



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION

### AGENDA

FEBRUARY 1, 2016

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, FEBRUARY 1, 2016 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA**

1. Submitted by Davie and Kelly Salas, a request to discuss final plans for the demolition and replacement of an existing adobe dwelling at 2415 Calle de Parian. Zoned: Historical Residential (HR). **(30 min.)**  
*Staff presented a brief outline of the request. This was followed by a presentation by Mr. Salas stating his belief that the property needed so much work to bring the dwelling into compliance with the current building code requirements that it would not be economically feasible to renovate it. He referred to an engineer's report provided at the last work session and provided as part of the PZHAC packet. He also referenced the fact that the field notes in the Town's application for acceptance into the National Register of Historic Places refer to the structure's contribution to the surroundings as neutral, while a description of the property in the nomination packet refers to the structure as "contributing". Staff was asked to look into this. No decision on the demolition permit was to be made at this meeting.*
2. Submitted by Sam Bernal, a request to discuss a change in his original request for subdivision approval to divide a 1.09 acre lot located behind 2615 Calle del Sur into three lots. Mr. Bernal now proposes to use the summary subdivision process to create only one new lot from this property. Zoned Historical Residential (HR). **(30 min.)**  
*Staff presented a brief outline of the request, including the fact that the applicant had appeared at several previous work sessions before the PZHAC to discuss subdividing this property. This was followed by a presentation by Mr. Bernal. Originally, Mr. Bernal had intended to subdivide the property into three parcels, which would have required that the subject parcel be replatted through the regular subdivision process. Mr. Bernal stated that his plans now call for the creation of only one parcel from the existing parcel, and he is now asking for a lot split of the parcel through the Summary Subdivision process. According to Mr. Bernal, access to the new parcel will be by a 20 ft. wide private road easement along the west side of his property at 2615 Calle del Sur. This will widen to 35 ft. just south of the existing dwelling, and have a "hammerhead" turn-around at the property to be created.  
Discussion primarily centered around the primary issue of the road easement being wide enough at 25 ft. to satisfy the road requirements of the Code, and whether the proposed private road easement would meet the lot frontage requirements of the Code for the new configuration of the lots involved. There was also some discussion as to allowing a lot line adjustment and a lot split to be handled under one Summary Subdivision application.*

## PZHAC MEETING

### AGENDA

FEBRUARY 1, 2016

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, FEBRUARY 1, 2016 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA**

#### I. PLEDGE OF ALLEGIANCE

## II. ROLL CALL AND DETERMINATION OF A QUORUM

*Commissioner McLeod was absent. A quorum was present.*

## III. CHANGES TO THE AGENDA

*Case 012435 was removed from the agenda at the request of the applicant, who could not attend the meeting. There were no other changes. Commissioner Prieto made a move to accept the agenda as amended, seconded by Commissioner Apodaca, and accepted by a vote of 3 – 0.*

## IV. \*ACCEPTANCE OF THE CONSENT AGENDA

*Note: Items on the agenda indicated by an asterisk (\*) are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed.*

*A motion to accept the Consent Agenda was made by Commissioner Apodaca, seconded by Commissioner Prieto, and accepted by a vote of 3 – 0.*

### a. \*PZHAC MINUTES:

*PZHAC Meeting Minutes of January 19, 2016*

*Approved as part of the consent agenda.*

### b. \*ADMINISTRATIVE APPROVALS:

#### **Building Permit Requests:**

1. *Case 012487* – 302 Capri Arc, submitted by Dustin Ward; a request for a building permit to reroof a dwelling at this address. Zoned: Single Family, one acre (R-1).

*Approved as part of the consent agenda.*

2. *Case 012490* – 2280 Calle de Arroyo, submitted by Mary A. Madrid; a request for a building permit to allow duct repair and a roof coating to be placed on a dwelling at this address. Zoned: Historical Residential (HR).

*Approved as part of the consent agenda.*

3. *Case 012491* – 2630 Calle de Santiago, submitted by Ron Lucero for Jose Gallegos; a request for a building permit to allow a reroof and an overlay of a roof on a dwelling at this address. Zoned: Historic Residential (HR).

