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5 **PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)**
6 **REGULAR MEETING**

7 **MONDAY, AUGUST 2, 2021**

8 **2:30 P.M.**

9 **IN PERSON IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. (SPACE IS LIMITED)**

10
11 **COMMISSIONERS:** Yolanda Lucero, Chairperson
12 Gerard Nevarez, Commissioner
13 Davie Salas, Commissioner
14

15 **STAFF:** Nora L. Barraza, Mayor
16 Gloria S. Maya, Recorder
17

18
19 **PUBLIC:** Thomas Maese Susan Kruger
20 Melissa Molina Alex Medina
21

22
23 **I. PLEDGE OF ALLEGIANCE**

24 Chairperson Lucero led the Pledge of Allegiance.
25

26 **II. ROLL CALL AND DETERMINATION OF A QUORUM**

27 **Roll Call:**

28 **Chairperson Lucero, Commissioner Nevarez, Commissioner Salas**
29

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

31 **Motion: To approve agenda, Moved by Commissioner Salas, Seconded by Commissioner Nevarez.**
32

33 **Roll Call Vote:** Motion passed (summary: Yes =3).

34 Chairperson Lucero Yes

35 Commissioner Nevarez Yes

36 Commissioner Salas Yes
37

38 **IV. *ACCEPTANCE OF THE CONSENT AGENDA**

39 *Note: Items on the agenda indicated by an asterisk (*) are on the consent agendas and will be voted*
40 *on with one motion unless a Commissioner requests that a specific item be removed for discussion.*

41 **Motion: To approve consent agenda, Moved by Commissioner Nevarez, Seconded by Commissioner**
42 **Salas.**
43

44 **Roll Call Vote:** Motion passed (summary: Yes =3).

45 Chairperson Lucero Yes

46 Commissioner Nevarez Yes

47 Commissioner Salas Yes
48

1 **A. *ADMINISTRATIVE APPROVALS**

2 **Zoning Permit:**

- 3 1. *#061251 – 2220 Calle de Parian – TR Frieze - (scrap, repair and paint all doors and
4 windows) Request to scrap, repair and paint all doors and windows. Will match existing
5 color. Zoned: Historical Commercial (HC) *Approved by consent agenda*
6 2. *#061238 – 2341 Calle de Arroyo – Bob Pattison - (roof repair) Request to repair roof.
7 Zoned: Historical Commercial (HC) *Approved by consent agenda*

8
9 **V. PZHAC NEW BUSINESS**

10 **B. PUBLIC INPUT ON CASE**

11 Public Input shall be received at cvnthias-h@mesillanm.gov at least one hour prior to the meeting and will be read into the record

12 Ms. Krueger stated a grading plan is required by code in reference to Case #061215. The fence is 6 ft. 8 in. in
13 height; fence should be measured from the ground surface level. When Mr. Huizar plans to grade the property
14 what will happen to the adjoining property with regards to drainage and does the grading plan meet code. She
15 would like for them to clean out the irrigation ditch.

16 **C. DECISIONS:**

17 **Zoning Permits**

- 18 1. #061251 - 2738 Highway 28 – ETMSS2, LLC – (repair and re-stucco exterior of building)
19 Request to repair and re-stucco exterior of building. Stucco and texture will match existing
20 color and texture. Zoned: Historical Residential (HR)

21 Mayor Barraza reviewed PZHAC Case #061251.

22 **Motion: To approve PZHAC Case #061251 – 2738 Highway 28 – ETMSS2, LLC – (repair and re-stucco**
23 **exterior of building) Request to repair and re-stucco exterior of building. Stucco and texture will match**
24 **existing color and texture. Zoned: Historical Residential (HR), Moved by Commissioner Salas,**
25 **Seconded by Commissioner Nevarez.**

26
27 Commissioner Nevarez asked what the color is that will be used.

28
29 Mayor Barraza responded it is a tan tone.

30
31 Chairperson Lucero asked if Case #061251 when before the Architectural Style Committee.

