



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, August 5, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: Rocio Nasir, Senior Engineer, Utilities
Jimmy Moreno, Interim Public Works Director
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Catherine Mathews, Landscape Architect, Parks & Rec.
Kyle Arend, Engineering Mgr, Public Works
Oscar Guerrero, Action Transportation Planner
Hector Terrazas, Natural Gas, CLC Utilities

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

OTHER PRESENT: Marci Dickerson, Tierra Hermosa
Chad Sell, Sierra Norte Development, Inc.
John Moscato, Sierra Norte Development, Inc.

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

Gonzales: We'll go ahead and call the meeting for DRC at 9:00, we'll say it's 9 o'clock for August 5th.

2. APPROVAL OF MINUTES

2.1 July 1, 2026

Gonzales: First item of business will be to approve the minutes from July 1st. Are there any comments from staff? Any conditions, changes? Okay. Seeing none. I will entertain a motion for the minutes.

Nasir: So moved.

Gonzales: Can I get a second?

Danner: Second.

Gonzales: Okay. All those in favor, please signify by saying "aye." Any opposed?

1 MOTION PASSES UNANIMOUSLY.

2
3 Gonzales: Okay. With that the minutes would be approved.

4
5 **3. NEW BUSINESS**

6
7 **3.1 Case 26ZO3000029: Metro West Phases 2-7 Final Site Plan**

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- A request for approval of a Final Site Plan, known as Metro West Phases 2-7, located within the Metro Verde Planned Unit Development (PUD) area.
 - The proposed subdivision encompasses approximately 73.35 acres, is zoned PUD (Planned Unit Development), and is located generally north of Peachtree Hills Road, south of the Metro Verde Arcadia Phase 6A & 6B subdivision, west of Red Hawk Golf Road, and east of the City of Las Cruces City Limits.
 - The final site plan proposes 386 single-family residential lots with three (3) tracts of land utilized for drainage and two (2) tracts utilized as a walking trail and park. The tracts shall be dedicated to the City of Las Cruces.
 - The final site plan shall be required to follow all requirements of the Metro Verde PUD Consolidated Concept Plan.
 - Submitted by Sierra Norte Development Inc., property owners.

25 Gonzales: We'll go ahead and move into new business, as we do have three cases.
26 First case is 3.1, which is going to be Metro West Phases 2 through 7 Final
27 Site Plan. I will go to staff.
28

29 Castillo: Good morning, everyone. Today we have a request for approval of a final
30 site plan known as Metro West Phases 2 through 7. It's located within the
31 Metro Verde Planned Unit Development, or PUD area. It currently
32 encompasses approximately 73.35 acres. It's zoned PUD and located
33 generally north of Peachtree Hills Road, south of the Metro Verde Arcadia
34 phases 6 A and B subdivision, west of Red Hawk Golf Road, and east of
35 the City of Las Cruces city limits.
36

37 The final site plan proposes 386 single-family residential lots with three
38 tracts of land utilized for drainage and two tracts utilized for a walking trail
39 and a park. The tracts will also be dedicated to the City of Las Cruces. The
40 final site plan shall be required to follow all requirements of the Metro Verde
41 PUD consolidated concept plan. And this was submitted by Sierra Norte
42 Development, the property owners.
43

44 Gonzales: Okay. Were there any comments remaining from staff, or is there any staff
45 discussion for this case?
46

1 Mathews: I just want to you know note that the change was made to include a park,
2 which we appreciate. And that it is, it is, shows the boundary between it
3 and the stormwater management parcel, which we appreciate.
4

