



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, September 2, 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
Oscar Guerrero, Action Transportation Planner
Catherine Mathews, Landscape Architect, Parks & Rec
Koting Lee, Public Works

STAFF PRESENT: Adam Ochoa, Senior Planner

OTHER PRESENT: Colleen Boyd
Marty Pillar, Pillar Engineering

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

Weir: All right. Good morning everybody. We'll call the Development Review Committee meeting of September 2nd to order.

2. APPROVAL OF MINUTES

2.1 August 19, 2026

Weir: First item of business is approval of minutes. We have minutes that should have been distributed from the August 19th meeting. Do I have any discussion or comments? Do I have a motion to approve?

Danner: So moved.

Weir: Do I have a second?

Mathews: Second.

Weir: Okay, I'll go ahead and do just an acclamation vote. All those in favor say "aye." All those opposed.

MOTION PASSES UNANIMOUSLY.

Weir: Okay, minutes approved.

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2 **3. NEW BUSINESS**
3

4 **3.1 Case 26CS0500086: The Arroyos at Settlers Pass Phase 3, 4, & 5**
5 **Master Plan**
6

- 7
- A request for approval of a Master Plan known as The Arroyos at Settlers Pass Phase 3, 4, & 5.
 - The proposed subdivision is currently zoned OS-2.S, NH-1.S, & NH-2.S (Open Space-Drainage District Suburban, Neighborhood-1 Suburban, & Neighborhood-2 Suburban), encompasses approximately 55.08 acres in size, and is located generally east of Rinconada Boulevard, northeast of its intersection with Parkhill Drive and south of the future extension of Engler Road.
 - The subdivision proposes a zoning map amendment to zone the entire developable area NH-2.S and develop a single-family residential subdivision that will be built in three (3) phases.
 - Submitted by Pilar Engineering, LLC., representative, on behalf of NM Valencia, LLC., property owner.
- 20

21 Weir: We have two cases today. The first one is the Arroyos at Settlers Pass
22 Phase 3, 4, and 5 Master Plan. Adam, do you want to give us an
23 introduction, an overview?
24

25 Ochoa: Sure thing. First item we have is the actual master plan for that, for the area
26 we're discussing today. This is the Arroyos at Settlers Pass phase 3, 4, and
27 5. Subject property encompasses roughly just over 55 acres in size and is
28 located generally east of what is Rinconada and northeast of the
29 intersection of Rinconada and Parkhill Drive. Basically, the subject property
30 is currently zoned with multiple zoning designations including OS-2, NH-
31 1.S, and NH-2.S, which is our open space drainage district, our
32 neighborhood 1 suburban, and neighborhood 2 suburban district.
33

34 The subdivision is proposing a zoning map amendment, which kind of
35 accompany with this master plan to the Planning and Zoning Commission
36 meeting, basically changing the entire area's zoning designation to NH-2.S.
37 And will develop a single-family residential subdivision that will be built
38 essentially in three phases. So this here is the master planned area, the
39 three phases, which is phase 3, 4, and 5. And here is kind of a depiction of
40 that zone change, the areas that are zoned OS-2.S, NH-1.S, that will be
41 changed to NH-2.S. Just for the record, the zone change, all reviewing staff
42 did a review and did recommend approval for that zone change that will be
43 moving forward to Planning and Zoning Commission.
44

45 Other than that, the master plan was reviewed by everybody. Everybody
46 approved, either approved or approved with conditions. The master plan,