32
33 Mayor Barraza responded all these cases did go through the Architectural Style Committee.

34
35 **Roll Call Vote:** Motion passed (**summary:** Yes =3).

36 Chairperson Lucero Yes

37 Commissioner Nevarez Yes

38 Commissioner Salas Yes

- 39
40 2. #061257 – 2301 Calle de San Albino – Patricia Molina – (renovation) Request to renovate,
41 stucco, paint, retile, replace windows and doors, etc. Zoned: Historical Commercial (HC)

42 Mayor Barraza reviewed Cases #061257 and Case #061260 which are the same building and separated into
43 two different addresses.

44 **Motion: To approve PZHAC Case #061257 – 2301 Calle de San Albino – Patricia Molina – (renovation)**
45 **Request to renovate, stucco, paint, retile, replace windows and doors, etc. Zoned: Historical**
46 **Commercial (HR), Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

47
48 Commissioner Nevarez stated due to the HR designation the doors and windows will be replaced with similar
49 items.

1
2 Mayor Barraza stated the sliding doors would be replaced with double doors which would be a better fit.
3
4 Ms. Molina stated the window is being replaced with a door for emergency purposes since the closest door is
5 on the east side of the building. The patio is enclosed and not visible from the street.
6
7 Commissioner Salas asked if the double doors are additions.
8
9 Ms. Molina responded that there was a carport and was enclosed.
10
11 Chairperson Lucero asked if the windows around the area divided light and does the back area of the home
12 have divided light.
13
14 Ms. Molina responded not in the back of the home.
15
16 Mr. Maese stated by adding the door it is a plus. The pictures are of modern windows not divided light.
17
18 Commissioner Nevarez stated this would need to be in compliance with the Development Zone.
19
20 Ms. Molina stated the windows were replaced prior to my grandmother passing away.
21
22 Chairperson Lucero asked what color will be used for the doors and the building.
23
24 Ms. Molina responded the doors will be white and the stucco will be the same color, tan.
25
26 Chairperson Lucero stated since it is at the main entrance of Mesilla, she would like to keep it looking like the
27 Development Zone.
28
29 Commissioner Salas stated the windows had already been changed and the double doors are not part of the
30 adobe building.
31
32 Commissioner Nevarez stated he would like to make an amendment to the motion to add divided light to have
33 a continuous appearance.
34
35 Chairperson Lucero responded she agrees with Commissioner Nevarez.
36
37 **Amended Motion: To approve PZHAC Case #061257 – 2301 Calle de San Albino – Patricia Molina –**
38 **(renovation) Request to renovate, stucco, paint, retile, replace windows and doors, etc. with divided light**
39 **windows. Zoned: Historical Commercial (HR), Moved by Commissioner Nevarez, Seconded by**
40 **Chairperson Lucero.**
41
42 Mayor Barraza stated she feels the windows will be mismatched; there is no visibility from the street.
43
44 Mr. Maese stated the divided light would change the concept; recommended allowing the proposed changes.
45
46 Commissioner Nevarez rescinded the amended motion.
47
48 **Original Roll Call Vote:** Motion passed (**summary:** Yes =3).
49 Chairperson Lucero Yes
50 Commissioner Nevarez Yes
51 Commissioner Salas Yes
52
53 3. #061215 – 1705 Tierra de Mesilla – Cesar Huizar - (construct commercial building) Request
54 to build a commercial building. Zoned: Commercial
55 Mayor Barraza reviewed PZHAC Case #061215

1 **Motion: To approve PZHAC Case #061215 – 1705 Tierra de Mesilla – Cesar Huizar – (construct**
2 **commercial building) Request to build a commercial building. Zoned: Commercial, Moved by**
3 **Commissioner Nevarez, Seconded by Commissioner Salas.**

4
5 Commissioner Salas stated he would like to put the grading issue to rest.

