



CITY OF LAS CRUCES

DEVELOPMENT REVIEW COMMITTEE (DRC)

Following are the minutes from the City of Las Cruces Development Review Committee Meeting held Wednesday, January 21, 2026, at 9:00 a.m. in Room 1158.

DRC PRESENT: David Weir, Deputy Director Community Planning
Jimmy Moreno, Interim Public Works Director
Katherine Harrison-Rogers, Plan & Construct Admin, Parks
Kyle Arend, Engineering Mgr, Public Works
Michael Kinney, Community Development
Sandra Tiede, Utilities

STAFF PRESENT: Adam Ochoa, Senior Planner
John Castillo, Planner, Community Development

OTHER PRESENT: Rene Molina, MVE

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

Weir: Okay, it's 9 o'clock/ I'll call the Development Review Committee meeting to order.

2. APPROVAL OF MINUTES -

2.1 November 19, 2025

Weir: First order of business is approval of the minutes from November 19th. If I have a motion.

Arend: Motion to approve the minutes.

Weir: Do I have a second?

Moreno: I'll second.

Weir: Is there any corrections or changes the group would like to make? I know we have one that you said you'd go ahead and do.

Ochoa: Yes, it's just a spelling error.

Weir: Okay, if that's the case, I'll go ahead and take a vote by acclamation. All those in favor say "aye."

1 MOTION PASSES UNANIMOUSLY.

2

3 Tiede: I have one more thing for Utilities.

4

5 Weir: Okay.

6

7 Tiede: I noticed this gas main line is still shown on the plat.

8

9 Weir: Okay.

10

11 Tiede: And it's just going to be stopped and then manifolded to service the lots.

12

13 Ochoa: On the minutes itself or from the plat?

14

15 Tiede: On the plat.

16

17 Weir: Okay, we're not quite there yet.

18

19 Ochoa: We're not there yet.

20

21 Weir: You're too eager this morning.

22

23 Harrison-Rogers: Way too prepared.

24

25 Weir: Did I get, did people say yes?

26

27 Ochoa: Yes.

28

29 Weir: Okay, then I'll oppose - no. Okay. Minutes have been approved.

30

31 **3. OLD BUSINESS - NONE**

32

33 Weir: There's no old business today.

34

35 **4. NEW BUSINESS**

36

37 **4.1 Case No. 25CS0500087: Venus - 70 Subdivision Preliminary Plat**

38

- A request for approval of a Preliminary Plat known as Venus – 70 Subdivision.
- The proposed subdivision is zoned NH-3.S (Neighborhood-3 Suburban), encompasses approximately 3.209 acres in size, and is located on the northwest corner of Bataan Memorial West and Venus Street.
- The subdivision proposes to subdivide two (2) existing tracts into seven (7) non-residential lots.

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- The proposed subdivision will work as one development with the proposed new lots utilizing shared parking, access, drainage and landscaping.
- Submitted by Borderland Engineers & Surveyors, LLC., on behalf of Talley Investments, LLC., property owner.

7 Weir: For the first case is Venus - 70 subdivision preliminary plat. John, are you
8 going to introduce that?

10 Ochoa: I would.

12 Weir: Adam actually.

14 Ochoa: First item we have here is a preliminary plat known as Venus - 70
15 subdivision. It is a proposed, subject property. It is currently zoned NH-
16 3.S, neighborhood three suburban. It encompasses approximately 3.209
17 acres in size and is located on the northwest corner of what is Bataan
18 Memorial West and Venus Street. Subdivision proposes to subdivide two
19 existing tracks into essentially seven non-residential lots. This will serve as
20 one development, kind of like an office complex if you will, with each office
21 being on its own lot.

22
23 Proposed subdivision will work as one development with the lots utilizing
24 the shared parking, access, drainage, and landscaping agreement between
25 all lots. Again, separate lots but all working as one development if you will.
26 This was submitted by Borderland Engineering on behalf of Talley
27 Investments, LLC. This did go out to review a couple of times. Everybody
28 approved. I believe there was approval with conditions from Utilities, which,
29 Sandra I believe you could clarify that condition during your time to speak.
30 But all other comments were addressed. So this is basically ready to move
31 forward. That's essentially it.

33 Weir: Okay. Is there anybody from the applicant or Borderland today?

35 Ochoa: They are not here yet, unfortunately. But I don't see too many issues with
36 this one. If we run into any staff issues, we can definitely postpone if needed
37 in order to get clarification.

39 Weir: The rest of the committee comfortable with that? Go ahead and discuss
40 this without Borderland?

42 Arend: Yes.

44 Weir: Okay. One question I had, Adam, was they have access easements, so
45 that means that they're all private streets? Or how does the frontage and
46 access of that meet the zoning and subdivision code?

