



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 19, 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
Michael Danner, Fire Investigator LCFD
Vanessa Morales, Public Works, ATC
Chrstina Abeyta-Corella, Parks and Recreation

STAFF PRESENT: Adam Ochoa, Senior Planner
Vincent Banegas, Planner, Community Development

OTHER PRESENT: Marty Pillar, Pillar Engineering

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

Weir: Good morning everyone. It's nine o'clock so we'll call the Development Review Committee meeting on August 19, 2026 to order. We have a majority or a quorum of the DRC members.

2. APPROVAL OF MINUTES

2.1 August 5, 2026

Weir: So our first action of business is approval of minutes. We have minutes from August 5, 2026. Are there any discussion or any changes any DRC members would like to make? Not seeing any. Do I have a motion for approval?

Nasir: So move.

Weir: Do I have a second?

Abeyta-Corella: A second.

Weir: I will just take a voice vote on that. All those in favor say "aye." All opposed?

MOTION PASSES UNANIMOUSLY.

Weir: Okay the minutes have been approved.

1
2 **3. NEW BUSINESS**

3
4 **3.1 Case 26CS0500043: Crown Dancer Subdivision Preliminary Plat**

- 5
6
 - A request for approval of a Preliminary Plat known as Crown Dancer Subdivision.
 - The proposed subdivision is zoned NH-3.S (Neighborhood-3 Suburban), encompasses approximately 9.84 acres in size, and is located at 2016 & 2018 N. Vallet Drive.
 - The subdivision proposes to subdivide two (2) existing tracts into thirty-seven (37) new residential lots, one (1) tract of land for a mailbox cluster that will be dedicated to the City, and three (3) tracts of land for drainage purposes that will be owned and maintained by a Homeowners Association.
 - Submitted by Pilar Engineering, LLC., representative, on behalf of North Valley Development, LTD., and James C. & Marilyn Bagwell, property owners.

19

20 Weir: Next item of business is the Crown Dancer Subdivision Preliminary Plat. Is
21 this yours Adam?

22
23 Ochoa: Yes it is.

24
25 Weir: Okay do you want to give us an overview?

26
27 Ochoa: Sure.

28
29 Weir: Of what's being proposed.

30
31 Ochoa: Sure thing. So first case we have here is case 26CS0500043. It is the
32 preliminary plat known as Crown Dancer Subdivision. Proposed
33 subdivision is zone NH-3.S which is neighborhood 3 suburban. It
34 encompasses approximately 9.84 acres, 8.4 acres in size. It is located on
35 two existing tracks which are 2016 and 2018 North Valley Drive. The
36 subdivision essentially proposes to subdivide of two existing tracts into 37
37 new residential lots. One tract to allow for a mailbox cluster that would then
38 be dedicated to the city, and three tracts of land that will be used for
39 drainage purposes for the subdivision that will be owned and maintained by
40 a homeowners association. This was submitted by Pillar Engineering on
41 behalf of North Valley Development LTD and James C. and Marilyn
42 Bagwell, the property owners. This went out through two reviews to all
43 reviewing parties. Everybody did approve the proposed preliminary plat.
44 Planning had one condition which was discussed with the applicant and that
45 was resolved. And then there was one condition from Parks and Rec
46 basically just saying that they're working with the developer and then the

1 applicant for potential alternatives to parkland dedication and fee in lieu of
2 potentially doing an improvement somewhere else. So that'll be continued
3 discussions between them. And possibly just that would require a note on
4 the final plat. But when it comes to preliminary plat we're pretty much clean.
5
6 Weir: So your recommendation would be approval with those conditions or just
7 approval?
8
9 Ochoa: I think just approval considering that I believe that they're still working on it
10 so if anything everything can be dealt with in the final plat process.
11
12 Weir: Okay.
13
14 Abeyta-Corella: We also want to make sure that we, Parks and Rec, or the city is not in
15 charge of the tracts for the mailboxes. So if that can be added to the
16 condition.
17
18 Ochoa: Correct. City Community Development and Public Works has worked out
19 something for those tracts where Parks and Rec wouldn't be responsible for
20 them.
21
22 Abeyta-Corella: Okay.
23
24 Weir: Mr. Pillar, do you have anything you'd like to add to this or mention on the
25 plat?
26
27 Pillar: Just that we are working with the Parks Department. We've met with
28 Katherine Harrison-Rogers and we're looking at two of the parks that are
29 adjacent to the development in the Camelot Gardens area. And we're
30 looking at doing improvements to one or, one or both of those parks
31 however it works out. But we will have some proposals to take to Katherine
32 at Parks and let her choose which one. And then we will look to move
33 forward on it.
34
35 Weir: Okay. That's good. Is there any comments or additional questions that the
36 DRC members may have? Anyone?
37
38 Nasir: I do. I'm looking at the utilities and I am assuming it's coming back, because
39 it's not matching the alignment to what's shown on the monitor for the
40 utilities.
41
42 Pillar: But this is old. This was revised.
43
44 Nasir: Okay.
45