6
7 Mr. Maese stated the applicant has submitted everything that was required of him. Once grading is completed
8 CID will establish and approve the design of the structure. He recommends this case be allowed to move
9 forward.

10
11 **Roll Call Vote:** Motion passed (summary: Yes =3).

12 Chairperson Lucero Yes

13 Commissioner Nevarez Yes

14 Commissioner Salas Yes

15
16 4. #061260 – 1991 Calle de Santiago – Patricia Molina – (renovation) Request to renovate,
17 stucco, paint, retile, replace windows and doors, etc. Zoned: Historical Commercial (HC)
18 Mayor Barraza stated this case is combined with case #061257.

19 **Motion: To approve PZHAC Case #061260 – 1991 Calle de Santiago – Patricia Molina - (renovation)**
20 **Request to renovate, stucco, paint, retile, replace windows and doors, etc. Zoned: Historical**
21 **Commercial (HC), Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

22
23 **Roll Call Vote:** Motion passed (summary: Yes =3).

24 Chairperson Lucero Yes

25 Commissioner Nevarez Yes

26 Commissioner Salas Yes

27
28 **D. Business permits**

29 1. #0892 – 1750 Calle de Mercado – Livingston Bridal and Events DBA Blue Door Venue –
30 Roxanne Livingston
31 Mayor Barraza reviewed Case #0892.

32 **Motion: To approve PZHAC Case #0892 – 1750 Calle de Mercado – Livingston Bridal and Events DBA**
33 **Blue Door Venue – Rosanne Livingston, Moved by Commissioner Nevarez, Seconded by Commissioner**
34 **Salas.**

35
36 **Roll Call Vote:** Motion passed (summary: Yes =3).

37 Chairperson Lucero Yes

38 Commissioner Nevarez Yes

39 Commissioner Salas Yes

40 2. #0891 – 2521 Ave de Mesilla – Cheeky Chaps Barbershop – Christopher Marangos
41 Mayor Barraza reviewed Case #0891.

42 **Motion: To approve PZHAC Case #0891 – Ave de Mesilla – Cheeky Chaps Barbershop – Christopher**
43 **Marangos, Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

44
45 **Roll Call Vote:** Motion passed (summary: Yes =3).

46 Chairperson Lucero Yes

47 Commissioner Nevarez Yes

48 Commissioner Salas Yes

49
50 3. #0893 – 2220 Calle de Parian – Cutter Gallery – Glenn Cutter

1 Mayor Barraza reviewed Case #0893.

2 **Motion: To approve PZHAC Case #0893 – 2220 Calle de Par4ian – Cutter Gallery – Glenn Cutter,**
3 **Moved by Commissioner Salas, Seconded by Commissioner Nevarez.**

4
5 **Roll Call Vote:** Motion passed (summary: Yes =3).

6 Chairperson Lucero Yes

7 Commissioner Nevarez Yes

8 Commissioner Salas Yes

9

10 **VI. PZHAC/STAFF COMMENTS**

11 Mayor Barraza stated these cases will go to the Board of Trustees for approval on Monday, August 9, 2021.

12

13 Commissioner Salas asked that the trash or debris be picked up at Mr. Huizar’s property.

14

15 Mr. Huizar stated he will ensure that everything is cleaned up and removed.

16 Mr. Medina stated a barrier will be installed and we will clean up.

17

18 Mr. Maese stated a plan does call for swift (containment area) and it will be enforced.

19

20 Commissioner Nevarez asked for an update on applicants for the vacant positions.

21

22 Mayor Barraza responded Ms. Stoechner-Hernandez is back in the office and will setup interviews for the two
23 PZHAC applicants, and the three Community Development applicants.

24

25 **VII. ADJOURNMENT**

26 **The PZHAC of the Town of Mesilla unanimously agreed to adjourn the meeting. (Summary: Yes-3)**

27

28 **MEETING ADJOURNED AT 3:05 P.M.**

29

30 **APPROVED THIS 7th DAY OF SEPTEMBER, 2021.**

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