



PZHAC MEETING
AMENDED AGENDA
JUNE 15, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A VIRTUAL MEETING VIA ZOOM OR PHONE MONDAY, JUNE 15, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 979 1336 8353, PASSWORD 361878.

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 Houston, 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 Salas made a motion to approve the Agenda, seconded by Commissioner Prieto, and approved by a vote of 5 – 0.

A. *PZHAC MINUTES – PZHAC Regular Meeting of June 1, 2020.

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 1:30 p.m. June 15 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. This will let the host know that you wish to speak. You will be prompted by the host when to begin speaking.

Staff stated that one e-mail had been received from Susan Krueger, resident. Staff read the e-mail for inclusion into the record. (A copy of the e-mail is attached at the end of these minutes.)

B. DECISIONS:

Zoning Permits:

1. **Case 061047 – 2631 Calle Tercera**, submitted by Frankie Torres, a request for a zoning permit to allow a rock wall to be constructed on the front property line of a residential property at this address. Zoned: Historical Residential (HR) (**Postponed at the June 1, 2020 PZHAC meeting**)

Staff provided a brief review of this request and the fact that the case was postponed a second time in order to allow the applicant to clarify and provide specific details about the location of the front wall and how the clear-sight-triangle requirements for the two driveways would be met. Staff explained that the applicant finally did provide a more accurate diagram after this packet was initially written and that the packet was amended to include the case. Discussion centered around the fact that the wall was now shown on the diagram to be eleven feet from the edge of the pavement, thereby meeting the clear-sight-triangle requirements of the Code. There were no further problems. A motion was made by Commissioner Prieto to recommend approval of the case to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.

2. **Case 061051** – 2447 Calle del Norte, submitted by Matilde Estrada; a request for a zoning permit to allow the replacement of nine windows on a dwelling at this address. Zoned: Historical Residential (HR) **(Postponed at the June 1, 2020 PZHAC meeting)**
Staff explained that the applicant still had not provided the requested information at the time this packet was written, and therefore the case was not ready to be decided on at this time. Commissioner Salas made a motion to remove the case from the agenda, seconded by Commissioner Prieto, and the case was removed from the agenda by a vote of 5 – 0.
3. **Case 061052** – 2445 Calle de Santa Ana, submitted by ViCa One Inc. for Jack and Lisa Kirby; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR) **(Postponed at the June 1, 2020 PZHAC meeting)**
Staff provided a brief review of this request, including a the fact that this case had been reviewed with Tom Maese, Chief CID Inspector, to ensure that the required information had been provided by the applicant. There were no issues. A motion was made by Commissioner Prieto to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.
4. **Case 060153** – Calle Pacana, Lot 2 of the Sommer Grove Subdivision, submitted by ViCa One Inc. for Charles and Marilyn McMurray; a request for a zoning permit to allow the construction of a new dwelling at this address. Zoned: Historical Residential (HR) **(Postponed at the June 1, 2020 PZHAC meeting)**
Staff provided a brief review of this request, including a the fact that this case had been reviewed with Tom Maese, Chief CID Inspector, to ensure that the required information had been provided by the applicant. There were no issues. A motion was made by Commissioner Salas to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and APPROVED by a vote of 5 – 0.
5. **Case 061055** – 2821 Cielo Grande Court, submitted by Zachary and Jodie Penn; a request for a zoning permit to allow the installation of an in-ground pool behind a new dwelling at this address. Zoned: Rural Farm (RF) **(Postponed at the June 1, 2020 PZHAC meeting)**
Staff provided a brief review of this request, including a the fact that this case had been with Tom Maese, Chief CID Inspector, to ensure that the required information had been provided by the applicant. There was a question as to whether the requested automatic safety cover on the pool would eliminate the requirement for a fence around the pool. Mr. Maese stated that a fence would not be needed with the proposed cover. There were no further questions or issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.
6. **Case 061056** – 1680 Calle de Alvarez Suite C, submitted by Stefan Schaefer for Christopher Schaefer; a request to expand an existing 161 square foot patio service area by 294 square feet. Zoned: General Commercial (C) **(Postponed at the June 1, 2020 PZHAC meeting)**
Staff provided a brief review of this request, including a the fact that this case had been reviewed with Tom Maese, Chief CID Inspector, to ensure that the required information had been provided by the applicant. Mr. Maese explained that the previous questions with respect to parking and ADA access had been answered by the applicant, and that there were no further issues. A motion was made by Commissioner Houston to recommend approval of the request to the BOT, seconded by Commissioner Salas, and APPROVED by a vote of 5 – 0.

VI. PZHAC/STAFF COMMENTS

Commissioner Nevarez

Questioned whether the electronic meetings currently being held complied with the “Open Meetings Act” and was assured by Staff that they did.

VII. ADJOURNMENT

The meeting was adjourned at 3:08 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 by 1:45 pm on 6/12/20 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; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PUBLIC INPUT

6/15/2020

TO: Larry Shannon

FROM: Susan Krueger, with thanks

Subject: Public Input for June 15, 2020 PZHAC meeting

Regarding item V. B. Decisions: #3. Case 061052, zoning permit for a new dwelling in the Spanish Pueblo architectural style to be located in the HR zone.

At the 6/1/2020 PZHAC meeting, PZHAC Commissioners discussed concerns about the size and style of the dwelling and that it would not fit in with the development zone.

I did not see this concern addressed in the "New Information" provided for this case, but I may have missed it.

My comments are a series of questions, and my thought is this structure should meet the design elements of the Spanish pueblo style as these elements appear in the "Guide to Building Permits in the Historic Zones."

If there are enough examples of the Spanish pueblo style in the development zone, then, using the "Guide Building Permits in the Historic Zones," please go over the overall configuration, construction and details of this structure.

Does it appear to be a form of simulated adobe construction?

Is it long and low in proportion?

Do the porches create a lower silhouette than the basic building?

Are the building shapes generally rounded and softened rather than sharp?

Are window and door openings small and randomly placed on the facades?

Are window heights from grade uneven?

Is the roof flat with a slight slope for drainage?

Is the roof surrounded on at least three sides by a parapet or firewall?

Is the wooden trim around window and door openings minimal and is there a rounding of the wall creating a transition from wall surface to window and door surface?

Etc.

Be careful that the faux, "stubby" additions to the roof that give additional height to the structure are not somehow identified as part of Mesilla's Spanish pueblo style.

Note that the architectural style has to be a Mesilla architectural style as it existed in the Town in 1973, the year the Yguado Plan was adopted. The style cannot come out of a general textbook on pueblo styles, and that is why the Town has the "Guide" to illustrate specifically the style as it appears in Mesilla. Also note that the same architectural style information appears again in Chapter 18.33 "Historic Preservation," MTC. Other examples of the Spanish pueblo style in the neighborhood may not be so exact; however, there is no reason to repeat past errors.

Generally, the above comments apply as well to Case 060153, also a Spanish pueblo style home proposed to be built in the HR zone by the same builder.

Finally, I believe both of these applications should be presented and signed by owners rather than by the builder.