5 Gonzales: Okay. Any other comments from staff?
6

7 Nasir: We have a variance request that is still pending approval from the city, from
8 the Las Cruces Utilities Director. We have moved it forward. It has been
9 kicked back to us several times for several corrections on utility staff and a
10 minor change on what was written on the original application. And we have
11 done those edits and moved forward to the director on Monday. So we're
12 hoping that we'll get it back today so it can be approved, so it can be moved
13 to P&Z. And then I have, I want to read what, Sandra Tiede is the one
14 reviewing it, so I want to read what she wrote here. It says, "LCU review 1
15 approved PUD preliminary utility plans and master sewer 12-year
16 consolidation plan June 2026. For utilities layout concept only, contingent
17 with LCU approved variance request is provided for size 10-inch
18 transmission gravity sewer mainline along prospect." And this is just for the
19 applicant's information. Utility stub out locations to be reviewed at
20 construction phase. Stub out installed perpendicular to main is standard
21 and water will be served by Moongate Water Company. So we, I just
22 wanted to let you know that we're going to move it forward as soon as we
23 get that variance.
24

25 Gonzales: Okay. Any other comments from staff? Okay. Since there's nothing really
26 conditioned, as we do know the variance will be processed as it has been
27 going back and forth for that.
28

29 Nasir: Yes.
30

31 Gonzales: I would entertain a motion to move this case forward to the Planning and
32 Zoning Commission.
33

34 Ochoa: Can we have a motion to approve?"
35

36 Mathews: So moved.
37

38 Gonzales: Okay. Can I get a second?
39

40 Nasir: Second.
41

42 Gonzales: Okay. We'll go ahead and go through each department just to put those
43 onto the record. So I will look at Utilities.
44

45 Nasir: Yes.
46

1 Gonzales: And then Parks and Recreation.

2
3 Mathews: Yes.

4
5 Gonzales: Public Works.

6
7 Arend: Yes.

8
9 Gonzales: Fire Department.

10
11 Danner: Yes.

12
13 Gonzales: Yes. And then for Community Development, we'll be moving it forward with
14 a yes as well. And so with that, motion passes and we'll move forward to
15 the Planning and Zoning Commission in August.

16
17 Sells: Thank you.

18
19 Gonzales: Thank you.

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21 **3.2 Case 26CS0500041: Tierra Hermosa Subdivision, Phase 4 Preliminary**
22 **Plat**

- 23
24 • A request for approval of a Preliminary Plat known as Tierra Hermosa
25 Subdivision Phase 4 Preliminary Plat.
26 • The proposed subdivision is zoned NH-1.S (Neighborhood-1 Suburban),
27 encompasses approximately 29.998 acres in size, and is located
28 generally south of Village Drive, east of Porter Drive and north of Central
29 Avenue.
30 • The subdivision proposes to subdivide three (3) existing tracts into sixty-
31 three (63) new residential lots and two (2) tracts of land for future right-
32 of-way and land development.
33 • The subdivision follows the approved Tierra Hermosa Master Plan.
34 • Submitted by Carter Surveying and Mapping, on behalf of Porter Road
35 Investment Group, LLC., property owner.

36
37 Gonzales: With that, we are getting the next applicants on board for Tierra Hermosa
38 Subdivision Phase 4. So as soon as they get in here, then we'll move that
39 case along.

40
41 Gonzales: Okay. So as everybody's in the room, we'll move on. Once again, this is
42 going to be for 3.2, Tierra Hermosa Subdivision Phase 4. I'll turn to staff
43 and then see if there were any additional comments that need to be
44 proceeded with as a condition.

1 Ochoa: Sure. Before we have a request for approval of preliminary plan known as
2 Tierra Hermosa Subdivision Phase 4. The proposed subdivision is on NH-
3 1.S, Neighborhood-1 Suburban. And encompasses approximately 29.998
4 acres, just short of 30 acres. It is located generally south of Village Drive,
5 east of Porter Drive, and north of Central Avenue. This is within the
6 approved Tierra Hermosa Master Planned area.

