



Town of Mesilla, New Mexico

PZHAC SPECIAL MEETING

AGENDA

MAY 22, 2020

DUE TO TECHNICAL DIFFICULTIES, THE REGULAR MEETING OF THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) ON MAY 18, 2020 WAS CANCELLED. A SPECIAL VIRTUAL MEETING HAS BEEN RESCHEDULED VIA ZOOM OR PHONE FOR FRIDAY MAY 22, 2020 AT 1:30 PM. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 985 3179 0777, PASSWORD 368032.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Attendance was electronic via "Zoom". All PZHAC members were present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 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. Commissioner Houston made a motion to approve the Agenda, seconded by Commissioner Salas, and approved by a vote of 5 – 0.

A. *PZHAC MINUTES – PZHAC Regular Meeting of May 4, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permit:

1. **Case 061041** – 2675 Calle Segunda, submitted by Carlos Arzabal; a request for a zoning permit to allow the repainting of an existing storage shed at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda
2. **Case 061042** – 2391 Calle de Parian, submitted by Robert Reynolds, a request for a zoning permit to allow a concrete pad to be installed next to a storage building on the property. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda
3. **Case 061043** – 2445 Calle de Parian, submitted by Steve Delgado and Victoria Hernandez; a request for a zoning permit to allow the replacement of a small storage shed with a similar shed. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Public input shall be received at larrys@mesillanm.gov at by 5:00 p.m. May 18th and will be read into the record. You will also be given an opportunity to speak during this time by joining in the meeting by phone and pressing *9 while in the teleconference. You will be prompted by the host when to begin speaking.

None

B. DECISIONS:

Zoning Permits:

1. **Case 061026** – 2149 Calle de Los Huertos, submitted by Martin Serna for Gabriel Quintana; a request for a zoning permit to allow the construction of a stucco wall around a courtyard at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. Commission Chair Lucero questioned whether the eight foot high arches over the gates was allowed by Code. Staff responded yes. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0

2. **Case 061033** – 2230 Calle del Sur, submitted by Stephen Cadena; a request to for a zoning permit to construct a rock wall and a stucco wall on a property at this address. Zoned: Historic Residential (HR)
Staff provided a brief review of this request. Commissioner Nevarez stated that no example of the gate was provided in the packet and that the PZHAC could not vote on it without knowing what it will look like. The PZHAC also discussed the color of the walls and whether the neighboring property owner would grant permission for the wall to be on the property line. A motion was made by Commissioner Salas to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0 WITH THE FOLLOWING CONDITIONS:
 1. **THE GATE WAS NOT INCLUDED IN THE APPROVAL AND WILL NEED TO BE APPROVED BY THE PZHAC BEFORE IT IS ALLOWED, AND**
 2. **A RIGHT-OF-ENTRY AGREEMENT WITH THE NEIGHBOR IS REQUIRED BEFORE STAFF RELEASES THE PERMIT.**
3. **Case 061044** – 2545 Calle Santa Ana, submitted by Oscar Freitze; a request for a zoning permit to install a fence along the west edge of a pecan grove at this address. Zoned: Historical Residential HR)
Staff provided a brief review of this request. There was discussion over the location of the fence and who owned the properties involved. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0 WITH THE FOLLOWING CONDITION:
 1. **A RIGHT-OF-ENTRY AGREEMENT WITH THE NEIGHBOR IS REQUIRED BEFORE STAFF RELEASES THE PERMIT.**
4. **Case 061045** – 2391 Calle de Parian, submitted by Robert Reynolds, a request for a zoning permit to allow the replacement of a door and two windows on a storage building at this address. Zoned: Historical Residential (HR)
5. **Case 061046** – 1850 Calle de Mesilla, submitted by Nancy Clayshulte; a request for a zoning permit to install a farm fence around a pecan grove on this property. Zoned: Historic Residential (HR)
Staff provided a brief review of this request. There was discussion over exactly where the fence would be located and whether it would interfere with the State ROW or a fire hydrant on Avenida de Mesilla. The PZHAC also questioned the style of the fence given the fact that the property is on a gateway to the Town. A motion was made by Commissioner Salas to postpone the request to allow the applicant to provide more detailed information about the location of the fence as well as the style of the fence, seconded by Commissioner Prieto, and POSTPONED by a vote of 5 – 0.
6. **Case 061047** – Calle Tercera, submitted by Frankie Torres, a request for a zoning permit to allow a rock wall to be constructed on the property lines of a residential property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request stating that the applicant had started the wall without first obtaining a Zoning Permit and that the permit fee had been doubled as a result. Staff also stated that construction of the front wall would need to address clear-sight-triangle requirements for the two openings. There was discussion over the height of the front wall (4 feet) and how the requirements would be met. A motion was made by Commissioner Nevarez to approve the request for the rear wall only, seconded by Commissioner Houston, and APPROVED by a vote of 5 – 0 WITH THE FOLLOWING CONDITIONS:
 2. **APPROVAL IS FOR THE REAR WALL ONLY, AND**
 3. **RIGHT-OF-ENTRY AGREEMENTS WITH THE REAR NEIGHBORS ARE REQUIRED BEFORE STAFF RELEASES THE PERMIT***Approval of the front wall was postponed to allow the applicant to provide further information as to how the clear-sight-triangle requirements will be met for the driveways.*

VI. PZHAC/STAFF COMMENTS:

Commissioner Nevarez

Asked if the moratorium on construction in the HR zone was going to be lifted.

Cynthia Hernandez – Town Clerk/Treasurer

Explained that the resolution to lift the moratorium failed to receive approval at the last BOT meeting and that the moratorium expires on May 25, 2020 unless the BOT passes a new resolution before then

Commissioner Prieto

Asked when the PZHAC meetings would go back to normal and stated that the Las Cruces and the County have started to have open meetings.

Cynthia Hernandez – Town Clerk/Treasurer

Stated that there is no information from the Governor's office yet.

Mayor Barraza

Stated that Las Cruces and the County have large meeting areas and the ability to televise meetings. We do not have the technology to televise our meetings, and our Board Room is not large enough for the required spacing of participants.

Tom Maese – Chief inspector for CID

Stated that property line walls associated with new dwellings should have their own permit, separate from the permit for the dwelling and should have Right-of-Entry agreements presented at the meeting.

There were no other comments.

VII. ADJOURNMENT

The meeting was adjourned at 2:44 pm.