



**PZHAC WORK SESSION  
AGENDA  
APRIL 18, 2016**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, APRIL 18, 2016 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

1. Submitted by John Wright, a request to discuss proposed alterations to a dwelling at 2782 Calle de San Albino; including the addition of a garage/storage unit, a stand-alone casita, and upgrades and changes to the existing dwelling. Zoned: Historical Residential (HR). **(30 min.)**

*Mr. Wright provided a description of his proposed plans for an addition of a garage and a bathroom to the existing dwelling and the construction of a 980 sq. ft. casita at the west side of the property. Part of the additions are to include a metal pitched roof over each of the structures, including the existing dwelling, in order to hide the HVAC equipment and ductwork. There was also some discussion as to what style the existing structure was. It was suggested that several of the styles listed in the Code could be applied.*

*Commissioner McLeod asked the PZHAC at this point if she should recuse herself since she had been the former owner of the house. The PZHAC determined that, since she no longer had a financial interest in the property, the PZHAC did not see a reason for recusal. There were no comments or complaints from Mr. Wright.*

*The main issue with the plans was that, although the proposed additions themselves were not a problem, the proposed pitched roof would change the architectural style of the existing dwelling, which is listed in the Historical Register as having been built around 1915 and contributes to the architectural character of the Town. Mr. Wright asked that if the roof of the existing structure was designed to match the existing style of the structure, could the new structure be a different style? It was suggested that the new construction should follow the historical style and architecture of the existing dwelling, and that the parapets could be extended to hide the HVAC equipment on the roof. Staff also stated that the pitched roof proposed for the remainder of the construction proposed for the property might not be in compliance with the surrounding development zone, as defined by the Code. Also, many of the other dwellings in town with pitched roof tops may have been permitted prior to the Historic Preservation portion of the Code being fully enforced.*

**PZHAC MEETING  
AGENDA  
APRIL 18, 2016**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, APRIL 18, 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 Chair was absent. A quorum was present (Commissioner Lucero assumed the role of acting Chairperson).*

**III. CHANGES/APPROVAL OF THE AGENDA**

*There were no changes. Commissioner McLeod made a motion to approve the agenda, seconded by Commissioner Prieto, and approved 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.*

*Staff stated that the Minutes from the April 4, 2016 erroneously stated that Commissioner Prieto was absent. The roll call section should be changed to show that Commissioner Apodaca was absent. This was noted by the PZHAC, and Commissioner McLeod made a motion to approve the Consent Agenda with the minutes as corrected, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

##### a. \*PZHAC MINUTES:

**PZHAC Meeting Minutes of April 4, 2016**

*Approved, as corrected, as part of the Consent Agenda.*

##### b. \*ADMINISTRATIVE APPROVALS:

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

1. Case 012533 – 2628 Snow Rd., submitted by Linda Paz; a request for a building permit to repair and replace the roof on a dwelling at this address. Zoned: Rural Farm (RF).

*Approved as part of the Consent Agenda.*

#### V. PZHAC NEW BUSINESS:

##### a. PUBLIC INPUT ON CASES

*Susan Krueger*

*She stated that a “Guide to Development in the Development Zone – Section 18.33.080 – Historical Appropriateness” should be given to the applicant. The guide explains the process, and provides a checklist for the applicant.*

*She also stated that even though a wall may hide much of the proposed work, the PZHAC should proceed as is if the wall did not exist. The applicant should provide as much information as possible to the PZHAC.*

##### b. CASES:

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

1. **Work Session Item** - 2782 Calle de San Albino; a decision as to what changes, if any, may be necessary to make the proposed alterations and additions to the dwelling at this address historically appropriate for the area. Zoned: Historic Residential (HR).

*The PZHAC determined that the proposed additions were not a problem, but that the proposed pitched roof would change the architectural style of the existing structure. Since the structure was considered architecturally contributing to the Town, such a change would not be allowed. Additionally, the concept of the “Development Zone” in the Historic Preservation section of the code should be applied to all of the new construction on the property. The applicant as told that he should work with staff to redraw the exterior plans of the proposed construction to match the style of the existing dwelling.*

*Commissioner McLeod made a motion to postpone a decision on the structure until the next meeting, seconded by Commissioner Prieto, and postponed by a vote of 3-0.*

2. Case 012534 – 2415 Calle de Parian, submitted by Robert Reynolds; a request for a building permit to install a small storage shed and remodel a front porch at a dwelling at this address. Zoned: Historic Residential (HR)

*A brief description of the case was provided by Staff. There were to be no changes to the style of the structure. Commissioner Prieto made a motion to approve the case, seconded by Commissioner Apodaca, and approved by a vote of 3-0.*

###### **Demolition Permit Requests:**

3. Case 012539 – 2195 Calle de Arroyo, submitted by Anna Biad for Hacienda Developments LLC; a request for a demolition permit to remove a vacant dwelling at this address. (The dwelling is not historical.) Zoned: Historic Commercial (HC).

*A brief description of the case was provided by Staff. There were no issues. Commissioner McLeod made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3-0.*

**VI. PUBLIC COMMENTS**

*Susan Krueger*

*She stated that all of the design elements (with respect to the architectural style of a structure) should be used to identify the architectural style of a structure.*

*John Wright*

*He stated that the ordinance does not specifically state that styles of new structures on a lot cannot be different than that of the existing structure.*

**VII. PZHAC/STAFF COMMENTS**

*Commissioner Prieto brought up the fact that a vacant parcel that was a part of a cluster subdivision was recently sold to another party, and that his concern was that the parcel would be further developed. Under the rules for a “cluster” subdivision, this lot is to remain undeveloped to protect the zoning of the area. His concern is that, having been sold, it will no longer be considered part of the original subdivision, and it will eventually be developed, negating the purpose behind the requirements for “cluster” subdivisions.*

**VIII. ADJOURNMENT**

*The meeting was adjourned at 6:31 pm.*

**NOTICE**

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 4/14/16 at the following locations: Town Clerk’s Office 2231 Avenida de Mesilla, Public Safety Building 2670 Calle de Parian, Mesilla Community Center 2251 Calle de Santiago, Shorty’s Food Mart 2290 Avenida de Mesilla, Ristramn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.