



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 16, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: Sara Gonzales, Senior Planner
Rocio Nasir, Senior Engineer, Utilities
Jimmy Moreno, Interim Public Works Director
Kyle Metzgar, MPO
Michael Danner, Fire Investigator LCFD
Katherine Harrison-Rogers, Plan & Construct Admin, Parks
Oscar Guerrero, Action Transportation Planner

STAFF PRESENT: Adam Ochoa, Senior Planner

OTHER PRESENT: Chad Sells, Sierra Norte Development, Inc.
Paul Smith

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

Gonzales: So we will call this meeting to order. It is September 16th. It is 9:03 a.m. for the Development Review Committee.

2. APPROVAL OF MINUTES - NONE

Gonzales: There are no minutes to be approved for this meeting

3. OLD BUSINESS - NONE

4. NEW BUSINESS

4.1 Case 26ZO0300055: Sanctuary at Red Hawk Final Site Plan

- A request for approval of a Final Site Plan known as Sanctuary at Red Hawk.
- The proposed subdivision is zoned PUD.(Planned Unit Development Suburban) with underlying zoning of U3/U4 (Sub-Urban/General Urban), encompasses approximately 6.75 acres, and is generally located approximately 650 feet northeast of the Red Hawk Golf Club, adjacent to an electrical easement and Eagle Vista Street at the intersection of Eagle Vista Street and Royal View Street.

- The subdivision proposes to subdivide Lot 6C-1 of Sierra Norte, Replat No. 5 into twenty-five (25) residential townhouse lots which gain access from Tract B, also part of the stated replat which will become part of the Royal View Street right-of-way at time of final plat filing.
- Submitted by Sierra Norte Development, Inc., property owner.

Gonzales: So we will jump into new business. This is going to be Case 26Z0300055, Sanctuary at Red Hawk final site plan. I will turn to staff.

Ochoa: This is a request for approval of a final planning and development final site plan known as Sanctuary at Red Hawk. Subdivision is zoned PUD, which is Planned Unit Development located within the Metro Verde PUD area. It has an underlying zoning of U3, U4, which is suburban or general urban in the Metro Verde area. The subdivision encompasses approximately 6.75 acres and is generally located about 650 feet northeast of Red Hawk Golf Club adjacent to an electrical easement and Eagle Vista at the intersection of Eagle Vista and Royal View Street. The subdivision proposes to subdivide an existing lot, which is lot 6C-1 from the Sierra Norte replant number 5 into 25 residential townhome lots, which gain access through a tract as part of the stated replant, which will become essentially a new road, which is Royal View Street right-of-way, which would be dedicated and improved at the time of construction drives and filing.

This was submitted by Sierra Norte Development. And here is that subdivision we're speaking about now with that roadway that will be constructed with the final plan construction drawings when that gets submitted with those townhome lots all over here. This went through, I believe, two reviews. Everybody approved or approved with conditions. Planning staff approved with the condition that we just update the first sheet to add the Community Development Director approval block, which the developer will be getting that to us. And I believe Utilities had conditions as well, just basically that the utility layout conceptually is fine. And then just comments that will have to be addressed during construction drawings, I believe. Other than that, everybody else approved with no other conditions. That's about it.

Gonzales: Okay. I would turn to the applicant. Is there anything additional you'd like to add?

Sells: No, thank you.

Gonzales: Okay, seeing none. Then I will go around the room and ask if there's any conditions from anything additional Utilities would like to add.

Nasir: We're good with what Adam read.

1
2 Gonzales: Okay, Parks and Recreation?
3

4 Harrison-Rogers: No, there's a there's sort of an existing trail. The easement was, is
5 dedicated or has it been has it been finalized? The other plat?
6

7 Sells: It has.
8

9 Harrison-Rogers: Okay, yes, through via another tract. We've got no issue with that. And
10 this particular subdivision is being served by the future community park,
11 which is a little further down the road.
12

13 Gonzales: Okay, Fire Department.
14

15 Danner: Fire's good.
16

17 Gonzales: Okay. Active Transportation, any comments?
18

19 Guerrero: No comments. All is good.
20

21 Gonzales: MPO, any comments?
22

23 Metzger: No comments.
24

25 Gonzales: Fabulous. Okay, so seeing that, I will entertain a motion.
26

27 Harrison-Rogers: I'll make a motion to approve with conditions as stated. Thank you.
28

29 Nasir: Move, or second.
30

31 Gonzales: Okay. I'll just have everybody, all those in favor signify, just kidding. I will
32 hold on to that motion real quick as we do have Public Works joining us at
33 this point. Were there any comments from Public Works regarding this
34 proposed subdivision or any concerns?
35

36 Moreno: No concerns.
37

38 Gonzales: Okay. Then we'll go back to our original motion that has been a motion by
39 Katherine Harrison-Rogers and seconded by Rocio Nasir. So with that,
40 everybody in favor signify by saying "aye." Okay. Anybody opposed.
41

42 MOTION PASSES UNANIMOUSLY.
43

44 Gonzales: Great. So this will move forward to, I believe it is the October ...
45

46 Ochoa: October.

1
2 Gonzales: Planning and Zoning Commission with a recommendation of approval with
3 the minor conditions that are placed onto there.
4

5 **5. ADJOURNMENT (09:04 a.m.)**
6

7 Gonzales: With that, there's nothing else for any discussion, any staff discussion?
8 Okay, then I would take a motion to adjourn.
9

10 Nasir: So moved.
11

12 Harrison-Rogers: I'll second.
13

14 Gonzales: Great, all those signify by saying "aye."
15

16 MOTION PASSES UNANIMOUSLY.
17

18 Gonzales: We are adjourned.
19
20
21
22

23 _____
24 Chairperson