



**PZHAC WORK SESSION  
MINUTES  
AUGUST 20, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, AUGUST 20, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Rosalina Contreras, a request to discuss plans to replace doors, windows and screens on a dwelling at 247 Calle del Norte (**Case 060762**). Zoned: Historic Residential (HR)

*The applicant was not present to discuss the request, so there was no discussion other than a brief explanation of the applicant's request by Staff.*

**Item 2:** Submitted by Eric Hamilton; a request to discuss plans to construct an addition to a dwelling at 1366 Paisano Road (**Case 060765**). Zoned: Rural Farm (RF)

*The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant had originally wanted to build a 1200 square foot casita but was told that the largest size allowed would be 600 square feet. Staff explained that the applicant's stated intent for the casita was to provide a place for his parents to live. The applicant then returned to staff with a new set of plans showing the living quarters for his parents as an addition to the existing dwelling, and this is what is being presented here.*

*Discussion focused on what was considered a duplex, and therefore a casita; versus what could be considered an addition. The fact that State statute requires jurisdictions to recognize a second multi-generational kitchen in a dwelling was also discussed.*

**Item 3:** Submitted by Martin Serna; a request to discuss plans to construct a fence and storage shelter at the southeast corner of a property used as a pecan orchard at 2799 Calle del Sur (**Case 060771**). Zoned: Residential/Agricultural (RA) (HR)

*The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicant had started construction on the requested wall and storage structure without a permit, Staff also stated that the construction violated a number of sections of the Code, including setbacks and use of the proposed structure, since the structure could not be shown to be an accessory to anything currently existing on the property. The applicant removed the case from the agenda in order to return with a better set of plans that would meet the requirements of the Code.*

**Item 4:** Submitted by Gerard Nevarez; a request to discuss plans to construct a rock wall and a wire fence along the property lines of a residential property at 2305 Calle de Colon (**Case 060776**). Zoned: Historical Residential (HR)

*The applicant (PZHAC Commissioner Nevarez) was present, but since two or the other PZHAC Commissioners were absent, decided to remove the case from the Work Session and the Regular Meeting since a quorum would not be present for voting once he recused himself from voting on the case. This case will be presented at the next work session and meeting instead.*

**PZHAC REGULAR MEETING  
MINUTES  
AUGUST 20, 2018**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, AUGUST 20, 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**

*Commission Chair Hernandez, and Commissioners Nevarez and Lucero were present. A quorum was present.*

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

*Staff recommended removing Cases 060762, 060771, and 060776 from the agenda as these were not ready for a decision at this meeting. Commissioner Lucero made a motion to approve the Agenda as amended, 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. Commissioner Lucero made a motion to approve the Consent Agenda as amended, seconded by Commissioner Nevarez and approved by a vote of 3-0.*

**A. \*PZHAC MINUTES – Meeting minutes of August 6, 2018.**

*Approved as part of the Consent Agenda.*

**V. PZHAC NEW BUSINESS:**

**A. PUBLIC INPUT ON CASES**

*Raul Valdez (Neighbor the property owned by Martin Serna in Case 060771)*

*Case 060771 – Spoke against the case, stating that the applicant has using the rear portion of the property as a contractor’s yard, which is not a legal or allowed use of the property.*

*Susan Krueger – Town resident*

*Case 060762 – explained the different terms used in the Historical Register and how they should be applied, especially when changes could affect the character of a structure.*

*Case 060765 – Stated that a duplex is not allowed by the Code for this zoning.*

*Case 060776 – stated that the examples are out of place, and that the Code should be changed rather than allow something that is contrary to the Code.*

**B. CASES:**

**Building Permits**

1. **Case 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR) **(Discussed during Work Session – Item 1)**

*This case was removed from the agenda.*

2. **Case 060765** – 1366 Paisano Road, submitted by Eric Hamilton, a request for a building permit to construct an addition to an existing dwelling on the property at this address. Zoned: Rural Farm (RF) **(Discussed during Work Session – Item 2)**

*Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no further issues. A motion was made by Commissioner Lucero to approve the request with two conditions: 1. The proposed addition would not be rented out; 2. The proposed addition would share all utilities with the main dwelling. This was seconded by Commissioner Nevarez and approved with the stated conditions by a vote of 3 – 0.*

3. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence and storage shelter at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural Farm (RF) **(Discussed during Work Session – Item 3)**

*This case was removed from the agenda.*

4. **Case 060774** – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to allow the construction of an adobe wall along the north property line of a residential property at this address. Zoned: Historic Residential (HR)

*Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.*

5. **Case 060775** – 2612 Calle Cuarta, submitted by Oscar and Cleo Fritze; a request for a building permit to enable a 6ft x 10ft wooden shed to be constructed on a residential property at this address. Zoned: Historical Residential (HR)

*Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.*

6. **Case 060776** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wire fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 4)**

*This case was removed from the agenda.*

**VI. PUBLIC COMMENTS - None**

**VII. PZHAC/STAFF COMMENTS**

*Staff referred to the fact that an e-mail had been sent to the PZHAC the prior week alerting them to the fact that the NMLZO Annual Meeting was coming up at the end of September and requested that anyone interested in attending should contact staff.*

**VIII. ADJOURNMENT – The meeting was adjourned at 6:35 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 8/16/18 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; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.