



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, November 20, 2024, at 9:00 a.m. in Room 1158.

DRC PRESENT:

- David Weir, Deputy Director Community Planning
- *Adam Ochoa, Senior. Planner
- Rocio Nasir, Senior Engineer, Utilities
- Jeremy Barela, Assistant Engineer, Com. Dev.
- Meei Montoya, Senior Engineer, Utilities
- *Elaine Martinez, Engineering Tech, Utilities
- *Mark Dubbin, Fire Projection Engineer
- Efrain Bueno, Senior Engineer Tech, Utilities
- Franco Granillo, Parks Administrator, Parks & Rec.
- Soo Gyu Lee, Traffic Operations Administrator, Public Works
- Gary Skelton, Engineer, Public Works
- Michael Lara, Engineer, Public Works
- Jimmy Moreno, Construction Management, Public Works
- Cathy Mathews, Landscape Architect, Parks & Rec.
- Tony Trevino, Deputy Director, Public Works
- Hector Terrazas, Engineer, Public Works
- Javier Antunez, Senior Engineer Tech, Utilities
- Mike Kinney, Plan Review Engineer, Com. Dev.
- Kyle Metzgar, MPO

STAFF PRESENT:

- Adam Ochoa, Senior Planner
- Tim Pitts, Deputy Director Building Development
- John Castillo, Planner, Community Development
- Vincent Banegas, Planner, Community Development

OTHER PRESENT:

- John Moscato, Sierra Norte Development
- Chad Sells, Sierra Norte Development
- Dale Schueller, Souder Miller
- Paul Pompeo, Souder Miller
- Mike Johnson, Souder Miller
- Edward Martinez, Zia Engineering
- Tim Bauer
- Rick Rivera
- Steve Calderazzo
- Anthony Gutierrez
- Lillian Watson
- Jerry Donohue

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

1
2 Ochoa: All righty. I'll go ahead and call the November 20, 2024 DRC meeting to
3 order.
4

5 **2. APPROVAL OF MINUTES -**

6
7 **2.1 November 6, 2024**
8

9 Ochoa: First item we have here is the approval of the minutes of the November 6th
10 DRC meeting. Do we have any changes for that, anybody know. Seeing
11 none. Can I have a motion to approve the November 6, 2024 DRC minutes
12 please?
13

14 Metzgar: Motion.

15
16 Ochoa: Can I have a second please?
17

18 Dubbin: Second.
19

20 Ochoa: Thank you. All in favor signify by saying "aye."
21

22 MOTION PASSES UNANIMOUSLY.
23

24 Ochoa: All opposed, "nay." Approved.
25

26 **3. NEW BUSINESS**
27
28

29 **3.1 Case No. 24ZO3000118: Red Hawk Estates Phase 3 Final Site Plan**

- 30 • A request for approval of a Planned Unit Development (PUD) Final Site
31 Plan know as Red Hawk Estates Phase 3.
- 32 • The subject property encompasses approximately 144.78 acres, is
33 zoned PUD (Planned Unit Development) and located within the within
34 the Metro Verde PUD.
- 35 • The subdivision proposes 416 single-family lots that will be developed
36 in 8 phases along with all the required roadways that provide access to
37 the subdivision along with a park that will be dedicated
38 to the City.
- 39 • Submitted by Sierra Norte Development, Inc.
40

41 Ochoa: We have two items here for new business. The first item we have here is
42 Case 24ZO3000118, which is the final site plan known as Red Hawk
43 Estates Phase 3. Subject property encompasses approximately 144.78
44 acres in size. It is zoned PUD, planned unit development and that because
45 it is located within what is the Metro Verde PUD. The proposed subdivision
46 is proposing 416 single-family residential lots that'll be developed in eight
47 phases. They are all basically located, the area where this is located is

1 essentially surrounding what is the Red Hawk Golf course up there in the
2 northern part of the Metro Verde area. This was submitted by Sierra Norte
3 Development, Inc. I believe all comments were resolved through our
4 reviews. But we will go ahead and go around the table to see if anybody
5 else had any other comments. So we'll start out. MPO.
6
7 Metzgar: No additional.
8
9 Ochoa: Thank you. Utilities.
10
11 Martinez: No comment.
12
13 Ochoa: Thank you. Go to fire.
14
15 Dubbin: No issues.
16
17 Ochoa: All right. Thank you. Parks and Rec.
18
19 Mathews: No comments.
20
21 Ochoa: Thank you. And finally Public Works, traffic.
22
23 Skelton: Unfortunately, I do have a question.
24
25 Ochoa: Okay.
26
27 Skelton: Was this section included in previous TIAs for this, for the Metro Verde
28 area?
29
30 Sells: Yes.
31
32 Skelton: It was. Okay. If you can, you can provide it to traffic office because we can't
33 seem to find it.
34
35 Sells: We uploaded them.
36
37 Skelton: I'm sorry.
38
39 Sells: We uploaded them.
40
41 Skelton: Did you?
42
43 Sells: In documents.
44
45 Skelton: Okay. Got you. Okay, so if that's the case then I guess I have no other
46 comments.
47
48 Ochoa: Okay. Great. So they are uploaded in Accela.