1
2 Ochoa: So that would be another thing that would be approved essentially here at
3 DRC. It is a private road. Typical driveway if you will. A 27-foot wide driving
4 aisle which would be access one point off of Venus, another point off of
5 Bataan Memorial West. And they already have their permit in with NMDOT
6 to receive that access agreement with NMDOT as well.
7
8 Arend: They're going to use the streets to move their drainage down to what is it,
9 lot four, and they're going to combine all their drainage on lot four, is that
10 what I am seeing?
11
12 Ochoa: That is correct. So for clarification, all drainage will go down to lot four, that
13 is where their retention pond will be. It will be privately owned and
14 maintained by the owner of lot four. And that is in the agreement between
15 all lot owners within there as well. Same thing with parking, same thing with
16 access. Like I said, it's just a blanket agreement between everybody kind
17 of sharing the blunt of the development of the property.
18
19 Weir: Okay. Is there an example of any other office or commercial development
20 you're aware of that works in that kind of manner?
21
22 Ochoa: Most definitely. I could bring up, if you bear with me here. Not there. Just
23 to give you an example of something like that that has occurred in the past
24 is the... Here we go. What is called kind of like the dentist complex here
25 off of Telshor and Don Roser. Basically this was done the same way where
26 each person owns their own lot and then there's a shared parking
27 agreement, shared access agreement, shared ponding agreement because
28 they kind of retain their own stuff there as well.
29
30 Weir: Okay. And we haven't had any issues?
31
32 Ochoa: Absolutely no issues. This one was a little more different. It came in as a
33 PUD just because it needed variances to some items, number of parking
34 stalls, landscaping, and so forth like that. But the one that we currently are
35 reviewing, Venus, will be able to meet all development requirements.
36
37 Weir: Okay. Well, thank you. Any DRC comments or questions? You're good?
38
39 Tiede: Just the one.
40
41 Ochoa: Okay. So just the issue about the... What was it again, I'm sorry, Sandra?
42
43 Tiede: Gas mainline is still showing on there.
44
45 Ochoa: So we just need to get that gas mainline off of the preliminary plat and then
46 we will be okay.

1
2 Tiede: Yes.
3
4 Ochoa: Okay. I think that's
5
6 Tiede: It's just going to stub out off of the street, Venus Street.
7
8 Ochoa: Gas mainline removed. That'll be something we could just make sure the
9 applicant gets it done before we go to P&Z.
10
11 Tiede: Sure.
12
13 Ochoa: Okay.
14
15 Weir: Okay. So the action required by DRC today is to make a recommendation
16 of approval or denial to the Planning and Zoning Commission. If the group
17 is comfortable, I'll entertain a motion to approve.
18
19 Harrison-Rogers: I'll make a motion to approve with the condition as stated by Utilities.
20
21 Weir: Do I have a second?
22
23 Arend: Second.
24
25 Weir: Okay. I think we're all in consensus I'll go ahead and do a vote by
26 acclamation. All those in favor, say "aye."
27

28 MOTION PASSES UNANIMOUSLY.
29

30 Weir: All those opposed? Okay. So we've made a positive recommendation to
31 the P&Z for that.
32

33 **4.2 Case No. 24CS0500141: Soaring Eagle Heights Master Plan**

- 34 • A request for approval of a Master Plan known as Soaring Eagle
35 Heights.
- 36 • The proposed subdivision encompasses approximately 23.826 acres, is
37 zoned NH-1.S (Neighborhood-1 Suburban) and located at the northwest
38 corner of Elks Drive and Moreno Road.
- 39 • The master plan proposes the development of both single-family and
40 multi-family residential lots to be developed in four (4) phases.
- 41 • The subdivision will dedicate two (2) tracts of land for the expansion of
42 Elks Drive and construction of Moreno Road.
- 43 • Submitted by Cross Town Construction on behalf of Rocky M. Nevarez
44 property owner.
45

1 Weir: The next case is Soaring Eagle Heights Master Plan. There is also a third
2 case that is Soaring Heights Preliminary Plan. Do we as a group want to
3 discuss those concurrently?
4

