



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, April 15, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Kyle Metzgar, MPO
Alitza Rodriguez, MPO
Michael Danner, Fire Investigator LCFD
Oscar Guerrero, Public Works
Kendle Arellano, Community Development
Gary Skelton, Public Works
Christine Abeyta-Corella, Parks & Rec

STAFF PRESENT: Adam Ochoa, Senior Planner

OTHER PRESENT: Gilbert Chavez, Vista Grande Surveys

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

Weir: Okay, I'm going to call the DRC meeting of April 15, 2026 to order. It's 9.04.

2. APPROVAL OF MINUTES

2.1 February 18, 2026

Weir: Our first item of business is approval of minutes, and that is from the February 18, 2026 meeting. Does anybody have any corrections or modifications they'd like to make? Not seeing any. Does any, do I have a motion to approve?

Nasir: So moved.

Weir: Okay. Do I have a second?

Abeyta-Corella: Second.

Weir: Okay, we have a second. I'll just do this by acclamation. All those in favor say "aye."

MOTION PASSES UNANIMOUSLY.

1 Weir: Opposed. Okay, minutes are approved.

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3 **3. NEW BUSINESS**

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5 **3.1 Case 25CS0500061: Mike Franco Alternate Summary Subdivision**
6 **Road Improvement Waiver**

- 7
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 - A request to waive the required road improvements to Shannon Road for a subdivision known as the Mike Franco Alternate Summary Subdivision.
 - The City of Las Cruces Design Standards, Section 38-2.C.11, states that all streets, including curb and gutter improvements, sidewalks, multi-purpose paths, streetlighting and all associated costs and other required infrastructure shall be provided by and at the expense of the subdivider.
 - The applicant is requesting a waiver to the required road improvements to Shannon Road but is proposing to dedicate to the City 0.161 acres of land from the subject property for any future roadway improvements.
 - The proposed subdivision encompasses 3.009 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 single-family residential lots.
 - Submitted by Vista Grande Surveys, on behalf of Mike A. & Holly M. Franco, property owners.

23

24 Weir: We have one item of business today. It is a Mike Franco Alternative
25 Summary Subdivision and Road Improvement Waivers. So, Adam, do you
26 want to introduce this?

27
28 Ochoa: Sure. I'll give us a quick rundown for you all. So before, what we have
29 before here is an actual road improvement waiver to the Mike Franco
30 Subdivision Alternative Summary Subdivision. The subdivision itself is
31 handled administratively. But what we're here today to discuss is the actual
32 waiver to the required road improvements to Shannon Road.

33
34 So again, the City of Las Cruces Design Standards Section 38-2.C.11
35 states that all streets, including associated costs, including curb gutter
36 improvements, sidewalks, multi-use paths, streetlights, and all associated
37 costs and other regarding infrastructure shall be provided by and at the
38 expense of the subdivider. So the applicant is requesting a waiver to this
39 requirement to those road improvements to Shannon Road, the only
40 abutting road to it. And is proposing to actually dedicate, but is proposing
41 to dedicate, which is roughly 0.161 acres of land to the City of Las Cruces
42 from the subject property for future road improvements. So the dedication
43 is being done at least.

44
45 The proposed subdivision encompasses roughly about three acres in size
46 and is zoned NH-1.S. And is proposing to subdivide, like I said, one existing