1
2 Sells: Well I sent them to Susan who said she was going to upload them to Accela.
3
4 Ochoa: Okay. You could send them to me and I'll forward them to Gary and I'll
5 make sure they get into Accela.
6
7 Sells: Sure.
8
9 Ochoa: That way we have them on the database.
10
11 Skelton: Okay.
12
13 Ochoa: Thank you Chad. All righty. Any other comments on this case? Seeing
14 none. Can I have a motion to recommend approval for Case
15 24ZO3000118?
16
17 Dubbin: Motion to approve.
18
19 Ochoa: Mark wins. Can I have a second please?
20
21 Metzgar: Second.
22
23 Ochoa: Thank you. All in favor please signify by saying "aye."
24
25 MOTION PASSES UNANIMOUSLY.
26
27 Ochoa: All opposed. Seeing none. This case will be moving forward with the
28 recommendation of approval I believe to the December, it'll be the third
29 Tuesday of that, it'll be December 17th Planning and Zoning Commission
30 meeting. All right. Thank you for that folks. Pretty painless there.
31
32 **3.2 Case No. 24SU0505914: Sierra Norte Heights Subdivision Phase 2**
33 **Alternative Cross Section**
34 • A request for approval of alternate road cross section associated with a
35 subdivision know as Sierra Norte Heights Subdivision Phase 2.
36 • The subject roadway is known as Sierra Este Place.
37 • The subdivision zoned R-1b (Single-Family High Density),
38 encompasses approximately 4.79 aces and is located west of Sonoma
39 Ranch Boulevard, south of Vista Belleza Avenue and north of Sierra
40 • Ventana Avenue.
41 • Submitted by Southwest Engineering Incorporated, representative.
42
43 Ochoa: Next case, last case that we have, it is the alternate cross section for what
44 is the Sierra Norte Heights Subdivision Phase 2. This is associated with the
45 subdivision known as Case 24SU0505914. This is a request to approve the
46 alternate road cross section for the road that is known as Sierra Este Place.
47 Subdivision is, pull it up, that is it right there. That is the cross section we're

1 looking at right now. Subdivision is zoned R-1b. Encompassed
2 approximately 4.79 acres. This is basically a continuation I believe, right,
3 of what is the existing Sierra Este Place roadway up there. So this is just
4 the formal approval of what is the cross section that is going to continue
5 through if you will the last phase of the subdivision. I'll go around the table
6 and see if we have any comments on this. We'll go the other way. Traffic,
7 Public Works, any comments?
8

9 Skelton: No comments.

10
11 Ochoa: Thank you. Parks and Rec.

12
13 Mathews: No comments. Thank you.

14
15 Ochoa: Thank you. Fire.

16
17 Dubbin: No issues.

18
19 Ochoa: Thank you. Utilities.

20
21 Martinez: No comment.

22
23 Ochoa: Awesome. And MPO.

24
25 Metzgar: No comments.

26
27 Ochoa: Awesome. Pretty painless looks like. With that being said, anybody else
28 have any comments on this? Seeing none. Can I have a motion to approve
29 the alternate cross section for the roadway known as Sierra Este Place,
30 please?
31

32 Mathews: So moved.

33
34 Dubbin: Second.

35
36 Ochoa: Thank you. All in favor signify by saying "aye."
37

38 MOTION PASSES UNANIMOUSLY.

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40 Ochoa: All opposed, "nay." The alternate cross section is approved.
41

42 **4. DISCUSSION ITEMS**

43
44 Ochoa: I don't believe we have any other discussion items. Seeing none.
45

46 **5. ADJOURNMENT (09:05 a.m.)**

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48 Ochoa: I'll go ahead and entertain a motion to adjourn the DRC meeting, please.

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Mathews: So moved.

Ochoa: Second please.

Dubbin: Second.

Ochoa: All in favor signify by saying "aye."

MOTION PASSES UNANIMOUSLY.

Ochoa: All opposed. We are adjourned at 9:07. Nice and quick. Thank you folks.

Chairperson