 section with sidewalks. It is classified as a collector but it's built as a local  
34 50 foot right-of-way.  
35

36 Weir: So back in November the DRC recommended just basically what we've  
37 gone over this morning. And then that was approved by P&Z in  
38 December.  
39

40 Castillo: Yes.

41

42 Kinney: And we have those through consent agenda.

43

44 Weir: Okay. So basically they were taking the recommendation of the DRC.  
45

1 Kinney: I just wanted to clarify that what was agreed to and so that everybody is  
2 on the same page is that there will not be any additional buildout by the  
3 subdivision builder on Skylark Drive, Mesa Drive, or Central Drive. They  
4 are dedicating some additional right-of-way along Mesa Drive. And that  
5 was what was agreed to.  
6  
7 Weir: John and Natalie. That's what the other approvals.  
8  
9 Green Yes, I concur.  
10  
11 Weir: Okay. So if that's the case, is there anything we formerly need to take as  
12 a DRC or is it just kind of a discussion item for clarification since that's a  
13 part of.  
14  
15 Skelton: Has the variance request for the DRC been officially you know given to the  
16 DRC for building out Mesa Drive. What that in the November meeting?  
17  
18 Weir: Yes in November, and then P&Z endorsed it or approved it at their  
19 meeting. So the City's taken official action on that. So I think it's now  
20 clarification for the construction drawings, and then the final plat, but there  
21 is an additional 50 feet that needs to be shown on the plat.  
22  
23 Pompeo: Mr. Chairman. The construction drawings represent that 50 foot cross  
24 section.  
25  
26 Kinney: Yes they do.  
27  
28 Pompeo: But we need to go back and verify that the plat has been corrected. I think  
29 that there may have, I mean, the line work is in the drawing, show the 50  
30 feet, we'll just have to make sure that the plat is submitted with that 50  
31 foot.  
32  
33 Weir: Okay.  
34  
35 Pompeo: That's on the interior.  
36  
37 Weir: Okay.  
38  
39 Kinney: Yes.  
40  
41 Weir: Okay.  
42  
43 Kinney: If we need to make a motion on that, I'm willing to do that.  
44  
45 Weir: I don't think so. I think it's just a part of, more or less a discussion item.  
46



1 Dubbin: Mr. Chairman. I have a question for Traffic for Gary. What is the existing  
2 right-of-way that we have on Central at this time with this plat?  
3  
4 Skelton: Honestly I don't know at this time I haven't, unfortunately I haven't  
5 reviewed this plan (*inaudible*), so I don't know what the right-of-way is.  
6  
7 Kinney: I don't know exactly all the way. It's basically 50 feet. There's one area  
8 down towards Porter will have, won't be 85 feet but it will be close to it  
9 because dedicated 17.5 feet.  
10  
11 Dubbin: So the subdivider would be dedicating 17.5 feet normally.  
12  
13 Weir: Normally.  
14  
15 Kinney: Normally, yes.  
16  
17 Pompeo: I believe we did on Mesa.  
18  
19 Kinney: Yes, on Mesa Drive there was dedication.  
20  
21 Green We didn't do it on Central.  
22  
23 Dubbin: Because I had some discussions with Hector, about concerns that there  
24 are sections of Central that are to the east and to the west for the long  
25 range plan that would not fit in this portion of right-of-way. So how has  
26 that been resolved? I mean, if the City can't build the road that was  
27 planned, how was that resolved?  
28  
29 Skelton: Unfortunately, I can tell you at this time. I wasn't part of the discussion so  
30 I don't know what resolution was done for that.  
31  
32 Kinney: You are correct. If as is then that would lock in the, if you will, 50 foot  
33 right-of-way until, unless on the south side of Central they dedicated some  
34 right-of-way, which would still not get it to an 85 foot right-of-way. And the  
35 properties to the west, well immediately to the west is not a subdivision,  
36 it's like individual lots. And the same thing on the south side of the road.  
37  
38 Weir: It's constrained right-of-way.  
39  
40 Kinney: It's constrained and I don't see anything in foreseeable future.  
41  
42 Green I think the only option was to try and shorten Skylark and move everything  
43 up just a little bit.  
44  
45 Johnson: But you're fully ... this is a city discussion. I'll be quiet.  
46

1 Weir: The P&Z already approved the preliminary plat and did not require  
2 additional right-of-way so it's kind of just identifying something for the  
3 future the City may have to address.

4  
5 Dubbin: On its own project.

6  
7 Weir: Yes. I don't think the DRC needs to take any official action today. I think  
8 just so that we have clarification of what was approved and what was  
9 agreed to but that was all addressed in the preliminary plat.

10  
11 Kinney: So basically for the next review cycle for Tierra Del Sol, because there  
12 were some, on the (*inaudible*) exactly what, how many, or what. one or  
13 two different departments had revisions required which addressed these  
14 issues about buildout and stuff.

15  
16 Weir: Okay.

17  
18 Dubbin: Let me ask another question.

19  
20 Weir: Sure.

21  
22 Dubbin: Before we finish. So Skylark you asked Gary if the Fire Department was  
23 okay with an access on Skylark. Is it paved?

24  
25 Skelton: Well as you say I'm just officially Public Works and (*inaudible*).

26  
27 Dubbin: Is it paved between that access and Mesa?

28  
29 Pompeo: Yes, there's an existing paved surface there. Yes.

30  
31 Dubbin: Okay.

32  
33 Pompeo: We're just going to tie in the pavement segment so it uniform.

34  
35 Dubbin: That was my question. I didn't want to go from pavement to dirt back to  
36 pavement. All right. Thank you.

37  
38 **3.1 Case 22CS0500012: Camino Hills Subdivision Master Plan**  
39 **3.2 Case 21CS0500069: Camino Hills Subdivision Preliminary Plat**

40  
41 Weir: Which brings us back to the two items that we moved to the end of the  
42 agenda. The Camino Hills Subdivision Master Plan and Camino Hills  
43 Preliminary Plat. We still don't see an applicant. Do I have a motion to  
44 table to a future meeting?

45  
46 Kinney: So moved.

1  
2 Weir: Do I have a second?

3  
4 Nasir: Second.

5  
6 Weir: All those in favor?

7  
8 MOTION PASSES UNANIMOUSLY.

9  
10 Weir: Okay, so those will be put on a future agenda.

11  
12 **DISCUSSION**

13  
14 Weir: I think I want to take Item six discussion before adjournment. Is there  
15 anything else the group wants to discuss? Seeing nothing.

16  
17 **6. ADJOURNMENT (9:15 a.m.)**

18  
19 Weir: I'll entertain a motion to adjourn.

20  
21 Dubbin: So moved.

22  
23 Weir: A second.

24  
25 Nasir: Second.

26  
27 Weir: All those in favor?

28  
29 MOTION PASSES UNANIMOUSLY.

30  
31 Weir: Okay. We're adjourned, I believe it's 9:15.

32  
33  
34  
35  
36 \_\_\_\_\_  
37 Chairperson