



**PZHAC WORK SESSION
AGENDA
JUNE 18, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JUNE 18, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Maria Rios; a request to discuss the construction of a freestanding carport on a residential property at 2472 Calle de Cura (Case 060736). Zoned: Historical Residential (HR)

The applicant was not present to discuss the case. There was no discussion of the case.

Item 2: Submitted by Gilbert Madrid for Eric and Teresa Sanchez, a request to discuss plans to repair windows, doors, lintels, vigas, and stucco; and repaint a historic dwelling at 2231 Calle de Parian (Case 060738). 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 existing structure is in the Historical Register and dates back to the 1800's. According to the Register, the structure was used by the Mexican army as a barracks before the Gadsden Purchase. Due to the historical nature of the structure, and the possibility that the replacement of the windows could substantially change the historic character of the structure, the PZHAC was concerned with the style and appearance of the replacement windows, as well as the other work to be done on the structure. One concern of the PZHAC was that the windows to be replaced appear to have been previously replaced at various times, and it is difficult to determine which windows should determine the style to use as a guideline for the replacement windows, especially with respect to the number of panes in each window, and the type of framing for each window.

Another issue that was brought up was the fact that there appears to have been work done in the past on the façade of the structure, including the replacement or sealing off of doors, stuccoing, and other work for which records could not be found.

Item 3: Submitted by Norman Fristoe for LAMA Properties, LLC; a request to discuss plans to conduct renovations on a storage structure at 3116 Avenida de Mesilla (Case 060739). Zoned: Rural Agricultural (RA)

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 existing structure has historically been used as a storage structure, although it has been considered for conversion to an accessory dwelling several times. Staff also explained that Sandoval Construction had obtained a building permit from the CID office in Albuquerque, and was converting the structure into a casita without going through the Town's zoning process for building permits. Staff also explained that the 1200 square foot casita being built was not allowed by the Zoning Code in the RA zone. Since the casita cannot be built on the property under the current zoning regulations, the applicant has decided to finish the structure as a storage unit, which is allowed by the Code.

Other issues addressed were the run-off from the structure onto the neighboring property to the north, the size of the casita that was originally being created, and the history of the property. The RA zoning of the property was also brought up, as well as the fact that the proposed storage structure is allowed under the RA zoning.

There was no further discussion.

**PZHAC REGULAR MEETING
AGENDA
JUNE 18, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JUNE 18, 2018 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

Commissioner Lucero was absent. All others were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

Staff recommended removal of Case 060736 since a discussion of the case had not taken place and the PZHAC was not ready to make a decision on the case. Commissioner Prieto made a motion to approve the Agenda as amended, seconded by Commissioner Houston, 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. Commissioner Prieto made a motion to approve the Agenda, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – Meeting minutes of June 4, 2018.

Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Susan Krueger, resident:

Stated that she was pleased to see that the U.S. Secretary of the Interior’s “Standards for the Preservation of Historic Properties” was included in the packet to the PZHAC.

Case 060738 – Stated that uniformity among the replacement windows was not a good idea, and that the windows should not be in total conformity with each other.

B. CASES:

Building Permits

- Case 060736** - 2472 Calle de Cura, submitted by Maria Rios; a request for a permit to build a freestanding carport on a residential property at this address. Zoned: Historical Residential (HR) (**Discussed at Work Session – Item 1**)
This case was removed from the agenda and no decision was made.
- Case 060737** - 1986 Calle de Cura, submitted by Dianne Moore; a request for a building permit to add a gate across a driveway, and replace an existing four foot high white picket fence with a six foot high white picket fence around a property at this address. Zoned: Historic Residential (HR).
*Staff presented a brief description of the case, explaining that the proposed fence will be similar in structure, color, and appearance to the fence being replaced, but will be two feet taller and will include a gate at the driveway. There were no issues. Commissioner Prieto made a motion to approve the case, seconded by Commissioner Nevarez, and the PZHAC voted 3-0 to recommend APPROVAL of the application to the BOT with the following CONDITION:
The fence shall comply with the Clear-sight-triangle requirements for fences located on corner lots and for driveways. (Paragraphs 18.60.340(D) and (G) of the Code).*
- Case 060738** - 2231 Calle de Parian, submitted by Gilbert Madrid for Eric and Teresa Sanchez, a request for a building permit to repair windows, doors, lintels, vigas, and stucco; and repaint a historic dwelling at this address. Zoned: Historic Residential (HR) (**Discussed at Work Session – Item 2**)
*Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. There was further discussion as to the historical significance of the structure, especially with respect to the windows to be replaced. There was also further discussion as to the styles and differences among the existing windows and frames. A question was raised as to how CID requirements would differ from historical considerations, and what effect this would have on the final choice of windows. Tom Maese, CID Inspector, stated that CID would be willing to meet with the applicant to work on an answer to this question.
Commissioner Prieto made a motion to postpone the case to allow the applicant to meet with CID to determine what type and size of windows will be acceptable to meet the egress requirements for bedrooms. This was seconded by Commissioner Houston, and the case was postponed by a vote of 3 – 0. The applicant will then return to the PZHAC with plans showing the windows that will be used.*
- Case 060739** – 3116 Avenida de Mesilla, submitted by Norman Fristoe for LAMA Properties, LLC; a request for a building permit to renovate a storage structure at this address. Zoned: Rural Agricultural (RA) (**Discussed at Work Session – Item 3**)
Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion, explaining that the applicant originally intended to convert the storage structure to a 1200 square foot casita, but that the current code would not allow a casita over 600 square feet, therefore the applicant chose to finish the structure as a storage building. There was no further discussion. Commissioner Houston made a motion to approve the case, seconded by Commissioner Nevarez, and the PZHAC voted 3-0 to recommend APPROVAL of the application to the BOT

Business Registration

5. **Registration 0727** - 2011 Avenida de Mesilla, submitted by Mickey Balderas for “The Bean Cafe”; a request for a business registration to transfer ownership of an existing cafe at this address. Zoned: Historical Commercial (HC)
Staff provided a brief description of the request, explaining that the applicant was purchasing the business from the current owner, and that there would be no changes to the location, appearance, or operation of the existing business. There were no issues. 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 - None

VII. PZHAC/STAFF COMMENTS

*Commissioner Prieto wanted to know when the PZHAC would start amending the Sign code and the section of the Code limiting the size of casitas in the RF Zone.
Staff replied that a list of possible amendments was being put together to be brought before the PZHAC. Once the list was complete and reviewed, it would be prioritized and then brought before the PZHAC for discussion and possible adoption.*

VIII. ADJOURNMENT

The meeting was adjourned at @ 7:40.

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 6/14/18 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.