1 that was essentially it. This was submitted by, for the record, Pillar
2 Engineering, LLC on behalf of NM Valencia, LLC, the property owner. And
3 that's it.
4
5 Weir: Mr. Pillar, would you like to add anything?
6
7 Pillar: No, I think, you know I think we're pretty clear on what all we're trying to do.
8 We do have a separate permit in right now for the Rinconada Boulevard.
9 And we're working together with BPS, which is on the west side of the road,
10 and we're going to build the full section at one time, so.
11
12 Weir: DRC members, or ad hoc DRC members, do you have any questions?
13
14 Nasir: As Mr. Pillar mentioned about the Rinconada Boulevard right-of-way
15 construction plans, we in utilities are reviewing that. So we, I just wanted to
16 state it in there.
17
18 Weir: It's under review.
19
20 Nasir: That it's under review, yes.
21
22 Weir: Okay. Any other comments, questions? Cathy.
23
24 Mathews: So, I just wanted to confirm that the one acre park that's adjacent to the two
25 acre park in the current subdivision is not going to be receiving any
26 stormwater? Yes, where Adam's pointing.
27
28 Pillar: Yes, that is correct.
29
30 Mathews: Okay. Okay. Thank you. And ...
31
32 Pillar: I understand it's a little issue right now.
33
34 Mathews: Rinconada then, you're building out full cross-section of Rinconada.
35
36 Pillar: Yes.
37
38 Mathews: Is that going to include parkways and medians with landscape
39 improvements?
40
41 Pillar: Yes.
42
43 Mathews: Okay.
44
45 Pillar: And we have plans on those, we'll submit those separately.
46

1 Mathews: Yes.
2
3 Pillar: Yes.
4
5 Mathews: Okay.
6
7 Pillar: How would those be, what type of project would that be submitted under?
8
9 Ochoa: It's, so that would be submitted with the right-of-way permit that was
10 submitted.
11
12 Pillar: Oh.
13
14 Ochoa: Yes, though we're basically, you can work, which it's happened in the past,
15 we work with Parks and Rec. separately as to what landscaping will be okay
16 in that area. And then you just would add those to your plans and then we'll
17 just basically confirm that that's being done when it gets constructed and
18 installed at the time that the road is constructed.
19
20 Weir: So, if I can repeat what you said, basically, get agreement on what should
21 be submitted with the plans, then Marty submits those for approval, and
22 we'll route it to Parks and Recreation and they will approve.
23
24 Ochoa: That's correct.
25
26 Weir: What's supposedly been agreed to.
27
28 Ochoa: Correct.
29
30 Pillar: Okay, they will not be a separate project.
31
32 Ochoa: No.
33
34 Pillar: Separate permit.
35
36 Ochoa: That is correct. They'll be under the same right-of-way permit is what it is.
37 Since it is part of right-of-way, it is going to be part of the same right-of-way
38 permit.
39
40 Pillar: Okay. I just, on the previous job, I think they had them split when they built
41 the Rinconada to the south of it.
42
43 Ochoa: Right.
44
45 Pillar: That way the roadway improvements got their substantial completion and
46 started their clock and then they installed the landscape.

1
2 Ochoa: We can definitely clarify that with ...
3
4 Pillar: And it's ...
5
6 Ochoa: Permitting as to if they'd be willing to let that be separate as well.
7
8 Pillar: Right.
9
10 Ochoa: We can do that. Which is possible ...
11
12 Pillar: Because that's why I didn't turn in the charts.
13
14 Ochoa: Sure.
15
16 Pillar: Excuse me.
17
18 Ochoa: I think ... No, you're fine, Marty. I think that's fine as well if we do, do it
19 separate, because there is two different right-of-way permits and we can
20 just do them separately. I think that's a potential to do as well.
21
22 Weir: Okay. So do we need to make that a part of any recommendation on the
23 master plan?
24
25 Ochoa: No, because that's a separate administrative review that's being done for
26 Rinconada Boulevard. We can definitely talk about that more, Marty.
27
28 Pillar: Okay.
29
30 Ochoa: Okay.
31
32 Weir: Okay.
33
34 Mathews: Yes, we can talk about it separate, because I am interested in sort of beefing
35 up the requirements for the plans that are submitted. You know more about
36 the grading, more about the connectivity, more about you know not just a
37 planting plan with the irrigation on it. It's kind of insufficient when we have,
38 you know changes in grading and stuff like that. But we'll talk about that.
39
40 Pillar: Okay.
41
42 Mathews: Yes. Thank you.
43
44 Weir: Okay. Adam, do you have a recommendation? Are there any conditions or
45 anything that needs to be...
46

1 Ochoa: No conditions on the master plan. Staff is recommending approval for the
2 proposed master plan as submitted.

3
4 Weir: Okay, but there are no other comments.