5 Harrison-Rogers: Do we need to make a motion?
6

7 Ochoa: Yes.
8

9 Weir: Yes.
10

11 Harrison-Rogers: I make a motion to suspend the rules and here them simultaneously.
12

13 Weir: Do I have a second?
14

15 Tiede: Second.
16

17 Weir: Okay. All those in favor?
18

19 MOTION PASSES UNANIMOUSLY.
20

21 Weir: All those opposed? Okay. So John, you're... Okay, thanks, Adam.
22

23 Castillo: Good morning, everyone. Today we have Soaring Eagle Heights, both the
24 Master Plan and Preliminary Plan. This is a proposed subdivision
25 encompassing approximately 23.826 acres. Under our new land
26 development code, the property is zoned NH-1.S, which is our
27 neighborhood one suburban, and it's located on the northwest corner of
28 Elks Drive and Moreno Road.
29

30 The Master Plan and Preliminary Plan propose the development of both the
31 single-family and multi-family residential lots to be developed in four
32 phases. The subdivision will dedicate two tracts of land for the expansion
33 of Elks Drive and the construction of Moreno Road. They will also be
34 dedicating some land towards drainage, approximately 0.924 acres. And a
35 small tract of land that will provide a pedestrian connection to the adjacent
36 middle school next to the property. The subdivision was submitted by Cross
37 Town Construction on behalf of Rocky M. Nevarez the property owner.
38

39 Weir: Is this your...
40

41 Molina: Yes.
42

43 Weir: This case? Is there anything you want to add or discuss?
44

45 Molina: John, if you, will you elaborate on the drainage tract that's being dedicated?
46 It's not dedicated to the city, though.

1
2 Castillo: Oh, no, that's right. I apologize. The tract will be maintained privately, and
3 Tract B, which is this little piece right here is going to be what's dedicated
4 to the city as a pedestrian walkway or pedestrian access.
5
6 Molina: That's all I wanted. Appreciate it.
7
8 Weir: Okay, so you're comfortable with everything else. The Tract B, that'll be
9 dedicated so that'll be part of the street right-of-way? Or just a separate
10 tract?
11
12 Molina: Yes.
13
14 Castillo: Just a separate tract.
15
16 Weir: And Public Works and Park, are you comfortable with that?
17
18 Arend: Is there going to be any utilities in there or is it just the trail?
19
20 Molina: Just the trail. Just access for the kids to get through instead of having to
21 come in to Elks.
22
23 Moreno: How wide is that tract?
24
25 Molina: I believe it's eight to ten feet wide.
26
27 Moreno: What is the finish going to be?
28
29 Molina: Asphalt.
30
31 Moreno: Asphalt.
32
33 Molina: Unless you guys prefer something different. Asphalt's typical.
34
35 Moreno: Probably concrete.
36
37 Molina: Concrete?
38
39 Moreno: Like sidewalk. There's less maintenance when there's no...
40
41 Molina: Not a problem.
42
43 Harrison-Rogers: Generally I like to see it ten feet wide, but if it's concrete... Well, we like
44 to see it ten feet wide because we can access through there. So just need
45 to ensure. If I recall during my review, it was. Yes, if I recall.
46

1 Moreno: One more question. Lots of nine and ten, are they going to have yard walls
2 adjacent to that walkway?
3
4 Molina: Yes.
5
6 Moreno: Just need to make sure on plans that they show the foundations and the
7 entire rock wall outside of the city (*inaudible*).
8
9 Molina: Yes. Just a quick question. Now we're getting into the details, but pipe
10 bollards, removable or? There's no drainage going through, it's just trail.
11
12 Moreno: It's just trail.
13
14 Molina: Just trail.
15
16 Moreno: Yes, we just want to make sure they're ADA compliant to get somebody
17 through. The spacing needs to be ADA compliant.
18
19 Molina: Yes, five feet.
20
21 Arend: I guess I'll just point out that if it's only eight feet wide and there's going to
22 end up being walls right up next to it, then yes, like a tractor or a truck may
23 have trouble getting through there to do some kind of feature maintenance.
24 What we have done in the past when that track needed to be very narrow
25 for lot reasons was have a setback on each lot that they couldn't put their
26 wall right up against the edge, which either one is...
27
28 Molina: That could easily be accommodated.
29
30 Arend: Or we can adjust that width if Parks feels it's critical.
31
32 Harrison-Rogers: We'd like to see at least 10 feet. I'm looking at my comments that I had
33 made during review, and it said basically preferably 12 feet, but no smaller
34 than 10.
35
36 Tiede: Utilities don't have any issue as long as there's no utilities running through
37 there.
38
39 Weir: And that can be addressed at the final plat?
40
41 Harrison-Rogers: It could be. Yes.
42
43 Arend: Is it matching drainage as well?
44
45 Molina: No.
46

