



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA OCTOBER 21, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, OCTOBER 21, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by William and Stephan McIlvaine; a request to discuss plans for the renovation of the main dwelling on a residential property at 2655 Calle de Parian, including the replacement of windows (Case 060964), replacing the roof (Case 060965), and restuccoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed projects were being done to bring the dwelling more into character with the other properties in the Town. Issues discussed were the proposed roof, the color of the stucco, and the fact that some of the window glass might have to be tempered glass depending on the location of the window according to Tom Maese, Chief Inspector for CID. There were no other issues.

Item 2: Submitted by Mary Lucero; a request to discuss plans to install photo-voltaic cells on a dwelling at 2363 Calle de Santiago (Case 060967) Zoned: Historical Residential (HR)

A representative for the applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed location of the electric panels would allow them to be seen from Calle de Santiago. Staff also explained that within the past six years, the PZHAC has not allowed any solar photo-voltaic panels that can be seen from the street in the Historic Residential (HR) district. Further discussion arose as to alternative locations for the panels, including installation on the portion of the roof that faced the rear yard (southern exposure). There were no other issues.

Item 3: Submitted by Davie and Kelly Salas, a request to discuss plans to construct two rental units on a lot immediately adjacent to the east side of 2138 Calle del Sur (Case 060973) Zoned: Historic Residential (HR)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed dwellings would be similar to the two dwellings owned by the applicant at 2219 Calle de Parian, and that the applicant only intended to build two dwellings on the half acre at this time. Items discussed included compatibility of the proposed dwellings with the associated development zone, the resulting density of development if the dwellings were approved, and the fact that the dwellings would be rental units. There were no other issues.

PZHAC REGULAR MEETING AGENDA OCTOBER 21, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 21, 2019 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

Commission Chair Hernandez was absent, all other Commissioners were present. There was a quorum. Commissioner Lucero was the acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Houston, 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 for discussion.*

There were no changes to the Consent Agenda. A motion to approve the Consent Agenda was made by Commissioner Nevarez, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

A. *PZHAC MINUTES – PZHAC Special Meeting of October 7, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060970** – 2800 Teresita Street, submitted by Robert L. Trigo; a request for a zoning permit to allow the addition of fourteen photo-voltaic panels to an existing array of photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda
2. **Case 060971** – 203 Capri Road, submitted by Brother Richard Fish; a request to repair the roof of a dwelling at this address. Zoned: Residential, one acre (R1)
Approved as part of the Consent Agenda
3. **Case 060972** – 2109 Calle de Parian, submitted by Art Fountain; a request to repair the plaster and repaint the repairs on a commercial structure at this address. Zoned: Historic Residential (HR).
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger – resident

Case 060973 – Distributed a hand-out (attached) to the PZHAC and stated that the architectural style of the proposed dwellings does not match the development zone. The style submitted by the applicant should be one that is in the development zone.

Ralph Geck – resident

Case 060973 – Stated that there are too many rentals in the Town, and that the “Norther New Mexico” style of home should not be allowed in Mesilla.

B. DECISIONS:

Zoning Permits:

1. **Case 060964**– 2655 Calle de Parian, William and Stephan McIlvaine; a request for a zoning permit to remove and replace fifteen windows on the main dwelling at this address. Zoned: Historic Residential (HR) **(This case was discussed during the Work Session – Part of Item 1)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.
2. **Case 060965**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to replace a metal roof on the main dwelling at this address with a tile roof. Zoned: Historic Residential (HR) **(This case was discussed during the Work Session – Part of Item 1)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
3. **Case 060966**– 2655 Calle de Parian, submitted by Willian and Stephan McIlvaine; a request for a zoning permit to restucco the main dwelling at this address. Zoned: Historic Residential (HR) **(This case was discussed during the Work Session – Part of Item 1)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

4. **Case 060967** – 2363 Calle de Santiago, submitted by Mary Lucero; a request for a zoning permit to install photo-voltaic cells on a dwelling at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 2**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC further discussed the fact that the proposed location of the panels would be visible from Calle de Santiago and would not fit in with the character of the area. It was determined that the panels should be mounted on the south side of the roof away from the street where they wouldn't be seen. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0 with the following CONDITION:

The photo-electric panels are to be located on the southern exposure of the roof where they cannot be seen from the street (Calle de Santiago).

5. **Case 060973** – Immediately adjacent to the east side of 2138 Calle del Sur (address to be assigned) submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of two rental units on a property at this address. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 3**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. It was determined that the two dwelling units on a half-acre of land would not be out of character with the area. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 2 – 1 (Commissioner Nevarez was opposed).

VI. PUBLIC COMMENTS

Susan Krueger – resident

Stated that it is important to look at the impact of apartments on the Town. The Town has developers that are developing land for apartments, and that apartment owners do not feel responsible for their tenants. The PZHAC needs to address the proliferation of apartments in Mesilla.

Ralph Geck – resident

Questioned whether the PZHAC serve the people or the developers.

Kelly Salas – applicant

Disagreed with the comments that their proposed homes are being called apartments. The dwellings are not “apartments”, and she is not aware of any neighbors with complaints about their existing dwellings. She also stated that regular property owners can be problem residents.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 6:35 pm.