



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, February 18, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Jimmy Moreno, Interim Public Works Director
Michael Danner, Fire Investigator LCFD
Katherine Harrison-Rogers, Plan & Construct Admin, Parks
Kyle Arend, Engineering Mgr, Public Works
Sandra Tiede, Utilities

STAFF PRESENT: Adam Ochoa, Senior Planner
John Castillo, Planner, Community Development
Sara Gonzales, Senior Planner

OTHER PRESENT: Eddie Caballero

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

Weir: Good morning. I'm going to call the Development Review Committee meeting of February 18th to order. We have all departments represented. And I believe the applicant's representative is present.

2. APPROVAL OF MINUTES -

2.1 January 21, 2026

Weir: We don't have any minutes - did you see minutes?

Castillo: I did not see minutes.

Weir: Okay. So we will not take any action on minutes today because I don't think any of us have seen those.

3. OLD BUSINESS - NONE

Weir: So the next item is old business. We have none.

4. NEW BUSINESS

4.1 Case No. 25CS0500094: Tierra De Familia Subdivision Road Improvement Waiver

- A request to waive the required road improvements to Carter Drive for a replat known as Tierra De Familia Subdivision.
- The City of Las Cruces Design Standards Section 38-2.C.11 states that all streets, including curb and gutter improvements, sidewalks, multipurpose paths, streetlighting and all associated costs and other required infrastructure shall be provided by and at the expense of the subdivider.
- The applicant is proposing the required dedication of Carter Drive (0.204 acres) through the replat but is seeking not to provide any roadway improvements.
- The proposed subdivision encompasses 4.960 acres in size, is zoned NH-1.S (Neighborhood-1. Suburban) and is proposing to subdivide one (1) existing tract of land into two (2) new residential lots.
- Submitted by Amaro Surveying & Mapping LLC, on behalf of Michael J. Chavez, property owner.

Weir: We have one case today under new business. And so what I'll go ahead and have Mr. Castillo present that to us. It is the Tierra De Familia Subdivision Road Improvement waiver. John, go ahead.

Castillo: Good morning everyone. Today we have a request to waive the required road improvements to Carter Drive for replat known as Tierra De Familia Subdivision. Dedication of Carter Drive is being provided through the replat. According to City of Las Cruces Design Standards Section 38-2.C.11 states all streets including curb and gutter improvements, sidewalks, multipurpose paths, street lighting, and all associated costs and other required infrastructure shall be provided by and at the expense of the subdivider. This is associated with a subdivision. And it was submitted by Amaro Surveying and Mapping, LLC on behalf of the Michael J. Chavez, property owner.

Weir: Okay. Has this gone through review and?

Castillo: This has gone through review. There are minor comments outstanding from our development.

Weir: And is that related to the subdivision or to the waiver request?

Castillo: It's related to the subdivision.

Weir: Okay. And you can you scroll up. So where exactly on the plat is the?

Castillo: So it's going to be tract A which is this one, this right here.

Weir: Okay. And then ...

Harrison-Rogers: Mr. Chair. May I ask a question?

1
2 Weir: Yes.
3
4 Harrison-Rogers: What is the classification at the roadway?
5
6 Castillo: Carter Drive is classified as a local roadway.
7
8 Weir: Okay. And so that will be the access to lot 2.
9
10 Castillo: Yes.
11
12 Weir: Okay. And lot 1.
13
14 Castillo: Will be accessed through Davis Road.
15
16 Weir: Davis Drive. And Davis is, does have improvements on it.
17
18 Castillo: Yes. Davis is a fully constructed, or fully improved right-of-way.
19
20 Weir: Okay. And, okay I will open it up to other DRC members if they have any
21 questions or comments for staff.
22
23 Arend: Yes. Mr. Chair I just had one question. The wavier request came from
24 Eddie Caballero but the owner is someone different. Is there a relationship
25 there that?
26
27 Castillo: I believe Eddie is also part of the ownership of the property.
28
29 Caballero: That is my stepfather.
30
31 Weir: Do you mind stating your name for the record?
32
33 Caballero: Eddie Caballero.
34
35 Weir: Thank you. Okay. Any other comments from DRC members? Okay. Mr.
36 Caballero, did I say that right, or close enough? Do you have anything that
37 you'd like to add or present?
38
39 Caballero: Just I understand you guys want the roadway improved and all that, but I
40 just want to put a home on there. Nothing else. Nothing more. That's it.
41
42 Weir: Okay.
43
44 Caballero: We were trying to do this before COVID and unfortunately COVID took my
45 grandparents, so we never got around to it. May parents don't need the
46 land. They have their land from my mom's mom. My parents don't want to