5
6 Gurrero: One of the comments from Public Works from Kyle, is any ponds that we're
7 taking over, it has to have the regional benefit. And yes, so that's, it wasn't,
8 the plan wasn't included.

9
10 Ochoa: Sure.

11
12 Weir: So is that something that needs to be addressed as a master plan or with
13 the preliminary plan, which is the next case?

14
15 Ochoa: Yes, good. Thank you for bringing that up. Okay, that would be during the
16 preliminary plat. So we'll definitely be adding a note, add a condition on the
17 preliminary plat. So we'll take care of that on the next one. So thank you
18 for bringing that up, for the record.

19
20 Weir: Okay. Well, again, if there's no more discussion, do we have a motion to
21 approve Arroyos at Settler Pass Phase 3, 4, and 5 master plan?

22
23 Guerrero: So moved.

24
25 Weir: Do I have a second?

26
27 Mathews: Second.

28
29 Weir: Okay. I'll just go ahead and do an affirmation again. All those in favor say
30 "aye." All those opposed. No opposed.

31
32 MOTION PASSES UNANIMOUSLY.

33
34 Weir: So the recommendation to the Planning and Zoning Commission will be
35 approval of the master plan.

36
37 **3.2 Case 26CS0500002: The Arroyos at Settlers Pass Phase 3 Preliminary**
38 **Plat**

- 39
40
 - A request for approval of a Preliminary Plat known as The Arroyos at
 - 41 Settlers Pass Phase 3.
 - 42 • The proposed subdivision is currently zoned OS-2.S, NH-1.S, & NH-2.S
 - 43 (Open Space-Drainage District Suburban, Neighborhood-1 Suburban, &
 - 44 Neighborhood-2 Suburban), encompasses approximately 17.058 acres,
 - 45 and is located generally east of Rinconada Boulevard, northeast of its

1 intersection with Parkhill Drive and south of the future extension of
2 Engler Road.

- 3 • The subdivision proposes to subdivide four (4) existing tracts of land into
4 72 residential lots and five (5) tracts of land that will be utilized for
5 drainage, cluster mailboxes and utility infrastructure.
- 6 • Submitted by Pilar Engineering, LLC., representative, on behalf of NM
7 Valencia, LLC., property owner.

8
9 Weir: That leads us to the next case, which is the Arroyos at Settler's Pass Phase
10 3 Preliminary Plat. Mr. Ochoa, do you want to give us the specifics?
11

12 Ochoa: Sure thing. Of course. So this is basically the first phase of the master plan
13 that was under review at the same time as the master plan. It is the Arroyos
14 Royals at Settler's Pass Phase 3 Preliminary Plat. Currently the zone OS-
15 2.S, NH-1.S, and NH-2.S, which is open space drainage, neighborhood 1
16 suburban, and neighborhood 2 suburban. The actual preliminary plat
17 encompasses a little over 17 acres in size. And again is generally located
18 east of Rinconada Boulevard, northeast of its intersection with Parkhill
19 Drive, south of what is the future extension of Engler Road.
20

21 This subdivision proposes to subdivide four existing tracts of land into
22 essentially 72 residential lots, and five tracts of land that'll be utilized for
23 drainage, cluster mailboxes, and utility infrastructure. Again this was
24 submitted by Pillar Engineering, LLC representative on behalf of NM
25 Valencia.
26

