



Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES OCTOBER 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, OCTOBER 7, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Willian 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 restucoing the dwelling (Case 060966). Zoned: Historic Residential (HR)

Neither the applicants nor a representative of the applicants was present to discuss the request, so there was no discussion.

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)

Neither the applicants nor a representative of the applicants was present to discuss the request, so there was no discussion.

Item 3: Submitted by Samuel Kane, a request to discuss plans to construct four rental units on the southwest corner of Calle de Colon and Calle de Tercera (Case 060968) Zoned: Historic Residential (HR)

The applicant and his architects (Harold and Barb Denton) were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction to the case, and Harold Denton provided details about the proposal. He explained that the structures would be Northern New Mexico style about 1200 square feet in size with part of the structure to have a shallow pitched gray metal roof having a maximum height of 15 feet at the peak.. The dwellings would be stuccoed. The existing wall on the property will be removed and the dwellings will be surrounded by a new 4 – 6 foot high rock wall with 5 foot setbacks. Access to the dwellings would be by a 20 foot wide driveway that meets access International Fire Code requirements. He also stated that the proposed density and style of development would not be out of character with that of the surrounding properties. There were no other issues discussed.

PZHAC REGULAR MEETING AGENDAMINUES OCTOBER 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 7, 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 and Commissioner Lucero were absent. All other Commissioners were present. There was a quorum. Commissioner Prieto was the acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

Since there was no discussion on Cases 060964, 065965, 060966 or 060967, these cases were removed from the agenda. here were no changes to the Consent Agenda. A motion to approve the Agenda as amended was made by Commissioner Houston, seconded by Commissioner Nevarez, 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 Houston, and approved by a vote of 3 - 0.

A. *PZHAC MINUTES – PZHAC Special Meeting of September 17, 2019

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060960** – 1368 Snow Road, submitted by Gabriele Boyer; a request for a zoning permit to allow the installation of a concrete pad for a sculpture (artwork) on a residential property at this address. Zoned: Rural Farm (RF)
Approved as part of the Consent Agenda
2. **Case 060961** – 2011 Avenida de Mesilla, submitted by Mickey Balderas; a request to repair some landscaping in a commercial parking lot at the Bean Café at this address. Zoned: Historic Commercial (HC)
Approved as part of the Consent Agenda
3. **Case 060962** – Snow Road, submitted by William C. Friez; a request for a zoning permit to allow the installation of wood or metal stakes on a property line along Snow Road. Zoned: Rural Farm (RF)
Approved as part of the Consent Agenda
4. **Case 060963** – 2930 Valle Grande, submitted by Childers Brothers, Inc. for Donald Tallackson; a request for a zoning permit to allow repairs to the foundation of 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

Ralph Geck - immediate neighbor to the west of the subject property

Stated that four dwellings on one property would be too much and that one or two dwellings would be better.

Susan Krueger – resident

Questioned the style and setbacks of the proposed dwellings and stated that the dwellings may not be appropriate for the development zone of the property. She also stated that the original request by the applicant for one large dwelling on the property was not in line with the development zone for the property.

B. DECISIONS:

Zoning Permits:

1. **Case 060964**– 2655 Calle de Parian, Willian 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 not discussed during the Work Session – Part of Item 1)
This case was removed from the agenda.
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 not discussed during the Work Session – Part of Item 1)**
This case was removed from the agenda.
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 not discussed during the Work Session – Part of Item 1)**
This case was removed from the agenda.
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 not discussed during the Work Session – Item 2)**
This case was removed from the agenda.

5. **Case 060968** – SW corner of Calle de Colon and Calle de Tercera; submitted by Samuel Kane; a request for a zoning permit to allow the construction of four 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. The PZHAC determined that the proposed dwellings would not be out of character with the nature or the mixture of styles of the other dwellings in the area. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez and approved by a vote of 2 – 1. (Commissioner Nevarez voted against the proposal because he felt that “... four dwellings on one property would be too many.”)

6. **Case 060969** – 1000 West University Avenue, submitted by Catherin Martinez and Linda Montoya; a request for a zoning permit to allow the installation of a pergola in the backyard of a dwelling at this address. Zoned: Rural Agricultural (RA)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – *The meeting was adjourned at 6:29 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 10/3/19 at the following locations: Town Hall - 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.