1 tract of land into just two lots is what we're doing. And just to give a
2 reference of where we're looking at, this is off of Shannon. Cortez is just to
3 the north. This is out in the East Mesa where a lot of large lot, estate lots
4 are located.
5
6 This went out for review for multiple reviews. Everybody basically approved
7 through the review process. When it comes to the actual waiver request,
8 Public Works interim director did state that he would like a condition placed
9 on the waiver request that both driveways shall be constructed with
10 driveway culverts or a low water crossing in such a manner that drainage is
11 not pushed into the roadway. That was the only condition that was placed
12 on this waiver request.
13
14 So what we're voting on is a waiver request and with that condition, I
15 believe. I didn't touch base with the applicant's representative. I believe
16 they're open to that condition, correct?
17
18 Chavez: Yes.
19
20 Ochoa: Yes. Perfect.
21
22 Weir: So Adam, is there a recommendation?
23
24 Ochoa: So there is a recommendation of approval with that condition as stated.
25
26 Weir: Okay. Mr. Chavez, do you have anything you want to add?
27
28 Chavez: No. No, I was expecting my client here. He's not here. But no, that's pretty
29 much it.
30
31 Weir: Move forward. I'll open it up to DRC. Does anyone have any questions or
32 anything they want to?
33
34 Nasir: I do have a comment. Can you move on to the notes, please? And I want
35 to apologize. When I did the review, I forgot to add one comment that we
36 usually put on the utility part, which is note number seven. We say
37 subdividers shall be responsible for utility stub-outs and main extensions for
38 providing any and all easements necessary to provide utility service to lots
39 containing herein. So what is missing, and I missed it when I did the review,
40 is and main extensions.
41
42 Ochoa: And main extensions is what's missing on that note?
43
44 Nasir: And I will send out the exact wording on it.
45
46 Ochoa: Okay.

1
2 Nasir: So it can be added to it.
3
4 Chavez: Yes. No problem.
5
6 Ochoa: So she'll e-mail that to me, Mr. Chavez, and I'll send it over to you so you
7 can add that before we go to mylars. Okay. Thank you.
8
9 Nasir: Yes.
10
11 Weir: So any other questions or comments DRC members? Adam, is this in the
12 East Mesa blueprint area?
13
14 Ochoa: This is smack dab in it, actually. Yes. This is in the East Mesa blueprint
15 area where we have actual policy set in place by a blueprint that states we
16 want these type of rural, type of developments with lesser improvements, if
17 you will, in the area. So definitely the size of the subdivision and the
18 proposed lots being created here, both of them almost an acre and a half in
19 size do meet that policy and those guidelines of that blueprint.
20
21 Weir: It would add additional support to the waiver.
22
23 Ochoa: That is correct. Yes, sir.
24
25 Weir: Okay. Well, if that's the case, I'll entertain a motion to approve the waiver
26 request.
27
28 Ochoa: With the condition.
29
30 Weir: With the conditions of the Public Works Department and acknowledgement
31 of the modification to the note from the Utilities Department. Do I have a
32 motion?
33
34 Abeyta-Corella: I'll do a motion.
35
36 Weir: Okay.
37
38 Ochoa: Christina. Motion as stated.
39
40 Abeyta-Corella: Yes.
41
42 Weir: Okay.
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44 Abeyta-Corella: To approve with condition and additional notes.
45
46 Ochoa: All right.

1
2 Weir: Thank you. Do I have a second?

3
4 Danner: Second.

5
6 Weir: Okay. And, again, it didn't seem like there was any conflict there. I'll go
7 ahead and just have this approved by a voice vote. All those in favor.

8
9 MOTION PASSES UNANIMOUSLY.

10
11 Weir: All those opposed. Okay. The waiver has been approved. So I just need
12 to make modifications on the final plan. It sounds like you can move to
13 recording it.

14
15 Ochoa: Yes, sir. Mylars.

16
17 Chavez: Okay. Thank you.

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19 **5. ADJOURNMENT (09:10 a.m.)**

20
21 Weir: Is there anything else that the committee would like to discuss? Nothing.
22 Okay. If that's the case, I'll entertain a motion to adjourn.

23
24 Nasir: So moved.

25
26 Weir: Can I have a second?

27
28 Skelton: Second.

29
30 Weir: All those in favor./

31
32 MOTION PASSES UNANIMOUSLY.

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34 Weir: We are adjourned at 9:10.

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40 _____
Chairperson