

1 **DEVELOPMENT REVIEW COMMITTEE (DRC)**

2
3 Following are the minutes from the City of Las Cruces Development Review Committee
4 Meeting held Wednesday, January 8, 2020 at 9:00 a.m. at City Hall, Room 1158, 700
5 North Main Street, Las Cruces, New Mexico.

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7 **DRC PRESENT:** Katherine Harrison-Rogers, Planner Senior
8 Mark Dubbin, Fire Department
9 Jeremy Barela, Engineering-CD
10 Meei Montoya, Utilities
11 Valerie Sherman, MVMPO
12 Cathy Mathews, Landscape Architect

13
14 **STAFF PRESENT:** Sara Gonzales, Community Development
15 Becky Baum, Recording Secretary, RC Creations, LLC

16
17 **OTHERS PRESENT:** Henry Magallanez

18
19 **I. CALL TO ORDER (9:01)**

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21 H-Rogers: I am going to bring this meeting of January 8, 2020 to order.

22
23 **II. APPROVAL OF MINUTES**

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25 H-Rogers: We have a couple of items, a couple of minutes. We have three sets of
26 minutes to approve. Unfortunately those minutes hadn't been distributed,
27 but that issue has been rectified. Were there any comments on any of these
28 minutes? We have November 13, 2019, December 4, 2019, and December
29 11, 2019. I'd like to see if there are any modifications to those and then we
30 can take a vote on those individually.

31
32 **1. November 13, 2019**

33
34 H-Rogers: Is there a motion to approve November 13, 2019?

35
36 Dubbin: So moved.

37
38 H-Rogers: Is there a second?

39
40 Montoya: Second.

41
42 H-Rogers: All those in favor.

43
44 MOTION PASSES UNANIMOUSLY.

45
46 **2. December 4, 2019**

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2 H-Rogers: A motion for December 4th.

3
4 Mathews: So moved.

5
6 Barela: Second.

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8 H-Rogers: All those in favor.

9
10 MOTION PASSES UNANIMOUSLY.

11
12 H-Rogers: Any opposed?

13
14 **3. December 11, 2019**

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16 H-Rogers: And the December 11th minutes.

17
18 Mathews: Move approve.

19
20 Sherman: Second.

21
22 H-Rogers: All those in favor.

23
24 MOTION PASSES.

25
26 H-Rogers: All those minutes have been approved.

27
28 Dubbin: I will abstain from that one. I was not there.

29
30 H-Rogers: Okay. All right. Thanks Mark.

31
32 **III. OLD BUSINESS**

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34 H-Rogers: So moving on to the next item of business is old business. There is none.

35
36 **IV. NEW BUSINESS**

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38 **1. Case 19CS0500081: Baltierrez Tracts**

39 • A request for approval of a non-administrative replat known as Baltierrez
40 Tracts.

41 • The proposed subdivision encompasses 0.5013 +/- acres, is zoned R-2
42 (Medium Density Residential District), within the South Mesquite Overlay,
43 and is located north of Hadley Avenue and west of N. Manzanita Street;
44 a.k.a. 512 N. Manzanita Street, 627 E. Hadley Avenue, and 639 E. Hadley
45 Avenue.

- 1 • The subdivision proposes to replat three existing residential lots into four
2 new residential lots; the lots vary in size from 0.0863 to 0.1832 +/- acres.
3

4 H-Rogers: So we'll move to new business. We have one item. This is Baltierrez Tracts
5 and I will turn it over to Sara Gonzales, staff, so that she can discuss that.
6

7 Gonzales: So this is for Case 19CS0500081 which is Baltierrez Tracts. This is a non-
8 administrative replat that proposes to take three existing residential lots and
9 subdivide them into four residential lots which therefore makes it non-
10 administrative because we are increasing the number of lots for the
11 property. It does encompass 0.5013 acres. It is zoned R-2, medium density
12 residential district because this is located within the South Mesquite
13 Overlay.

14 Property is currently addressed as 512 N. Manzanita Street, 627 and
15 639 E. Hadley Avenue. The property does propose to have variations in
16 the lot sizes ranging from 0.0863 to 0.1832. The new lots are meeting the
17 requirements except for Lot 4C and Lot D do not meet the frontage
18 requirement for the South Mesquite Overlay. It does require to have a 50-
19 foot frontage. However staff did do a Flexible Development Standard back
20 in December which is listed under Flex 18-027 to accommodate those lot
21 sizes due to the nature of the neighborhood and then the development of
22 the subdivision itself, so each property has a duplex except for Lot 4B at the
23 current time that the development will take place.

24 One of the conditions that was placed on the property is through the
25 Utilities Department to provide basically roll-out dumpsters for each
26 property. So they will each have to apply for their own accounts and then
27 provide their dumpsters to go forward because right now the current
28 dumpster is sitting in the middle of the flag lot that is leading to 4A. Other
29 than that staff reviewed it and had no additional comments.
30

31 H-Rogers: With that, I will turn to staff. Meei Montoya with Utilities.
32

33 Montoya: We don't have any concern at this time.
34

35 H-Rogers: And Mark Dubbin with Fire Department.
36

37 Dubbin: Las Cruces Fire Department has no issues.
38

39 H-Rogers: Engineering.
40

41 Barela: We have no issues.
42

43 H-Rogers: And I'll look to Parks.
44

45 Mathews: No issues.
46

1 H-Rogers: And the MPO.
2
3 Sherman: No issues.
4
5 H-Rogers: All right. And would the applicant like to state anything for the record?
6
7 Magallanez: Again, this is a family split. You know he's going to be giving it to family
8 members and so there's no lots being sold or anything like that. He just
9 wants to complete the process to give each member of the family that he
10 has when he passes on.
11
12 H-Rogers: Okay. All right. Well with that, anything else to add from Planning?
13
14 Gonzalez: No. No additional comments.
15
16 H-Rogers: All righty. So the Chair is looking for a motion. Do we have one on the
17 table?
18
19 Dubbin: Make a motion to approve.
20
21 Montoya: Second.
22
23 H-Rogers: All right. All those in favor.
24
25 MOTION PASSES UNANIMOUSLY.
26
27 H-Rogers: Any opposed? Motion passes. All righty. We will move on to
28 postponements, there are none.
29
30 **V. ADJOURNMENT (9:05)**
31
32 H-Rogers: Is there anything else that this DRC would like to discuss today before we
33 move on. All right. Motion for adjournment.
34
35 Mathews: I move that we adjourn.
36
37 Barela: Second.
38
39 H-Rogers: All those in favor.
40
41 MOTION PASSES UNANIMOUSLY.
42
43 H-Rogers: We are adjourned at 9:05
44
45 _____
46 Chairperson