



Town of Mesilla, New Mexico

PZHAC WORK SESSION & MEETING MINUTES MAY 3, 2021

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION VIA TELECONFERENCE ON MONDAY, MAY 3, 2021 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.**

- A. Submitted by William B. McIlvaine; a request to discuss plans to repair and repaint the stucco and roof on a secondary dwelling to match the primary dwelling at 2685 Calle de Parian. (Case 061208) Zoned: Historic Residential (HR)
Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to change the appearance of the secondary dwelling to match the primary dwelling on the property. Commissioner Nevarez was concerned with the proposed color and the fact an example was not provided in the packet. Staff explained that the color to be used is to be the same as the existing color on the main dwelling, and that the color of the main dwelling was approved by the PZHAC in 2019. There were no other issues.
- B. Submitted by Ralph Lucero; a request for two detached dwelling units on a 16,114 square foot property at the NE Corner of Calle de Segunda and Calle del Sur. (Case 061210) Zoned: Historic Residential (HR)
Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to build two dwelling units on this property, and that the property met all the requirements of MTC 18.35 for development density, including lot size and number of dwellings. Commission Chair Lucero and Commissioner Nevarez were both concerned that development of this property would result in too much development for the area, especially since neighboring properties owned by members of the same family could be developed to create a subdivision without having to go through the subdivision process. (Staff explained that the neighboring properties had already been developed and that any new development would have to meet the density requirements of MTC 18.35 which was amended in 2020.) Commission Chair Lucero also stated that she would like to see something from the Town Public Works department showing that water and sewer service is available to the property. There was no further discussion.
- C. Submitted by Robert Reynolds, a request to discuss plans to install a gazebo type shade structure on a residential property at 2391 Calle de Parian. (Case 061213) Zoned: Historic Residential (HR)
Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to install a shade structure in the front yard of this property, and that a photo of the property with dimensions was provided by the applicant to show where the structure would be located. Commissioner Salas was concerned with the number of structures on the property (there are only two – a dwelling and a workshop, plus a small tool shed. This meets the density requirements of MTC 18.35.) Commissioner Nevarez was concerned with the location of the shade structure and stated that the Code requires a regular site plan. There was no other discussion.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING VIA TELECONFERENCE ON MONDAY, IMMEDIATELY FOLLOWING THE WORK SESSION. **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

Commission Chair Lucero and Commissioners Houston, Nevarez and Salas were present. There was a quorum.

Other attendees:

Larry Shannon (Mesilla Staff), Tom Maese (Chief Inspector-CID), William McIlvaine (Applicant – Case 061208), Anthony Lucero (Rep. for applicant – Case 061210), Cesar Huizar (Applicant – Case 061212), Aleph Medina (Contractor for Casa Blanca, Case 061212), Shane Umphress (Designer for Casa Blaka, Case 061212), Jon Strain (Applicant – Case 061209) and Susan Krueger (Resident)

III. CHANGES/APPROVAL OF THE AGENDA

Cases 061210 and 061213 were removed from the agenda to allow the applicants to provide additional information to the PZHAC. Commissioner Houston made a motion to approve the Agenda as amended, seconded by Commissioner Nevarez, and approved by the PZHAC 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. Commissioner Houston made a motion to approve the Consent Agenda, seconded by Commissioner Nevarez, and approved as amended by the PZHAC by a vote of 4 – 0.

A. *PZHAC MINUTES – PZHAC Meeting of APRIL 19 and APRIL 23, 2021.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS

Zoning Permit:

1. **Case 061203** - 2210 Calle de Parian, submitted by Teresa Sanchez for Tibercio Friez, LLC; a request for a zoning permit to repair canales and reroof a commercial building at this address. Zoned: Historic Commercial (HC)
Approved as part of the Consent Agenda
2. **Case 061204** - 2220 Calle de Parian, submitted by Teresa Sanchez for T.R. Friez, LLC; a request to replace an existing air conditioner and furnace with a new air conditioner and furnace in a commercial building at this address. Zoned: Historic Commercial (HC)
Approved as part of the Consent Agenda
3. **Case 061207** – 2391 Calle de Parian, submitted by Robert Reynolds; a request for a zoning permit to allow the reroof of a dwelling at this address. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda
4. **Case 061211** – 2640 Calle del Oeste, submitted by Gilbert Madrid; a request for a zoning permit to repair minor damage and cracks and paint the repairs to match the rest of the wall. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda

II. 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.

Staff received one e-mail from Susan Krueger concerning Case 061212. This was read into the record. (A copy of this e-mail is attached to the end of these minutes.)

