



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION AGENDA NOVEMBER 4, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION MONDAY, NOVEMBER 4, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Sam and Jessica Kane; a request to discuss plans to re-establish a lot line that had been recorded with Dona Ana County as part of a subdivision since 1939, recreating a second property at the SW corner of Calle de Colon and Calle de Tercera. (Case 060978). Zoned: Historic Residential (HR)

*The applicant and his architects, Barbara and Harold Denton, were present to discuss the request and answer any questions that might arise. Acting Commission chair Lucero explained to the applicant that since two of the PZHAC Commissioners were absent a decision on the case would be tabled in order to allow the full commission to be present for the vote. She stated that the applicant could present his case any way to the commissioners present in order to obtain possible feedback about the proposal. Staff provided a brief introduction of the case and allowed the applicant's representatives to present their case. Harold Denton explained that Barbara fully research the history of the property and determined that the property was originally two lots that were created as part of a subdivision in 1910. The lots continued as two separate lots up until they were purchased by the applicant. re were no other issues. He also stated that Dona Ana County had no records of the lots ever being officially combined into one lot, but that Mesilla since Mesilla used the County maps as a reference, the Town no longer recognized the lots as separate. The purpose of this subdivision request is to reestablish the original lots. There were no other issues.*

**Item 2:** Submitted by Gerard Nevarez; a request to discuss plans to add a sunroom to an existing dwelling at 2305 Calle de Segunda. (Case 060979) Zoned: Historical Residential (HR)

*This request was postponed due to the fact that a quorum would not be present to hear the case or make a decision on the case once commissioner Nevarez recused himself from voting on the case.*

## PZHAC REGULAR MEETING AGENDA NOVEMBER 4, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 4, 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 Prieto were absent, all other Commissioners were present. There was a quorum. Commissioner Lucero was the acting chair.*

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

*Cases 060978 and 060979 were removed from the 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 Houston, seconded by Commissioner Nevarez, 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 060976** – 2842 Erminda Street, submitted by Karen S. Crumpton; a request for a zoning permit to paint the trim above the front entryway of the dwelling at this address. Zoned: Historic Residential (HR)

*Approved as part of the Consent Agenda*

2. **Case 060977** – 1701 Calle de Mesilla #2, submitted by Louise Berchell; a request to repaint the sign on the business (Emerald Isle) at this address. Zoned: General Commercial (C)

*Approved as part of the Consent Agenda*

**V. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

*Susan Krueger – resident*

*Case 060978 – Stated that the site plan for the project did not show any off-street parking, and that 8000 square feet for two dwellings was too small. She also described the requirements of a development zone to the PZHAC and stated that she only knows of two examples of the “Northern New Mexico” style in Mesilla. She said that we are losing the Historic Residential zone.*

*Ralph Geck – resident*

*Case 060978 - Stated that everything that Susan Krueger said is correct. One lot should be left as one lot. Two lots will result in four units. These will be small lots with no parking.*

**B. DECISIONS:**

**Summary Subdivision:**

1. **Case 060978** – SW corner of Calle de Colon and Calle de Tercera, submitted Samuel and Jessica Kane; a request for a summary subdivision to re-establish a lot line that had been recorded as part of a subdivision in 1939, recreating a second property at this location. Zoned: Historical Residential (HR) (**This case was discussed during the Work Session – Item 1**)

*This case was removed from the agenda*

**Zoning Permit:**

2. **Case 060979** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to allow the addition of a sunroom to an existing dwelling at this address. Zoned: Historic Residential (HR) (**This case was discussed during the Work Session – Item 2**)

*This case was removed from the agenda*

**Business Permits**

1. **0465** – 1701 Calle de Mercado, Suite B, submitted by Jenna Emerick for “Salon de Mesilla, LLC”; a request to allow the applicant to relocate an existing hair salon to this location. Zoned: General Commercial (C)

*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 Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.*

2. **0824** – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a business license to allow the applicant to operate a massage therapy operation at this location. Zoned: Historical Commercial (HC)

*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.*

**Sign Permit**

1. **Case 060980** – 2488 Calle de Guadalupe, submitted by Elaine Foster for “Desert Botanicals Day Spa”; a request for a freestanding sign for a massage therapy operation at this location. Zoned: Historical Commercial (HC)

*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 Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.*

**VI. PUBLIC COMMENTS**

*Susan Krueger – resident*

*Stated that the height of the tattoo parlor being built on Calle Correo is too high.*

**VII. PZHAC/STAFF COMMENTS**

*Commission Chair Lucero stated questioned the height of the tattoo parlor, and also asked staff to look into whether David Borrunda is operating his repair shop legally.*

**VIII. ADJOURNMENT**

*The meeting was adjourned at 6:24 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 10/31/19 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.