1 Ochoa: The road layout was revised. Because Public Works was not keen on the
2 road alignment so basically they just shifted that road down to what's
3 existing now. It used to be kind of like this where it came in from the north
4 and then they kind of jogged down. Now it's just a straight shot into the
5 alley.
6
7 Nasir: Okay. So I am assuming that when we get construction documents I'm
8 going to get to see the new layout. And also because this is considered like
9 the master utilities so that's going to be revised too.
10
11 Ochoa: That is correct, yes.
12
13 Nasir: Thank you.
14
15 Weir: And so Adam that's something that will be resolved during construction
16 drawings and coordinated with the final plan?
17
18 Ochoa: Correct. Since that is a required, a requirement of construction drawing the
19 final plan anyway so we can take care of that with that one as well.
20
21 Weir: Okay. Thank you. Any other comments?
22
23 Abeyta-Corella: I just have one more. So in the event that an agreement isn't reached
24 between Parks and Rec and the developer, could we have a note added to
25 the plat saying that the negotiations will be either fulfilled for another park
26 or fee in lieu will be paid?
27
28 Weir: I would recommend that we put that in the staff report going to the Planning
29 and Zoning Commission.
30
31 Abeyta-Corella: That works for me.
32
33 Weir: And then it's either in their approval or they can make a note.
34
35 Ochoa: Sure, on the final plan, I can do that.
36
37 Abeyta-Corella: Thank you.
38
39 Weir: Okay. If there's no more discussion I'd entertain a motion to approve the
40 preliminary plan.
41
42 Abeyta-Corella: Motion to approve.
43
44 Weir: Do I have a second?
45
46 Nasir: Second.

1
2 Weir: Okay. I'll just go ahead and do a voice vote for this one also. All those in
3 favor say "aye." All those opposed.

4
5 MOTION PASSES UNANIMOUSLY.

6
7 Weir: Okay. We'll be recommending approval of the preliminary plan to the
8 Planning and Zoning Commission. So Adam, would that be this month or?

9
10 Ochoa: That'd be the September Planning and Zoning Commission meeting. Yes,
11 sir.

12
13 Weir: Okay.

14
15 Ochoa: Staff will be in contact with the applicant about that.

16
17 Weir: Thank you, Marty.

18
19 Pillar: Thank you..

20
21 **3.2 Case 25CS0500074: Lot 1 of Pueblo de Las Alamedas Subdivision**
22 **Replat No 2**

- 23
24 • A request for approval of a Preliminary Plat known as Lot 1 of Pueblo de
25 Las Alamedas Subdivision Replat No. 2.
26 • The proposed subdivision is zoned CR.S (Commercial Retail
27 Suburban), encompasses approximately 7.68 acres, and is generally
28 located at the northwest corner of Northrise Drive and Riconada
29 Parkway.
30 • The subdivision proposes to subdivide the remnant 7.68 acres of Lot 1
31 into 7 commercial parcels and two areas proposed for future right-of-
32 way.
33 • Submitted by Precision Land Surveyors NM on behalf of Joshua
34 Skarsgard, property owner.

35
36 Weir: The second item we have today is a, is this a final plat.

37
38 Banegas: It's a preliminary plat.

39
40 Weir: Oh, excuse me, a preliminary plat. So it's case 25CS0500074 Lot 1 of
41 Pueblo de las Alamedas subdivision replant No. 2. Mr. Banegas, you want
42 to give us an overview?

43
44 Banegas: Yes. This is a request for preliminary plat approval for the Lot 1 of Pueblo
45 de las Alamedas subdivision replant No. 2. It is seeking to create seven
46 commercial lots from the remnant piece of Lot 1 from the subdivision that I

1 just identified. The property is zoned CRS which is commercial retail
2 suburban and generally located along Northrise Drive south of Bataan
3 Memorial East and west of Rinconada Boulevard. The majority of the lots,
4 out of four lots, of the seven are over an acre in size. The remnant lots are
5 below that ranging from about 0.86 acres to 0.5 in that realm. The
6 subdivision itself is going to have primary access off of Bataan Memorial
7 East as well as Rinconada. There is some existing or are some existing
8 access points along Northrise Drive although those aren't necessarily
9 access for the seven lots in question in their entirety. The applicant,
10 developer has provided 40-foot private access easements throughout the
11 seven lots to provide access to those lots. And the reason why they're 40
12 feet, well we had requested 37 as that was for the 27-foot driving aisles and
13 then five-foot each side for sidewalks. So anywhere, one of the notes that
14 I provided is anywhere that sidewalks may be required if the easement is
15 inadequate elsewhere then it'll have to go on the private property outside
16 the easement. So they've been advised.