B. DECISIONS:

Zoning Permits

1. **Case 061208** – 2685 Calle de Parian, submitted by William B. McIlvaine, a request for a zoning permit to repair and repaint the stucco and roof on a secondary dwelling to match the primary dwelling at this address. Zoned: Historic Residential (HR) **(This case was heard during the Work Session.)**
Staff gave a brief description of the case, explaining that the case had been discussed during the Work Session. Commissioner Nevarez made a motion to approve the request, seconded by Commissioner Salas, and the motion was APPROVED by the PZHAC by a vote of 4 – 0.
2. **Case 061209**– 1780 Calle de El Paso, submitted by Jon Strain, a request to construct for a shade shelter for horses on the property. Zoned: Residential/Agricultural (RA)
Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to provide a shade shelter for horses kept on the property and that the shade shelter was required by the Code. There were no issues. Commissioner Salas made a motion to approve the request, seconded by Commissioner Houston, and the motion was APPROVED by the PZHAC by a vote of 4 – 0.
3. **Case 061210**– NE Corner of Calle de Segunda and Calle del Sur (address to be assigned), submitted by Ralph Lucero; a request for a zoning permit to allow the construction of two detached dwelling units on a 16,114

square foot property at this location, Zoned: Historic Residential (HR) **(This case was heard during the Work Session.)**

This case was removed from the agenda at the request of the PZHAC.

4. **Case 061212**– 1755 Tierra de Mesilla, submitted by Blanca Huisar for Casa Blanca; a request for approval of a site plan and elevations for a commercial development on this property. Zoned: General Commercial (C) *Staff provided a brief description of this request, explaining that the purpose of the request was to enable the applicant to obtain final approval of the site plan for the property so he could proceed with providing final drawings necessary for obtaining the required building permits for the business. Tom Maese (Cid Inspector) stated that the parking shown is adequate, and that the final plans will need to be stamped by a licensed architect or engineer. There were no issues. Commissioner Salas made a motion to approve the site plans, seconded by Commissioner Nevarez, and the motion was APPROVED by the PZHAC by a vote of 4 – 0.*

5. **Case 061213** – 2391 Calle de Parian, submitted by Robert Reynolds, a request to install a gazebo type shade structure on a residential property at this address. Zoned: Historic Residential (HR) **(This case was heard during the Work Session.)**
This case was removed from the agenda at the request of the PZHAC.

VI. PZHAC/STAFF COMMENTS

Commissioner Nevarez expressed concern that the clear-sight-triangle issue at the SE corner of Calle de Guadalupe and Calle del Sur had not been corrected when the property owner at that property had not fixed the problem when a portion of the wall was repaired.

VII. ADJOURNMENT

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 4/29/2021 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; Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PUBLIC INPUT - MAY 3, 2021 PZHAC MEETING

Reference: Case 061202, 1755 Tierra de Mesilla, Casa Blanca. 5/3/2021, comments submitted by Susan Krueger

Section 18.45.040, "Development standards in the C-Commercial Zone," provides the specific requirements for development of this property. Somehow, PZHAC member comments in the past regarding the lack of development guidelines for the Mercado, have failed to recognize this section, in spite of the fact that staff has used this section in preparing "staff analysis" materials for this property. Perhaps I have missed something along the way and for some reason Section 18.45.040 no longer applies to the Mercado area. If this is so, then what development guidelines are now in place?

What I can recall about the Mercado development is the following, in a shortened version:

The original zoning of what is now the Mercado was agriculture, farmed by the Alvarez family. That zoning was changed by the Town to general commercial with development standards worked out and adopted in Ordinance 94-06.

The first building in the Mercado was the Meson de Mesilla and the property owners requested a zone change to historical commercial, which went through the process and was granted. Mr. Benjamin Boldt had purchased the Mercado land and although he did not request that it all be rezoned to historical commercial, he did request that development in the C-Commercial Zone, the zoning for the Mercado, adhere to a set of requirements that included, for example, section 18.45.040 J. "Architectural Style and Design Standards." Further, each of the structures built in the Mercado after the Meson de Mesilla, have adhered to this section of the town Code which can be confirmed by a review of the building permits.

In support of the concern to preserve the history of Mesilla, please don't let this property slip by.

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