*Approved as part of the consent agenda.*

4. *Case 012492* – 3062 Los Arenales, submitted by Pools by Design for Margarita Fraga; a request for a building permit to allow the applicant to install an in-ground pool at this address. Zoned: Rural Farm (RF).

*Approved as part of the consent agenda.*

## V. PZHAC NEW BUSINESS:

### a. PUBLIC INPUT ON CASES

### b. CASES:

#### **Zone Change**

#### **A PUBLIC HEARING MUST BE HELD PRIOR TO ACTION ON THE FOLLOWING ITEM.**

1. *Z16-001* – Submitted by Cali Szczawinski of “Meson de Mesilla” at 1891 Avenida de Mesilla; a request for a Zone change from Historical Commercial (HC) to General Commercial (C) for the property at this address.

*The General Meeting was closed and the Public Hearing was opened. Staff presented a brief outline of the request. There were no comments for or against the proposed zone change. The public Hearing was closed and the General Meeting was reopened. There was no discussion, Commissioner Apodaca made a motion to approve the request, seconded by Commissioner Prieto; and approved by a vote of 3 – 0.*

#### **Summary Subdivision:**

2. *S16-001* – A request by Sam Bernal for a Summary Subdivision to allow a lot behind 2615 Calle del Sur to be split into two parcels, and for the adjustment of a lot line between the subject parcel and the parcel at 2615 Calle de Sur. Zoned Historical Residential (HR). **(This case was discussed during the work session.)**

*There was some further discussion about the width and use of the proposed road. The PZHAC determined that the road would not meet the requirements of the Code for access to the new property, and since the road would only be 20 ft. in width, would not be considered a public road for the purpose of determining lot frontage.*

*Commissioner Prieto made a motion to approve the summary subdivision, seconded by Commissioner Apodaca. Commissioner Lucero recused herself from voting on the case. The motion failed by a vote of 0 – 2, and the Summary Subdivision was denied.*

#### **Building Permits**

3. Case 012435 – 2100 Calle de Principal, submitted by Armando Maldonado for San Albino Church, a request for a building permit to install a bulletin board outside the front of the church at the west side entrance. Zoned: Historical Commercial (HC).

*Removed from the agenda at the applicant's request.*

4. Case 012489 – 2532 Calle del Norte, submitted by Les Williamson; a request for a permit to allow the installation of a 12' x 26' carport type shade structure at this address for livestock. Zoned: Historic Residential (HR).

*Staff provided a brief description of the request. There were no issues. Commissioner Prieto made a motion to approve this request, seconded by Commissioner Apodaca, and approved by a vote of 3 – 0.*

#### **Sign Permits:**

5. Case 012472 - 1891 Avenida de Mesilla, submitted by Cali Szczawinski for Meson de Mesilla, a request for a permit to change the signs that are currently on the front of the hotel. Zoned: (In the process of a zone change to General Commercial (C).

*Staff provided a brief description of the request, including the fact that the Zia symbol shown on the diagram provided by the applicant was not to be included as part of the sign. There were no issues. Commissioner Apodaca made a motion to approve the requested sign with the condition that a separate permit be required for the Zia symbol as a mural, seconded by Commissioner Lucero; and approved by a vote of 3 – 0.*

6. Case 012494 – 1740 Calle de Mercado, submitted by Superior Sign and Lighting for Edward Jones; a request for two signs to be located on a commercial building at this address. Zoned: General Commercial (C).

*Staff provided a brief description of the request. There were no issues. Commissioner Prieto made a motion to approve this request, seconded by Commissioner Apodaca, and approved by a vote of 3 – 0.*

#### **VI. PUBLIC COMMENTS**

*There were no comments from the public.*

#### **VII. PZHAC/STAFF COMMENTS**

*There were no comments from the PZHAC or Staff.*

#### **VIII. ADJOURNMENT OF THE PZHAC MEETING**

*The meeting was adjourned at 6:38 pm.*