



Town of Mesilla, New Mexico

PZHAC WORKSHOP & MEETING AGENDA OCTOBER 19, 2020

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, OCTOBER 19, 2020 AT 2:30 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

Item 1: Submitted by Jessie L. Herrera; a request to discuss plans to construct an addition to a dwelling at 2929 Calle de Guadalupe. (Permit 061132). Zoned: Residential Agricultural (RA)

Neither the applicant nor a representative were present so the discussion was postponed to the next PZHAC meeting.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, OCTOBER 19, 2020 AT 3:00 P.M. TO JOIN THE MEETING BY PHONE DIAL 1-346-248-7799, THEN ENTER Meeting ID 603-754-4231 PASSWORD 193857.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Nevarez was absent. All other Commissioners were present. There was a quorum.

Others in attendance by “Zoom” or by phone were: Larry Shannon (Mesilla Staff), Tom Maese (CID), and Susan Krueger, resident. The regular meeting was convened at 3:00 pm.

III. CHANGES/APPROVAL OF THE AGENDA

Due to the fact that there was no discussion of the case during the Work Session, Case 061132 was removed from the agenda. A motion to approve the agenda as amended was made by Commissioner Salas, approved 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 Prieto, seconded by Commissioner Salas, and approved by a vote of 4 - 0.

A. *PZHAC MINUTES – PZHAC Workshop and Meeting of October 5, 2020.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061130** – 2833 Ermindia Street, submitted by Marsha B. Toomey; a request for a zoning permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

2. **Case 061131** – Along the northwest end of Calle del Oeste, submitted by Rod McGillivray for the Town of Mesilla; a request for a zoning permit to allow the Town to install a cattle fence between a Town easement and a property along this part of Calle del Oeste. Zoned: Historic 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 least one hour prior to the meeting and will be read into the record. You will also be given an opportunity to speak during this time by joining 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 or the Commission Chair when to begin speaking.

None

B. DECISIONS:

Zoning Permits:

- Case 061120** – 2230 Avenida de Mesilla, submitted by Jesus Lucero; a request to modify a zoning permit to allow a gate to be installed in a section of previously approved fencing on a commercial property at this address. Historical Commercial (HC)
The applicant was present by phone if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to replace a section of fence that had been approved between the subject property and the adjacent property to the south with a gate that would enable people to park on the adjacent property and have access to the subject property. There were no issues. A motion was made by Commissioner Salas and seconded by Commissioner Houston to recommend approval of the request to the BOT and the request was APPROVED by a vote of 3 – 0. (Commissioner recused himself from voting.)
- Case 061132** – 2929 Calle de Guadalupe, submitted by Jessie L. Herrera; a request for a zoning permit to allow an addition to a dwelling at this address. Zoned: Residential Agricultural (RA)
This case was removed from the agenda.
- Case 061133** – 1433 Snow Road, submitted by Les Mathers; a request for a zoning permit to install a photo-voltaic array on a ground mounted stand for a dwelling at his address. Zoned: Rural Farm (RF)
The applicant was present by phone if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to install an array of solar panels on a ground based stand in a pecan grove at the rear of the property near the dwelling, and that the array would be connected to the dwelling by an underground cable. There were no issues. A motion was made by Commissioner Prieto and seconded by Commissioner Salas to recommend approval of the request to the BOT and the request was APPROVED by a vote of 4 – 0.
- Case 061134** – 3116 Highway 28, submitted by Norm Fristoe for Lama Properties, LLC; a request for a zoning permit to allow the completion of a wall around a dwelling at this address. Zoned: Residential Agricultural (RA)
Staff provided a brief review of this request, explaining that the applicant would like to finish work on a wall that had been started under a different permit that had been approved in 2018. Since the wall was higher than originally approved, and since the wall had not been inspected by CID for over six months, a new permit was required in order to meet CID requirements. Staff also explained that walls up to ten feet in height are allowed by the Zoning Code provided that the wall is a privacy wall around a court yard or room opening onto a porch, and the wall is not on a property line (perimeter wall). Tom Maese, Chief Building Inspector for CID also stated that the plan shows a patio to the rear of the dwelling that is not part of the plan for the wall, that there have been no inspections for over six months, that a new permit needs to be obtained from CID for the wall. There were no other issues. A motion was made by Commissioner Prieto and seconded by Commissioner Houston to postpone the request in order to allow the applicant to meet CID requirements for the wall. The PZHAC voted 4 – 0 to POSTPONE the request.