27 And there is that, this is the preliminary plat here, kind of an L-shape, with
28 those 72 lots running east to west, and then north to south. It does include,
29 why aren't you working? Huh, you're deciding not to work anymore.
30 Anyway, so it does include though what is an existing pond that was from
31 the previous subdivision, which is currently privately owned, but will be
32 improved to meet city standards and meet the requirements for regional
33 benefit in order for it to be dedicated to the city.
34

35 This did go through review multiple times, and essentially the only
36 outstanding comments is just going to be some conditions we're placing on
37 this, is the issuance of construction drawings, a construction permit, and
38 completion of the final site plan is contingent upon the successful
39 completion and hearing of the pending TIA, which may result in an
40 amendment to the preliminary plat, which if there's any amendments, that
41 can be done administratively to the preliminary plat, since we're not, it
42 wouldn't be increasing the number of lots or anything like that. The other
43 condition is that the regional benefit requirement for the ponding dedication
44 of tract A and E, as outlined by code is determined between Public Works
45 and the developer or the engineer of record, and communicated to
46 Community Development as part of the, basically the final plat construction

1 drawing. So that essentially will have to be taken care of before final plat
2 construction drawings get submitted for review, the regional benefit issue
3 with the ponds.
4
5 Weir: Okay. Any comment from DRC members?
6
7 Danner: As far as like temporary turnarounds and stuff, we'd handle those during the
8 construction phase, right?
9
10 Ochoa: That is correct. That can be handled during the construction phase and will
11 be also added, it can be added to the actual final plat itself as well, just
12 showing that those would be temporary turnarounds for now.
13
14 Pillar: Right just have one temporary turnaround.
15
16 Danner: Right just on the east side.
17
18 Pillar: At the east side of Ravina, right there, yes sir.
19
20 Danner: Perfect.
21
22 Weir: Anything from any from (*inaudible*)?
23
24 UNKNOWN: No.
25
26 Weir: Okay. Colleen, do you have anything you'd like to add? No. Okay. Well,
27 if that's the case, Adam, you said you had a recommendation of approval
28 with those two conditions?
29
30 Ochoa: With those two conditions as stated, that is correct.
31
32 Mathews: So moved.
33
34 Weir: A second.
35
36 Danner: Second.
37
38 Weir: Okay. Let's do a voice vote again. All those in favor, say "aye." Aye. All
39 those opposed.
40
41 MOTION PASSES UNANIMOUSLY.
42
43 Weir: Okay, so we have a positive recommendation with conditions for phase 3
44 preliminary plat.
45

1 Ochoa: Correct. And just for the record, this is scheduled for the October Planning
2 and Zoning Commission meeting. That way we can have enough time to
3 get the minutes in for it to be part of the case packet. So it will be going
4 before Planning and Zoning Commission in the October Planning and
5 Zoning Commission meeting.
6

7 Weir: Okay. Sounds good. We don't have it, but I'll bring it. Is there any
8 discussion amongst the DRC members that you'd like to have today?
9 Nothing. Okay.
10

11 **5. ADJOURNMENT (09:13 a.m.)**
12

13 Weir: Well, that leads us to everyone's favorite point of the agenda. Do I have a
14 motion to adjourn?
15

16 Nasir: So moved.
17

18 Weir: Do I have a second?
19

20 Boyd: So, I'm not following proper protocol. I had a very simple question about
21 parking reduction. Should I e-mail you and come back next week? And
22 that's I can, or I could just ask the question.
23

24 Weir: Well, why don't we adjourn the meeting and you can stay.
25

26 Boyd: Could I?
27

28 Weir: Help you with questions on that.
29

30 Boyd: That sounds great.
31

32 Weir: It sounds like that's a zoning question, and so the DRC wouldn't have a view
33 on it.
34

35 Boyd: Got it. Thank you.
36

37 Weir: Okay, well, did I get a second there, or did I get a second?
38

39 Mathews: I'll second.
40

41 Weir: Okay. All those in favor, say "aye."
42

43 MOTION PASSES UNANIMOUSLY. .
44

45 Weir: We're adjourned.
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Chairperson