7
8 Subdivision proposes to subdivide basically three existing tracts into 63 new
9 residential lots, and two tracts of land that will be used, they're basically for
10 future right-of-way dedication and build-out and land development. Shown
11 here showing those two existing tracts here and the actual subdivision areas
12 here with the 63 lots. Multiple people did approve this with conditions,
13 including fire, requesting that the temporary roundabouts or turn arounds
14 be applied at the end of the two dead-end roads, which they have been. I
15 believe there were some conditional approvals from Public Works and
16 Engineering, which I believe we were able to finish off and note on the actual
17 plat itself. This is the latest and cleanest version, didn't go out for an official
18 review. And then I believe there was also comments from Flood Control
19 with potential conditions on that. I'll leave it to the Chair, I believe she might
20 have some insight on that. And I'll leave it for anybody else if they have any
21 other comments on this subdivision.

22
23 Gonzales: Just to clarify, regarding the Flood Plain Administrator's Review, at this point
24 in time it is still going through the process. The CLOMR has been approved.
25 The LOMAR is the next step. Once the LOMAR is filed and completed, it
26 will take the lots out of essentially the floodplain, and then the plans can be
27 released for the construction plans.

28
29 As far as any of the other conditions from Engineering, it was primarily that
30 the tracts were designated as either right-of-way or for the drainage ponds.
31 Those have been both corrected as part of the plat and designated onto
32 there, so there are no other concerns, I think from any other staff members.

33
34 Ochoa: Correct. Other than that, I'll leave it up to, if anybody else had any other
35 comments.

36
37 Mathews: Just, it's not a condition or a comment or a criticism or anything, but just to
38 note that Realize requires, let's see, dedication or construction of the park,
39 which is under construction, at or before 50% build-out or two years after
40 subdivision plat. I believe that's correct. I don't have a citation or anything,
41 but I just want to note that. And I don't have any worries about that, but I
42 just want to note it.

43
44 Dickerson: I think our construction, I think our plan is, is that that park will be finished
45 by the time two is. So by the time we get to you know four being viable if
46 you will, there will be grass and running and frolicking.

1
2 Gonzales: Okay.
3
4 UNKNOWN: Never seen frolicking on a plat before.
5
6 Gonzales: Would there be any other comments? Public Works, any comments?
7
8 Moreno: I just wanted to see how the engineer or record and developer was going to
9 handle temporary and permanent drainage through the subdivision.
10
11 Pompeo: Southwest Engineering on this one, sorry. So there's one common ponding
12 area within this development, so they're on the west side. So that pond
13 handles all of the stormwater runoff management from the site. But there
14 will be temporary runoff, jimmy running along, parallel to Central and within
15 the existing and proposed floodplain, which will take it out across Central
16 and down to the Oro Vista Ponds.
17
18 Moreno: Okay, so it's on the south side of the, it's off of Central though, the Central...
19
20 Pompeo: Right.
21
22 Moreno: To keep it right-of-way.
23
24 Pompeo: Right, so it's, right now there's to be grading between the subdivision as
25 constructed and what's the kind of the existing channel there along Central.
26 That'll be maintained until such time that, obviously as we've discussed in
27 the past, it's more of a permanent solution, and so that's going to be worked
28 on now.
29
30 Moreno: Okay. All I ask, just as a comment is to whatever temporary measures you
31 put, that they're minimal maintenance.
32
33 Pompeo: Okay.
34
35 Moreno: That way we don't have issues later on if you know that we're continuously
36 requesting a lot of maintenance.
37
38 Pompeo: Okay. I think as we go into construction we'll work with Public Works on
39 that, as far as that, any of those erosion control measures.
40
41 Moreno: Council Chairman.
42
43 Moreno: No, that covers my question.
44
45 Gonzales: Okay, Utilities, any comments?
46

1 Nasir: I don't know if this is the right time to ask for this, but I would like to have an
2 updated master utility plans. And I will not put the condition on this one, but
3 I would like to have one, updated one.
4