Business Permit:

- Permit 0857** – 2309 Calle de Guadalupe, submitted by Gabriela Gaxiola-Reichel for “Le Boutique, LLC”; a request for a business license to allow the applicant to operate a commercial retail operation at this location selling women’s clothing, purses, shoes, unique gifts and other small retail products. Zoned: Historic Commercial (HC)
Staff provided a brief review of this request, explaining that the applicant would be operating a retail business selling various women’s boutique type items out of a building that border Calle de Santiago. The structure has historically been used for retail sales. There were no issues. A motion was made by Commissioner Prieto and seconded by Commissioner Salas to approve the request, and the request was APPROVED by a vote of 4 – 0.

Sign Permits:

6. **Case 061112** – 2230 Avenida de Mesilla, submitted by Roman Prieto for “Prieto Imports”; a request to modify an existing sign permit to install two wall signs instead of a hanging sign on a business at this address. Zoned: Historical Commercial (HC)

The applicant, Commissioner Prieto, was present by “Zoom” if any questions arose. Staff provided a brief review of this request, explaining that the applicant would like to install two wall signs on the structure. One sign would be installed on the north wall and an identical sign would be installed on the east wall. Staff explained that since the structure would contain two businesses, the MTC Sign Code limits the number of such signs for each business to one sign and a sign on a directory. Commissioner Prieto, speaking as applicant, stated that Paragraph A of Section 18.65.220 of the Code contracts Paragraph B of the same section in that Paragraph A states that allows “A total of two exterior signs may be allowed to each store or bona fide place of business.” There was no follow-up to this statement by the PZHAC. There were no other issues. A motion was made by Commissioner Houston and seconded by Commissioner Salas to recommend conditional approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0 with the following CONDITION:

1. One sign fifteen square feet or less would be allowed on the east wall for each business in the building.

7. **Case 061135** – 2230 Avenida de Mesilla, submitted by Joshua Prieto for “Merch de Mesilla”; a request for a sign permit to install two wall signs on a business at this address. Zoned: Historical Commercial (HC)

Commissioner Prieto, acting as representative for the applicant, was present by “Zoom” if any questions arose. Staff provided a brief review of this request, explaining that the case was similar to the previous case in that the same type of sign was being requested for the same building, which was being shared by the two applicants, and that the MTC Sign Code limits the number of such signs for each business to one sign and a sign on a directory. There were no other issues. A motion was made by Commissioner Salas and seconded by Commissioner Houston to recommend conditional approval of the request to the BOT, and the request was APPROVED by a vote of 4 – 0 with the following CONDITION:

1. One sign fifteen square feet or less would be allowed on the east wall for each business in the building.

7. **Case 061136** – 2309 Calle de Guadalupe, submitted by Gabriela Gaxiola-Reichel for “Le Boutique, LLC”; a request for a sign permit to allow a wall sign on a business at this address. Zoned: Historic Commercial (HC)

Staff provided a brief review of this request, explaining that the applicant plans to use an existing sign hanger on the wall of the building that has been used routinely in the past by previous occupants of the building for similar signs. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Salas to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 – 0

VI. PZHAC/STAFF COMMENTS

Commissioner Salas

Stated that, “for the record”, the PZHAC needs to address “non-conforming lots” and that the BOT needs to make a decision and provide an interpretation as to the meaning of “non-conforming”.

Commission Chair Lucero

Stated that staff needs to move this issue (non-conforming lots) along with the BOT, and that the PZHAC is “doing its job” by sticking to the Codes.

Commissioners Prieto and Houston agreed with both Commissioner Salas and Commission Chair Lucero

There were no further comments.

VII. ADJOURNMENT

The meeting was adjourned at 3:45 pm.