



Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA JANUARY 21, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION **TUESDAY**, JANUARY 21, 2020 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Natalie B. Ogaz, a request to discuss changes to approved plans for the construction of a new dwelling at 2729 Calle de San Albino (Case 060748). 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 applicant has not yet started construction of the dwelling and would like to return to the original plans that were submitted the first time and not use the plans that were approved. The main reason for the change, as stated by the applicant, was to be able to build to the original height requested in order to maintain the original appearance of the design. The applicant also requested a change to the style of all of the large windows to allow a style having multiple panes more resembling French doors. Tom Maese, Chief Inspector for CID, questioned how the windows would affect the egress requirements for bedroom windows and wanted more detail about the windows. Also, some of the window glass might have to be tempered glass depending on the location of the window. The PZHAC questioned whether the proposed height would be consistent with the development zone for the property. proposed projects were being done to bring the dwelling more into character with the other properties in the Town. There were no other issues.

Item 2: Submitted by Dave and Kelly Salas; a request to discuss plans to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at 2138 Calle del Sur. (Case 060991) 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 this case had been tabled by the PZHAC in order to allow a legal opinion as to the number of dwellings the Code allows on a half-acre property. (The current permit request was submitted prior to the moratorium on new structures in the HR zoning district.) The proposed dwellings would be very similar to the two other dwellings already approved by the BOT as a duplex on the property at the December 2019 BOT meeting. Staff also explained that Joseph Cervantes, attorney for Mesilla stated that a strict interpretation of the way the Code is written allows for up to five dwellings on this property, provided that if more than one dwelling were to be allowed, the dwellings would have to be multi-family (duplexes, triplexes, etc.). As a result of this opinion, the applicant is requesting that these two dwellings be allowed as a duplex identical to the first two dwellings. There were no other issues.

Item 3: Submitted by William McIlvaine, a request to discuss the installation of three new gates and the addition of privacy panels to an existing rock wall around a residential property at 2685 Calle de Parian (Case 060997). Zoned: Historical 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 applicant would like to replace the existing deteriorating wooden slats in the wall with a more attractive design that would not deteriorate as quickly, and that he would like to install better gates than the existing bare pipes. The only question was the height of the gates, which would be seven feet at their highest in the middle. There were no further issues.

Item 4: Submitted by Joseph W. Foster, a request to discuss a 5 foot wide by 3 foot high mural to be painted on a wall around the commercial courtyard at 2488 Calle de Guadalupe (Case 060999). Zoned: Historical Commercial (HC)

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 applicant intended that the proposed mural would be a stagecoach scene that would reflect the original use of the property by the stagecoach lines that operated here in the 1800's. There were no issues with the proposal.

**PZHAC REGULAR MEETING
AGENDA
JANUARY 21, 2020**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY, JANUARY 21, 2020 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

All commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. A motion to approve the Agenda was made by Commissioner Lucero, seconded by Commissioner Prieto, and approved by a vote of 4 - 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 Lucero, and approved by a vote of 4 - 0.

A. *PZHAC MINUTES – PZHAC Special Meeting of January 15, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

- 1. Case 060962** – Snow Road, west of intersection with Calle del Sur (address to be assigned), submitted by William C. Frieze; a request for a zoning permit to install a pipe fence along the property line between the property and Snow Road. Zoned: Rural Farm (RF)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

None

B. DECISIONS:

Zoning Permits:

- 1. Case 060748** – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for changes to an approved building permit to construct a new residence at this address. Zoned: Historic Residential (HR). **(Discussed during the Work Session – Item 1)**

Staff provided a brief review of this request. Commissioner Prieto recused himself from voting on the case due to the fact that he is related to the applicant. The remainder of the PZHAC determined that further information was needed about the proposed windows. A motion was made by Commissioner Nevarez to postpone the request in order to allow the applicant to bring additional information to the PZHAC. This was seconded by Commissioner Houston, and the case was tabled by a vote of 3 - 0.

- 2. Case 090681** – 2138 Calle del Sur, submitted by Dave and Kelly Salas; a request for a zoning permit to construct an additional two dwellings on a property located on the north side of Calle del Sur, adjacent to the east side of the property at this address. Zoned: Historic 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 determined that there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Lucero, and approved by a vote of 4 - 0.

3. **Case 060995** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a zoning permit to allow the replacement of a bathroom window on a dwelling at this address. Zoned: Historical Residential (HR)
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 Prieto, and approved by a vote of 4 - 0.
4. **Case 060996** – 2424 Calle de Parian, submitted by Cecilia Quintana; a request for a zoning permit to install five foot high sections of “coyote” fencing at three locations on the property for privacy. Zoned: Historical Residential (HR)
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 4 - 0.
5. **Case 060997** – 2685 Calle de Parian, submitted by William McIlvaine, a request to install three new gates and privacy panels on an existing rock wall around a residential 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 there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 - 0.
6. **Case 060999** - 2488 Calle de Guadalupe submitted by Joseph W. Foster, a request for a zoning permit to paint a 5 foot wide by 3 foot high mural on a wall around the commercial courtyard at this address. Zoned: Historical Commercial (HC) **(This case was discussed during the Work Session – Item 4)**
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 Lucedro to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
7. **Case 061000** – 2160 Calle del Norte, submitted by Gary Bell: a request for a zoning permit to allow the installation of a horse fence for security along the west property line abutting a ditch bank adjacent to the property. Zoned: Historical Residential (HR)
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 Prieto, and approved by a vote of 4 - 0.

Sign Permits

1. **Case 061001** – 2250 Calle de San Albino, submitted by Wendy Weir for “Agave Artists”; a request for a sign permit to allow a hanging sign for an art gallery at this address. Zoned: General 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 Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.
2. **Case 061002** – 1701 Calle de Mercado #6, submitted by Jenna Emerick for “Salon de Mesilla LLC”; a request for sign permit to allow a wall sign for beauty salon at this address. 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 Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

Commissioner Lucero:

Referenced Joni Guterrez's property on Cale de Arroyo and stated that she had received several complaints that the property was falling apart and decaying. She requested that staff take action on the property.

Commission Chair Hernandez:

Announced his resignation and stated that he would stay on until he was replaced and suggested that the PZHAC hold an election of officers at the next PZHAC meeting.

VIII. ADJOURNMENT

The meeting was adjourned at 6:20 pm.