



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, October 29, 2025, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Rocio Nasir, Senior Engineer, Utilities
Jimmy Moreno, Interim Public Works Director
Cathy Mathews, Landscape Architect, Parks & Rec.
Michael Danner, Fire Investigator LCFD

STAFF PRESENT: Sara Gonzales, Interim Deputy Director, CD
Kevin Wilson, Housing Development Specialist

OTHER PRESENT: John Moscato, Sierra Norte Development
Paul Pompeo, Souder Miller

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

Weir: Okay, it's a little past 9 o'clock. Let's go ahead and call the October 29, 2025 Development Review Committee meetings to order. We have representatives of all the decision-making departments.

2. APPROVAL OF MINUTES -

2.1 October 15, 2025

Weir: The first order of business is approval of minutes. We have minutes for October 15, 2025. Any discussion? Okay. If not, I will entertain a motion to approve the minutes from October 15.

Nasir: So moved.

Gonzales: Second.

Weir: Okay. All those in favor?

MOTION PASSES UNANIMOUSLY.

Weir: Okay, minutes are approved.

3. NEW BUSINESS

1
2 **3.1 Case No. 25ZO5000080: Alley's at Nevada**

- 3 • A request for approval of a non-administrative replat known as Alley's
4 at Nevada.
5 • The proposed subdivision encompasses approximately 0.752 acres, is
6 zoned R-1a (Single-Family Medium Density) and located at 1701
7 Nevada Avenue.
8 • The subdivision proposes to subdivide one (1) existing lot into six (6)
9 new townhouse lots that range from approximately 0.125 to 0.126 acres
10 in size.
11 • Following the 2001 Zoning Code, and Chapter 37 Subdivision Code.
12 • Submitted by Carter Surveying and Mapping, representative.

13
14 Weir: The next order of business is - minutes was October 15th not 25th. There
15 is an administrative replat known as Alley's at Nevada for approval. Sara,
16 can you give an overview and recommendation for this?
17

18 Gonzales: Sure. This is a non-administrative replat known as Alley's at Nevada. This
19 was a remaining tract that was not subdivided when the original subdivision
20 came in in the early, I think it's '64. The tract has been vacant. It's adjacent
21 to Lynn Middle School and Young Park is where it's basically around or
22 located near. The applicant is proposing, essentially the city is proposing
23 to subdivide the property into six different townhouse lots, which are going
24 to equal about 0.125 or 0.126 acres in size. It is following the 2001 Zoning
25 Code in Chapter 37 instead of Realize Las Cruces. It does meet all of the
26 standards and the requirements for the R-1a zoning designation, as you are
27 allowed to have townhouse lots designated for 28 feet in size and 2,880
28 square feet. So it meets the minimum standard for townhouse lots. Staff
29 sent it out for review. We didn't have any comments or any remaining
30 outstanding things from each department. We do have city staff here as
31 well. If you guys would like to add anything additional as far as the housing
32 element or who would be developing possibly these lots.
33

34 Wilson: So we are considering at this point in time Tierra del Sol as our developer
35 on this particular lot. However, negotiations happen, it's open at this point
36 in time. What happened was the architect, Rim Alley, who has been a
37 nearly historic fixture within Las Cruces, came forward to us with a desire
38 to participate in and design low to moderate income courtyard dwellings,
39 townhome courtyard dwellings. And brought us several designs. And in
40 the meeting it seemed like something that we would be interested in. And
41 we were aware of the tract of land that we had on Nevada that would work
42 nicely for that. And asked him to give us a rendition of what these courtyard
43 homes might look like.
44

45 And from there we hired Ben Carter to move forward with this subdivision.
46 And based upon the conception of the townhomes that have been provided

1 to us, it will work very nicely, even given the design standards that are
2 provided to us for utilities and the like. So we would like to move forward
3 with it.
4

5 Weir: Any of the reviewing departments or city departments have any comments
6 on the plan?
7

8 Nasir: Mine is just a comment. I provided the applicant or the property owner the
9 layout for the Las Cruces Utilities services. And I told them that if they're
10 going to deviate from the standard, we will definitely entertain a variance,
11 but we will have to have a variance in the form and everything else.
12

13 Weir: Okay. And so that, at the time of the building permit is when they'll review
14 that?
15

16 Nasir: That is correct. For the plat as it is today, we have no issues with it. I just
17 wanted them to know at the time of construction, if that's going to be
18 changed, then we need to know and we will definitely entertain a variance.
19

20 Weir: Okay. So that's a potential slowdown to your project if you deviate from city
21 standards. And Sara, assuming you're recommending approval, you might
22 have already said that.
23

24 Gonzales: Yes, staff would be recommending approval as it does meet basically the
25 zoning code and the subdivision code. There are no requirements to not
26 allow this to move forward.
27