5 Pompeo: Okay, and I, and then also I know that in that updated master plan, just the
6 utility plan, which we can provide for you because we've got the construction
7 drawings that we've been working on for Phase 4, there was a comment in
8 there about the two pressure zones up there on Village Drive.
9

10 Nasir: Yes.
11

12 Pompeo: So it's my understanding that we're just going to loop the water line from the
13 west side on Village through this subdivision, but we're not going to connect
14 to the existing 10-inch that's to the east of our...
15

16 Nasir: That is correct.
17

18 Pompeo: Okay.
19

20 Nasir: Because it, they're two different...
21

22 Pompeo: Two different pressure zones.
23

24 Nasir: Pressure zones.
25

26 Pompeo: Okay, so that change has been made, and I will get you an e-mail copy of
27 the updated master utility plan.
28

29 Nasir: Yes, because your plans show that the water line that is existing right there
30 is going to connect to where is Tierra Bonita.
31

32 Pompeo: Yes.
33

34 Nasir: But it needs a small extension to make it there.
35

36 Pompeo: Right. I, we did see that note. We've made that change. But I'll get you a
37 copy of it, the updated master utility plan.
38

39 Nasir: Yes.
40

41 Pompeo: So that way you'll have it. Well, and then of course look at it and let me
42 know if everything's correct.
43

44 Nasir: Yes, because I know that you're coming back later on for other phases, so
45 I would like to see the whole utility plans.
46

1 Pompeo: Okay.

2
3 Nasir: Thank you.

4
5 Gonzales: Okay. Anything additional from Parks and Recreation? Okay. Fire
6 Department?

7
8 Danner: We're good to go.

9
10 Gonzales: Okay. Seeing no other comments, I would entertain a motion to move this
11 forward to the Planning and Zoning Commission with a recommendation of
12 approval.

13
14 Danner: So moved.

15
16 Nasir: Second.

17
18 Gonzales: Okay. All those in favor signify by saying "aye." Any opposed?

19
20 MOTION PASSES UNANIMOUSLY.

21
22 Gonzales: Seeing none. This will move forward with a recommendation of approval in
23 August.

24
25 Dickerson: Thank you.

26
27 Gonzales: Thank you.

28
29 Pompeo: Thank you, everybody.

30
31 Ochoa: We've still got another item. All right. Thank you, folks.

32
33 Dickerson: Thank you all.

34 35 **3.3 Parkhill Estates alternate Cross-Section**

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- A request for approval of an alternate cross-section for local roadways associated with a subdivision known as Parkhill Estates.
 - The request proposes to modify the required local roadway cross-section to match the existing local roadway cross-sections found in the previously developed phases of the Parkhill Estates Master Plan area.
 - Per Section 38.2.C.1.b of the City of Las Cruces Development Code the DRC reserves the right to require additional or reduced improvements and/or right-of-way as necessary to meet City goals and plans.
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- The subdivision is zoned NH-1.S (Neighborhood-1 Suburban) and is located north of Parkhill Drive and generally west of Rinconada Boulevard.
- Submitted by Libbin Underwood Engineering & Surveying, representative, on behalf of BPS, LLC., property owner.

Gonzales: Okay. So before us will be the last case that's listed on the agenda, which is 3.3, Parkhill Estates Alternate Cross-Section. I will look to staff to present. Sure.

Ochoa: This was forwarded to me by our engineering section, Michael Kinney, a request from the engineer and the developer. It's a request for approval of an alternate cross-section for local roadways associated with the subdivision known as Parkhill Estates. This issue came up with Parkhill Estates Phase 9 C, which is currently under review. This request really is for the remainder of Parkhill Estates, just to keep that cross-section.

It's basically to modify the required local roadway cross-section to match existing local roadway cross-sections found in the previously developed phases of Parkhill Estates Master Planned area. Per Section 38.2.C.1.B of the City of Las Cruces Development Code, the DRC does reserve the right to require additional or reduced improvements on our right-of-ways as necessary to meet city goals and plans. Subdivision is known as NH-1.S, Neighborhood 1 Suburban, located north of Parkhill Drive and generally west of Rinconada Boulevard.