1 Arend: Strictly... Okay.
2
3 Molina: Strictly access.
4
5 Weir: And the track that it goes to, that's outside the boundaries of the subdivision,
6 correct?
7
8 Molina: Yes, sir.
9
10 Weir: The holding property.
11
12 Molina: Yes, it is. It's basically one of the access points to the school.
13
14 Weir: School. Okay.
15
16 Molina: Schools.
17
18 Weir: Okay. Thank you. The only other comment that I had was the notes on the
19 plat say that it will be using the 2001 Zoning Code. I think we just need to
20 confirm that this development. If not, it needs to be updated to the 2025
21 Zoning Code.
22
23 Harrison-Rogers: Mr. Chair. There will be a different application of fees if it falls under the
24 new code versus the old code. I do want to point that out. Under the new
25 code, there is a requirement for neighborhood parkland dedication. And as
26 none is part of this particular subdivision, the alternative is a fee in lieu,
27 offsite improvements, a number of other options. But the fee in lieu has a
28 particular calculation and will add up. I'm just going to point that out.
29
30 Molina: And I understand that. The only thing on this one subdivision, it's been
31 going on for quite a while.
32
33 Harrison-Rogers: Correct.
34
35 Molina: And I believe the issue on why it's carried over to this year is really just a
36 timing issue with being able to meet some meetings.
37
38 Weir: Okay.
39
40 Molina: We fully would request that it would be considered as part of the previous
41 zoning. That's how it was laid out. We are not taking advantage of the new
42 adopted zoning. And so we would request that it would be considered under
43 the previous zoning.
44
45 Weir: Okay. And that may be the case.
46

1 Molina: Okay.
2
3 Weir: It was already accepted. I don't know. I guess I did have one additional
4 question. What, on this graphic shows is Phase 4. That is zoned for
5 commercial apartments, but there's substantial floodplain in it. Is it intended
6 for drainage? Or if you develop it, it will pass that water through? Or what's
7 the intent?
8
9 Molina: At the point where the developers may consider actually doing any
10 multifamily, the drainage is of primary consideration, of course. And so
11 anything that would be developed would be not encroaching onto the
12 drainage. The drainage will be left in its natural state. So being able to do
13 multifamily, it's going to be limited due to the space and the drainage
14 considerations. Also, once developed it would be, the drainage for new
15 impervious areas would be handled by on lot ponding. But no, no
16 encroachment whatsoever onto the floodplain.
17
18 Weir: And so as a committee are we comfortable with that kind of being just
19 platted now and with the realization that any development would have to
20 meet our drainage requirements when they came in with the proposal? We
21 all agree. Okay. Any other discussion or points of either clarification or just
22 want to make sure it's all part of the record?
23
24 Castillo: We also do have alternate cross-section for Elks Road as there is a smaller
25 portion being dedicated. And then ensuring that staff can make the
26 transition between what's been previously built and then tying into the
27 county area so that there is no...
28
29 Weir: Issue from one to the other.
30
31 Castillo: Correct.
32
33 Weir: And that has been discussed through review, that this would take place?
34
35 Castillo: Yes, it's been discussed through review, and then several staff meetings.
36
37 Weir: Okay. Any further discussion on the alternate?
38
39 Arend: So did Gary take a look at your proposal and give the thumbs up to be ...
40
41 Molina: Gary, I'm sorry. Yes, Gary and So Gyu Lee actually looked at it. They
42 provided some recommendations for modification to it. I adopted those
43 modifications.
44
45 Arend: Okay.
46

1 Molina: Basically, lane width they wanted to be, they wanted to change the lane
2 width to 14 feet on the turn lane.
3
4 Arend: Okay.
5
6 Molina: I don't know if you recall seeing the layout.
7
8 Arend: Yes.
9
10 Molina: It's been some time.
11
12 Arend: Right.
13
14 Molina: But I accommodated that as well as a transitional change.
15
16 Arend: Okay.
17
18 Molina: Which I accommodated. But knowing well that once we go to construction
19 drawings, I'll be working with them directly to make sure it's something that
20 it's meeting their expectations.
21
22 Arend: As long as you've accommodated all of that within the right-of-way
23 dedication then we should be good to go at the moment.
24
25 Molina: Yes, sir. I believe that it was done.
26
27 Arend: Okay.
28
29 Moreno: Mr. Chair. One other question. On the drainage on the south there, is it
30 White Eagle Road?
31
32 Molina: The one that's tying down to...
33
34 Moreno: The one on the bottom. Yes, the one that's tying into your drainage pond.
35 I know it'll probably be addressed in your construction drawings, but what is
36 your intent on crossing that drainage through that road into that drainage
37 pond?
38
39 Molina: So...
40
41 Moreno: Because it's on the... go to the other sheet. That one. Right there. Right
42 there at the bottom corner. Yes. Because you have your drainage pond
43 there, and a lot of that drainage is crossing that road, correct?
44
45 Molina: Right.
46