28 Weir: Okay. If that's the case, I'll entertain a motion to approve Alley's at Nevada
29 subdivision.
30

31 Mathews: Move to approve.
32

33 Weir: Do I have a second?
34

35 Nasir: Second.
36

37 Weir: Okay. I'll do a roll vote on that. Public Works.
38

39 Moreno: Aye.
40

41 Weir: Community Development votes aye. Utilities.
42

43 Nasir: Aye.
44

45 Weir: Fire.
46

1 Danner: Aye.
2
3 Weir: Parks and Recreation.
4
5 Mathews: Aye.
6
7 Weir: Okay. The Development Review Committee has a recommendation of
8 approval for this. So this will go to the Planning and Zoning Commission.
9
10 Gonzales: November 18th.
11
12 Weir: Okay.
13
14 **3.2 Case No. 24CS0500087: Sonoma Ranch North Phase 6 Preliminary**
15 **Plat**
16 • A request for approval of a preliminary plat known as Sonoma Ranch
17 North Phase 6.
18 • The proposed preliminary plat encompasses approximately 24.84 acres,
19 is zoned NH-1S, NH-3S, and OS-1S (Neighborhood-1 Suburban,
20 Neighborhood-3 Suburban, And Open Space Preserve and
21 Recreational District-1 Suburban), and located on the northeast corner
22 of Sonoma Ranch Boulevard and Rinconada Boulevard.
23 • The subdivision proposes 63 single-family residential lots and 5 tracts of
24 land that will be utilized for drainage, landscaping, open space, and a
25 park.
26 • Submitted by Souder, Miller and Associates, representative.
27
28 Weir: Next item of business is item 3.2, Sonoma Ranch North Phase 6 Preliminary
29 Plat. Ms. Gonzalez, you want to introduce that?
30
31 Gonzales: Yes. So this is the preliminary plat for Sonoma Ranch North Phase 6. This
32 is part of the master plan for Sonoma Ranch North. Recently there was a
33 zone change that was approved through City Council, allowing the land
34 uses to be modified and changed to meet the NH-1, NH-3, and OS-1 zoning
35 designations. The property encompasses 24.84 acres. It is located on the
36 northeast corner of Sonoma Ranch Boulevard and Rinconada Boulevard.
37 The applicant is proposing to subdivide the property into 63 single-family
38 residential lots, five tracts that will also be utilized for drainage, landscaping,
39 open space, and a park.
40
41 Staff did send this out to all relevant agencies as well as it has met the
42 requirements for the master plan regarding the lot sizes, the land uses, and
43 the proposed areas, and did not have any pending comments.
44 Weir: Mr. Pompeo, Mr. Moscato, anything you'd like to add?
45
46 Moscato: No.

1
2 Pompeo: I'd be happy to answer any questions that any of the particular staff might
3 have.
4
5 Weir: Okay. Any of the city departments have any comments they'd like to add?
6
7 Moreno: Just one comment. The drainage into the Alameda Arroyo, do you guys
8 have an agreement to drain into that arroyo on that drainage tract C, I think?
9
10 Pompeo: Drainage tracts.
11
12 Moreno: It looks like that's going to be a, like is it, I'm assuming that's a run down into
13 Alameda Arroyo.
14
15 Pompeo: Well, we have tract D which is the park tract, and then we have tract E which
16 is, it's a remnant tract that's just going to remain open space because it's
17 down in that flood zone. We're not proposing to put any ponding or anything
18 on it. It's just going to be open space.
19
20 Moreno: Can you go to tract C? It's further up.
21
22 Pompeo: Let me see. Jimmy, let me see where it's at.
23
24 Moreno: Yes, it looks like.
25
26 Pompeo: Oh, tract C. Yes, okay. Yes, tract C is a run down.
27
28 Moreno: Okay.
29
30 Pompeo: Coming off of, it's a run down tract that takes the drainage off of Cross Creek
31 and runs it down.
32
33 Moreno: I'm assuming the arroyo portion is not owned by the developer, it's a
34 separate landowner?
35
36 Pompeo: That's correct.
37
38 Moreno: Okay, so do we have an agreement with them to dump excess water in
39 there?
40
41 Pompeo: Okay, so I want to, the question I guess Sara I'm going to ask you, when
42 we had addressed this issue back in five, that, about the ownership of that
43 land, the original 1988 master plan and the purpose of that set aside. It was
44 determined at that time, at least at Community Development, pursuant to
45 our conversations with Chris, that these run downs were applicable as they
46 were all drainage ways and were obviously reserved for drainage.

1
2 Gonzales: My understanding is that we do have an agreement for you guys to already
3 put that access in there. Michael Kinney had it and forwarded it to staff so
4 that we had the agreement.
5
6 Pompeo: Okay.
7
8 Gonzales: The agreement also needed to state we were looking for the agreement
9 with public works that you had mentioned during the zone change when we
10 took the application.
11
12 Pompeo: Okay.
13
14 Gonzales: That was the part that was still pending.
15
16 Pompeo: Okay.
17
18 Gonzales: Because I believe it was to be allowed to go into the Las Cruces Dam from
19 here. So that was the additional agreement we were looking for. But we
20 received the first agreement saying that we had ownership and property
21 rights to, or the applicant could dump it into that arroyo.
22
23 Pompeo: Okay.
24
25 Gonzales: Because that is owned by the Custers, it is not owned by the developer.
26
27 Weir: So Sara.
28
29 Moreno: Okay.
30
31 Weir: Additional clarification. That was also made a part of the zone change.
32
33 Gonzales: No, so the agreement was separate. It had to come in before this phase
34 could move forward. This phase has been on hold based on the agreement
35 going through with Alameda Land Development and Sierra Norte. Based
36 on the agreement, it was finally signed saying, yes, they would be allowed
37 to.
38
39 Weir: Okay.
40
41 Gonzales: Put their water into there. There's also a separate agreement that staff has
42 been waiting for to address going into the Las Cruces Dam because this
43 water all goes into that area. That would be through Public Works. It still
44 needs to be finalized.
45