1 sell it, they want me or my brothers to take over and my brothers are not
2 going to do it, so I decided to see if I could do it.
3
4 Weir: Okay. Thank you. Just a comment or question for the, from a public safety
5 standpoint is there any issue if the waiver were granted to be able to access
6 the lot.
7
8 Danner: I don't believe so. That's what I was looking at right now. We have access
9 to lot 1 and lot 2 because of Davis and Carter. I don't believe we have
10 access issues.
11
12 Weir: Okay.
13
14 Danner: The only issues would be just the water, but that's, that's not from a single
15 lot standpoint. That's just that entire area. I don't even know where the -
16 let me see if I can find it.
17
18 Weir: So there is some pavement on Carter already.
19
20 Danner: Yes.
21
22 Castillo: Yes.
23
24 Weir: Okay. So both roads are paved to some degree.
25
26 Danner: No curb, no sidewalks.
27
28 Harrison-Rogers: No drainage.
29
30 Weir: Okay. But they are providing the additional right-of-way to make it a full
31 local street, right. They're giving 25 feet.
32
33 Moreno: And no other, nobody along Carter Drive has made those improvements,
34 correct? There hasn't been somebody that's been singled out that had to
35 make those improvements?
36
37 Castillo: Not that I'm aware of.
38
39 Moreno: Doesn't look lit it on any of the maps.
40
41 Castillo: No.
42
43 Moreno: That's good. We want to be consistent, whatever that is.
44
45 Weir: Okay. John do you have a recommendation for this?
46

1 Castillo: I have a recommendation of approval.
2
3 Weir: Okay. Any other additional questions or comments? If not, I'll entertain a
4 motion to approve the waiver request as made.
5
6 Harrison-Rogers: I make a recommendation that we approve the waiver request.
7
8 Weir: Do I have a second?
9
10 Danner: Second.
11
12 Weir: Okay. I have a motion and second. And so just to be clear, it is a motion
13 for approval, but if you don't feel this is appropriate waiver, you can vote no
14 for that. So I'll just go ahead and do a roll call and I'll put Kyle and Jimmy
15 on the spot since it is going to be your right-of-way to maintain, Public
16 Works.
17
18 Arend: Aye.
19
20 Weir: Okay. Community Development will vote aye. Utilities.
21
22 Tiede: Aye.
23
24 Weir: Okay. Fire.
25
26 Danner: Aye.
27
28 Weir: Parks and Recreation.
29
30 Harrison-Rogers: Yes.
31
32 Weir: Okay. So your wavier has been approved. This body has the ability to
33 approve that waiver. And so you can finish cleaning up the comments on
34 the plat and then get that filed and you'll have a lot that will allow you to do
35 the building permit.
36
37 Caballero: Thank you guys. I appreciate it very much. Thank you. Is that it for me?
38
39 Harrison-Rogers: That's it.
40
41 Weir: That's it.
42
43 Caballero; Thank you guys very much.
44
45 **5. ADJOURNMENT (09:07 a.m.)**
46

1 Weir: There's not any other business on the agenda. So if there's nothing we
2 want to discuss as a group, I'll entertain a motion for adjournment.
3
4 Arend: Motion to adjourn.
5
6 Harrison-Rogers: Second.
7
8 Weir: All in favor.
9
10 MOTION PASSES UNANIMOUSLY.
11
12 Weir: We're adjourned.
13
14
15
16
17
18

Chairperson