17
18 Aside from that we have all approvals. There were six, excuse me, five
19 reviewing entities that had approval with contingencies. Upon looking at the
20 latest plat and communicating with the reviewing entities all comments had
21 been satisfied. Utilities made it a note that the master utility layout was the
22 one being considered for this at this point in time and anything that is of
23 concern could be handled at a construction drawing, construction phase
24 later in the process. So with that everything has been identified and fulfilled
25 if you will in terms of those contingencies. There are two areas that will
26 become tracts or designated as tracts in the final plat for additional right-of-
27 way. One along Northrise Drive right at the, exactly there and then one
28 along Rinconada right there. So that'll be forthcoming in the final plat. And
29 then I just noticed a notation, note number eight, so if that could be a
30 condition it talks about a 30-foot wide shared easement and they have
31 identified 40 feet so that needs to be updated. So if that could be a condition
32 for approval if the DRC deems it so. And that's really all I have.

33
34 Weir: Okay. And so your recommendation would be approval, a recommended
35 approval of the preliminary plat with the updating of that note?

36
37 Banegas: Correct.

38
39 Weir: Okay. And this was submitted by Precision Land Surveying on behalf of
40 Joshua Skarsgard. Are you present today?

41
42 Skarsgard: Yes, I'm Mr. Skarsgard.

43
44 Weir: Oh okay. Welcome. Is there anything that you would like to add?

45
46 Skarsgard; No, just thank staff for working on the final plat. Appreciate it.

1
2 Weir: Okay. DRC members are there any questions that you have or any
3 comments you want to make in regards to the final plat?
4
5 Abeyta-Corella: Parkways and medians, we're requesting that improvements will be
6 required at the time of lot development if that could be added. And that's it.
7
8 Weir: Do you want to make that a condition?
9
10 Banegas: As applicable. Because Northrise I believe is going to have, go through
11 some changes in terms of street geometry that might render a very narrow
12 median, kind of null and void. But along Rinconada that's a very strong
13 likelihood in terms of landscape improvements.
14
15 Weir: Okay. Is that something that's already in the code that they will have to do
16 or?
17
18 Banegas: Yes.
19
20 Ochoa: It's already in code.
21
22 Banegas: Yes.
23
24 Weir: Okay, so do we need to even make it a condition or do we just address it at
25 the time?
26
27 Ochoa: At construction drawings.
28
29 Banegas: Yeah, at construction drawings.
30
31 Weir: Okay. Oh that you wanted at the time of building permit per lot?
32
33 Abeyta-Corella: Yes.
34
35 Weir: Okay. But that's still required.
36
37 Ochoa: That's required by code, yes.
38
39 Weir: Okay. Any other discussion or comments? None. Okay. I'd entertain a
40 motion for approval.
41
42 Nasir: Move with the conditions as stated by Vince.
43
44 Weir: Okay. Do I have a second?
45
46 Abeyta-Corella: Second.

1
2 Weir: Okay. Since there was little discussion, I'll go ahead and do this by voice
3 vote also. All those in favor? All those opposed.
4

5 MOTION PASSES UNANIMOUSLY.
6

7 Weir: Okay, so we have a positive recommendation for the replat of Lot 1 of
8 Pueblo de Los Angeles subdivision. So that will also go to September?
9

10 Banegas: Correct.
11

12 Weir: Meeting. Okay.
13

14 Banegas: September 22nd. Yes, sir.
15

16 Skarsgard: Thank you guys.
17

18 Weir: Thank you.
19

20 **5. ADJOURNMENT (09:12 a.m.)**
21

22 Weir: That brings us to that one that I know no one wants to get to. The
23 amendment or the adjournment of the meeting. Do I have a motion to
24 adjourn?
25

26 Nasir: So move.
27

28 Weir: A second.
29

30 Abeyta-Corella: Second.
31

32 Weir: Okay, all those in favor?
33

34 MOTION PASSES UNANIMOUSLY.
35

36 Weir: Meeting's adjourned.
37
38
39
40

41 _____
Chairperson