



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, July 1, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Jimmy Moreno, Interim Public Works Director
Kyle Arend, Engineering Mgr, Public Works
Adrienne Widmer, Utilities Director
Christina Abeyta-Corella, Parks and Recreation

STAFF PRESENT: John Castillo, Planner, Community Development

OTHER PRESENT: David Rodriguez, Lomita

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

Weir: I'll go ahead and call the meeting to order, the Development Review Committee meeting of July 1st.

2. APPROVAL OF MINUTES -

2.1 June 17, 2026

Weir: Our first order of business is approval of minutes. Should have been distributed with information the June 17th, 2026 minutes. Do I have a motion to approve, or modify, or deny?

Nasir: So move.

Weir: Okay. Do I have a second?

Arend: Second.

Weir: Okay. Let's go ahead and do an acclamation vote. All those in favor, say "aye."

MOTION PASSES UNANIMOUSLY.

Weir: All those opposed. Okay, so we have approved minutes.

3. NEW BUSINESS

1
2 **3.1 Case 25CS0500100: Lomita Subdivision Preliminary Plat**
3

- 4 • A request for approval of a Preliminary Plat known as Lomita
5 Subdivision.
6 • The proposed subdivision encompasses approximately 2.324 acres, is
7 zoned NH-1.S (Neighborhood-1 Suburban) and located on the north
8 side of Salopek Boulevard, approximately 810 feet west of its
9 intersection with Stern Drive.
10 • The preliminary plat proposes to subdivide one (1) existing tract of land
11 into nine (9) single-family residential lots and one (1) tract of land for
12 drainage that will be maintained and owned by the developer.
13 • Submitted by Allure Homes, representative, on behalf of Tres Sillas LLC,
14 property owner.
15

16 Weir: We have one case on new business. It's a preliminary plat for Lomita
17 Subdivision. Mr. Castillo, you want to give us an overview of that and what's
18 being requested?
19

20 Castillo: So today we have a request for approval of a preliminary plat known as
21 Lomita Subdivision. This subdivision encompasses approximately 2.324
22 acres. It's currently zoned NH-1.S, which is our neighborhood one
23 suburban. And it's located approximately 810 feet west of the intersection
24 of Stern Drive and Salopek Boulevard.
25

26 So this preliminary plat proposes to subdivide the existing tract of land into
27 nine single-family residential lots, and one tract of land for drainage that will
28 be maintained and owned by the developer. And we do have a
29 representative here as well, too.
30

31 Weir: Okay. Mr. Rodriguez, anything you want to add?
32

33 Rodriguez: No, sir.
34

35 Weir: Okay. Are there any questions or comments from any of the DRC
36 members?
37

38 Arend: Was there any thoughts or consideration or attempts to look at connecting
39 into Tortugas' Piro Avenue?
40

41 Castillo: As far as I know, I haven't been involved greatly in discussions with
42 connecting, so I haven't had any discussions with connecting to the
43 Tortugas side.
44

1 Weir: I spoke with Adam Ochoa earlier today. He said it's all built out in that area,
2 and then the road that goes east-west, I don't think it's identified there, is
3 basically a lane and a half, just having driven by it before.
4
5 Arend: Yes.
6
7 Weir: Yes. And then I believe the other thing, that's in the Village of Tortugas but
8 it's outside the city limits.
9
10 Arend: Right.
11
12 Weir: And so I think there was some consideration of not connecting it just so
13 there wouldn't be a maintenance type of issue on that. But anything else?
14
15 Arend: No.
16
17 Weir: Comments or anything you thought should be looked at further, Kyle?
18
19 Arend: No. I mean as it stands right now, there's a median on Salopek, so their
20 entry into their subdivision would end up, you know either they have to
21 remove the median or they're going to end up with a right in, right out, but
22 then we would also end up with a bunch of U-turns for people wanting to
23 leave.
24
25 Weir: Mr. Rodriguezm, anything you want to add about that matter?
26
27 Rodriguez: No. We thought about removing the median.
28
29 Arend: Okay. So that's being considered still?
30
31 Rodriguez: Yes.
32
33 Weir: Would that be something that would be reviewed during construction
34 drawings?
35
36 Rodriguez: Yes.
37
38 Weir: Okay.
39
40 Moreno: Can you show the utilities on there, John? Comes with the cost.
41
42 Widmer: I know, huh? Understood.
43
44 Arend: Everything we do comes with the cost.
45
46 Widmer: Apparently.