1 Moreno: And a follow-up question on that same note. Based on the property lines,
2 tract C, if tract C is going to be a run down, you're going to have some
3 energy dissipators at the bottom, whether it be riprap or something.
4
5 Pompeo: Yes.
6
7 Moreno: That's going to be on a separate block. That's going to be on separate
8 private property.
9
10 Pompeo: That would be at the bottom of that. You're correct, Jimmy. That would be
11 down in that, adjacent to and down in Alameda Arroyo.
12
13 Moreno: So I take it you're working on an agreement with the private property owner
14 to have permanent infrastructure installed on that private property?
15
16 Pompeo: Right. And we'll have to, whatever that agreement looks like, that will be
17 handled. I mean, we don't know what the construction drawings look like,
18 so obviously it would be handled at that time.
19
20 Moreno: Okay. I just want to make sure.
21
22 Pompeo: Prior to final plat.
23
24 Moreno: We know that for the record.
25
26 Weir: So it will be a part of the construction drawing approval and permitting for
27 the subdivision as a whole. The city will make sure that all those
28 agreements are in place.
29
30 Pompeo: Right. And I think that we would have to defer that onto final plat and
31 construction drawings because it would be based on.
32
33 Moreno: Okay. Perfect.
34
35 Weir: Okay. And so Sara, for the DRC members, we can assume since we've got
36 it on the agenda that everything that was agreed to, all the agreements have
37 been taken care of and it's ready for their action today.
38
39 Gonzales: Chair. Yes, that would be correct. Based on the agreements we currently
40 need to move this to the next phase, yes. All the other agreements would
41 need to be taking place during final plat and construction drawings.
42
43 Weir: Okay.
44
45 Moreno: Thank you.
46

1 Weir: And so I take it that's a recommendation that Community Development has
2 to approve this, no conditions at this time?
3
4 Gonzales: No, there would be no conditions to move it forward.
5
6 Weir: Okay. Other departments, any other additional comments? No. Okay.
7
8 Nasir: I do have, and it's, again, a comment. And it goes back to whenever it
9 comes for final and construction plans, we're going to look at the final plat
10 elevations for those lots when it comes to the water system, because we
11 might have some plats that are a little lower than what the water zone are
12 there right now, and we might have to discuss on how that's going to be
13 taken care of.
14
15 Weir: Okay. You've been put on notice, Paul.
16
17 Pompeo: I thought it was off notice, now I'm back on notice.
18
19 Weir: If that's the case and there's no other additional comments, I'll entertain a
20 motion to recommend approval of the preliminary plat.
21
22 Danner: So moved.
23
24 Weir: Do I have a second?
25
26 Mathews: Second.
27
28 Weir: Okay. I'll go ahead and do a roll call again, and I'll do it in reverse order.
29 Parks and Recreation.
30
31 Mathews: Aye.
32
33 Weir: Fire.
34
35 Danner: Aye.
36
37 Weir: Utilities.
38
39 Nasir: Yes.
40
41 Weir: Community Development votes yes. Public Works.
42
43 Moreno: Aye.
44
45 Weir: Okay, so we have a positive recommendation to the Planning and Zoning
46 Commission for approval of this preliminary plat on November 18th again.

1
2 Gonzales: Correct.
3
4 Weir: Okay.
5
6 Pompeo: I noticed the signs were ready. What date do they us to be on there?
7
8 Gonzales: have this to be up by? By Monday. Everything's on a shorter week, just
9 because we do have P&Z moved up a week in advance because of the
10 holiday weeks. So between November and December weeks, P&Z always
11 gets moved up.
12
13 Pompeo: So if I get them up on Monday, that's okay.
14
15 Gonzales: Yes.
16
17 Pompeo: All right.
18
19 Weir: Thank you.
20

21 **4. DISCUSSION ITEMS**
22

23 Weir: Next item of business is discussion items. Do DRC members have anything
24 they'd like to discuss today? Okay.
25

26 **5. ADJOURNMENT (09:10 a.m.)**
27

28 Weir: I'll move to everyone's favorite item of business, adjournment. Take a
29 motion.
30

31 Nasir: So moved.
32

33 Weir: Do I have a second?
34

35 Mathews: Second.
36

37 Weir: All in favor?
38

39 MOTION PASSES UNANIMOUSLY.
40
41
42

43 _____
Chairperson