This was submitted by a Libbin Underwood Engineering and Surveying on behalf of BPS, LLC property owner. So this is the subdivision that is in question, that is being reviewed right now, Parkhill Estates Phase 9 C. That is the area right there. So basically the difference is this is the cross-section that they're proposing, essentially with five foot sidewalks on each side instead of your typical six foot as is now required by current code. But I'll let the engineer explain a little further of the alternate cross-section that they're proposing.

Libbin: Good morning. My presentation here is pretty short. It's really just a request to keep these road cross-sections consistent for the last two phases of Parkhill Estates. The biggest issue is the width of the asphalt and the roadway and the drainage. And changing that now and having transitions in the road width just causes driver challenges and drainage challenges. And so the main part of the request is to keep that part consistent.

We are requesting to keep the sidewalks and the location of the fire hydrants and the streetlights and signage and everything consistent as well. That is part of the request. But the biggest part is keeping the road, sort of driving portion consistent with the rest of Parkhill Estates.

1
2 Gonzales: Okay. Are there any comments from staff? I will go to Parks and
3 Recreation. Is there any concerns with the proposed cross-section or
4 maintaining and keeping the same as I do see that the parkways are listed?
5 That was one of the things we did change in the development code. So this
6 would be one of those modifications. Is there concerns or just maintaining
7 since it is finishing out essentially a master planned area?
8

9 Mathews: Yes. Parks and Rec is fine with this. I just want to note that it's a local road
10 and so really Parks doesn't have much to go here, to say here. But on
11 different types of roads where the new code requires a parkway landscape
12 or things like that where we are interested in seeing the new code be met
13 even if there has to be a transition from you know existing development into
14 new road cross-sections. This being a local road, it's not a concern for
15 Parks and Rec.
16

17 Gonzales: Okay. Just to clarify, as we all know and understand from code
18 requirements, the parkways are maintained by the adjacent property
19 owners, which is one of the maintenance responsibilities of someone who
20 moves into the neighborhood. Any comments from utilities?
21

22 Nasir: We have no issues with the five-foot sidewalk way. Our meters will be
23 where they always have been. And our (*inaudible*) have been either under
24 concrete or on dirt. So we will be fine with that.
25

26 Gonzales: Okay. Public works.
27

28 Moreno: We have no issues with the modified cross-section.
29

30 Gonzales: Okay. Fire.
31

32 Danner: Fire is good.
33

34 Gonzales: Okay. Seeing no other comments or questions, I would move to entertain
35 a motion for approval for the alternative cross-section. This would not be
36 going to the Planning and Zoning Commission as DRC is final action on
37 roadway cross-sections.
38

39 Mathews: Move to approve.
40

41 Gonzales: Okay. Do I have a second?
42

43 Nasir: Second.
44

45 Gonzales: Okay. All those in favor signify by saying "aye." Aye. Any opposed?
46

1 MOTION PASSES UNANIMOUSLY.

2
3 Gonzales: Okay. Moving forward, the cross-section will be approved to be utilized
4 within the remainder of nine, the development of Phase 9, essentially. Yes.
5 All right.
6

7 **5. ADJOURNMENT (09:18 a.m.)**
8

9 Gonzales: Nothing else is left on the agenda. Is there any other discussion items
10 anybody has from staff? All right. So I will entertain a motion for
11 adjournment.
12

13 Nasir: So moved.
14

15 Gonzales: Okay. Seconded?
16

17 Danner: Second.
18

19 Gonzales: All those in favor? Any opposed?
20

21 MOTION PASSES UNANIMOUSLY.
22

23 Gonzales: Fabulous. We are done at 9:18 in the morning. Thank you.
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29 _____
Chairperson