1 Moreno: On Whitetail Eagle Road?
2
3 Molina: So it would remain as historical with overland flow at that location?
4
5 Moreno: So you're going to have a low water crossing on Whitetail Eagle Road?
6
7 Molina: Yes.
8
9 Moreno: Okay. Based on your calculations, I don't know if that's the best. Kyle, what
10 is your opinion on that?
11
12 Arend: Have you done preliminary flows through there on what the historic flows
13 are crossing that road at?
14
15 Molina: Yes. and I believe it'll be meeting the criteria. Basically, 12 inches above
16 curb line.
17
18 Arend: Mike, do you happen to recall what the code says about how much water
19 they can have on a local road?
20
21 Kinney: It can't go above, as far as the (*inaudible*), it can't go outside the right-of-
22 way.
23
24 Molina: I thought it couldn't exceed curb line.
25
26 Kinney: Right-of-way to right-of-way.
27
28 Weir: Is that something that would be ironed out at construction drawings?
29
30 Moreno: It can be. I just want to put on the record.
31
32 Weir: Right.
33
34 Moreno: Drainage is handled at that bottom corner where we're not having
35 maintenance issues or repair issues right at that intersection of Moreno
36 Road.
37
38 Arend: Or reoccurring closures.
39
40 Moreno: Yes, because if we get flooding issues through there, the mess is essentially
41 blocking off access if it's not addressed properly.
42
43 Molina: Understood.
44
45 Weir: And so there are several alternatives that can be used...
46

1 Molina: There is.
2
3 Weir: To meet the needs for that.
4
5 Molina: There is a waste to mitigate, I believe.
6
7 Weir: Okay. Okay. Is there any other items to discuss?
8
9 Tiede: Utilities don't have any issues.
10
11 Weir: Okay. If that's the case, I'll entertain a motion to unsuspend the rules and
12 then to first approve the master plan. Do I have a motion?
13
14 Harrison-Rogers: I'll make a motion to approve the master plan.
15
16 Weir: Did we want to place any conditions or do we want to, with that approval,
17 grant the ability to use an alternative cross-section for, is it Elks?
18
19 Castillo: Yes.
20
21 Weir: Elks Drive.
22
23 Harrison-Rogers: With the conditions as discussed during.
24
25 Weir: Okay. Do I have a second?
26
27 Moreno: I second.
28
29 Weir: All those in favor?
30
31 MOTION PASSES UNANIMOUSLY.
32
33 Weir: All those opposed? None. So that's approved.
34

35 **4.3 Case No. 24CS0500135: Soaring Eagle Heights Preliminary Plat**

- 36 • A request for approval of a Preliminary Plat known as Soaring Eagle
37 Heights.
- 38 • The proposed subdivision encompasses approximately 23.826 acres, is
39 zoned NH-1.S (Neighborhood-1 Suburban) and located at the northwest
40 corner of Elks Drive and Moreno Road.
- 41 • The preliminary plat proposes seventy-one (71) single-family residential
42 lots, one (1) multifamily lot and one (1) tract of land totaling
43 approximately 0.924 acres for drainage.
- 44 • The subdivision will dedicate two (2) tracts of land approximately 0.88
45 acres in size for the expansion of Elks Drive and the construction of
46 Moreno Road.

1 • Submitted by Cross Town Construction on behalf of Rocky M. Nevarez,
2 property owner.
3

4 Weir: The next one, we need a motion for the approval of the Soaring Eagle
5 Heights preliminary plan. I'll entertain a motion.
6

7 Tiede: So moved.
8

9 Arend: Second.
10

11 Weir: Is there a second? Are there any conditions that need to be added to this?
12 We've got the road already on the master plan, so. Okay. I will take an
13 acclamation. All those in favor?
14

15 MOTION PASSES UNANIMOUSLY.
16

17 Weir: All those opposed? Okay. The master plan and preliminary plat have
18 positive recommendation to the Planning and Zoning Commission. With
19 that, that is all our items of business today.
20

21 **5. ADJOURNMENT (09:20 a.m.)**
22

23 Weir: I know that you want to stay here longer, but I'll entertain a motion to
24 adjourn.
25

26 Moreno: Motion to adjourn.
27

28 Weir: And a second.
29

30 Arend: Second.
31

32 Weir: All those in favor?
33

34 MOTION PASSES UNANIMOUSLY.
35

36 Weir: Okay. We are adjourned at 9:25.
37
38
39
40
41

42 _____
Chairperson