1
2 Widmer: It seems like everything's running just a little... I couldn't even open Adobe,
3 so I don't know if it's just catching up.
4
5 Castillo: Yes, I can't seem to open it up.
6
7 Nasir: We are having issues. I cannot open GIS, and I'm connected directly to my
8 desktop.
9
10 Weir: So wasn't your cyber training?
11
12 Nasir: No, I did that back in April.
13
14 Widmer: So you're planning on sewer anyway, right?
15
16 Rodriguez: Yes.
17
18 Widmer: And the only other thing I'm concerned about is because a lot of times in
19 cul-de-sacs we get water quality issues, and we've been trying to make it
20 where even if you have a cul-de-sac that it would be better if it ties in
21 somewhere else to make sure that water is continually distributed. Which
22 you may be able to overcome that depending on the size of line that you put
23 in and what the fire flow requirement is. So that'll be something you want
24 your engineers to look at. Look at that, so that if they have water quality
25 issues, they're not calling in all the time, and then we're flushing.
26
27 Rodriguez: Perfect.
28
29 Widmer: Yes. Those would be my only comments.
30
31 Nasir: What do we have also allotted on the standards is to do a smaller pipe, a
32 six-inch, or a flushing hydrant at the end.
33
34 Widmer: Correct.
35
36 Nasir: Because it doesn't look like they're going to have a space to connect
37 anywhere else.
38
39 Widmer: Well, not unless they go through...
40
41 Arend: Into Tortugas.
42
43 Widmer: Parcel and then go up to San Felipe to tie in.
44
45 Arend: So we do a rope around? So we just make it a U and come back and tie
46 in? It would be a double tie-in.

1
2 Widmer: Yes, so that's going to increase your cost, obviously, for the installation of
3 water. But I think depending on what the fire flow requirement is in that
4 area, because it's tying into an eight-inch, kind of like what Rocio was talking
5 about, because obviously we're going to need a fire hydrant, I would
6 imagine, somewhere in there.
7
8 Arend: Is there not one right before the entrance?
9
10 Widmer: There may be.
11
12 Arend: No, it's not there.
13
14 Nasir: And for a preliminary plat, we haven't looked at construction drawings yet.
15
16 Arend: Correct.
17
18 Nasir: To make a lot of this determination.
19
20 Weir: But I think it's good for the applicant to hear that these are things that you
21 wanted them to address at the time of construction drawings, potential
22 concerns.
23
24 Abeyta-Corella: Yes, for the plat, Parks and Rec doesn't have anything specifically related
25 to the plat, but the size of the park, the dedication of a park will not meet the
26 requirements. So you could either do the 0.065 acres of parkland, or you
27 could do the fee in lieu of, which would be the \$3,718.56.
28
29 Rodriguez: I think they're going with the fee.
30
31 Abeyta-Corella: Okay. That's fine. Just so this way we make sure that it's on record.
32
33 Weir: And from Parks and Rec there's a park just up the road from there. They
34 can't do improvements to that or anything to meet their...
35
36 Abeyta-Corella: No, I know that we're going to be working on something related to that
37 park. I'm not sure exactly what's going to be done. I know they're having
38 problems with some of the trees with the, oh, my goodness, mistletoe, over-
39 investing or infecting the trees. So they're looking at seeing what other
40 options they have. So I don't know when work is going to be done on this
41 park, but I know that they're looking. This is one of the parks that is being
42 looked at for repairs and modifications. And the money, the fee in lieu of,
43 may be used for that, but I'm not sure what it will go to because it kind of
44 just gets put in a pot, and then whatever they're working on, it goes
45 dedicated to that.
46

1 Weir: Okay. Thank you. Any other comments from staff, or from the DRC?
2 Nothing. John, did you have a recommendation?
3
4 Castillo: A recommendation of approval.
5
6 Weir: Okay. No conditions?
7
8 Castillo: No conditions.
9
10 Weir: Okay. If that's the case and there's no more commentary or responses, I
11 would entertain a motion to recommend approval of the preliminary plat to
12 the Planning and Zoning Commission.
13
14 Arend: Recommend approval of the plat as expected.
15
16 Weir: Do I have a second?
17
18 Abeyta-Corella: Second.
19
20 Weir: Okay. I'll go ahead and do a roll call vote for that. I'll go ahead and vote for
21 CD first. Yes. Public Works.
22
23 Arend: Yes.
24
25 Weir: Utilities.
26
27 Nasir: Yes.
28
29 Weir: Okay. Fires absent. Parks and Rec.
30
31 Abeyta-Corella: Yes.
32
33 Weir: And Active Transportation?
34
35 Moreno: Yes.
36
37 Weir: Okay. So we've made a 5-0-1 recommendation for approval of the Lomita
38 Subdivision preliminary plat. So you can get with John and he'll tell you
39 about the time and scheduling it for P&Z meeting.
40
41 We don't have it on the agenda, but is there anything the DRC wants to
42 discuss as a group? Not seeing that.
43
44 **5. ADJOURNMENT (09:12 a.m.)**
45
46 Weir: The next item of business is adjournment. Do I have a motion to adjourn?

1
2 Nasir: So moved.
3
4 Weir: Do I have a second?
5
6 Arend: Second.
7
8 Weir: All those in favor?
9
10 MOTION PASSES UNANIMOUSLY.
11
12 Weir: All those opposed. Okay. We are adjourned at 9:12. Thank you everyone.
13
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18

Chairperson