



PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
REGULAR MEETING
TUESDAY, SEPTEMBER 7, 2021
2:30 P.M.

****FOR THE HEALTH & SAFETY OF ALL PUBLIC, MASKS ARE REQUIRED TO ENTER****

PZHAC: Yolanda Lucero, Chairperson
Daniel Jones, Chairperson
Gerald Nevarez, Commissioner
Davie Salas, Commissioner
Eric Walkinshaw, Commissioner (absent)

PUBLIC: Erica Pena Justin Sevey
Don Peterson Greg Whited

STAFF: Nora L Barraza, Mayor
Gloria Maya, Recorder

1. **PLEDGE OF ALLEGIANCE**
Chairperson Lucero led the Pledge of Allegiance.
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
Roll Call: Chairperson Lucero, Commissioner Jones, Commissioner Nevarez, Commissioner Salas.
3. **CHANGES/APPROVAL OF THE AGENDA**
Motion: To approve agenda, Moved by Commission Salas, Seconded by Commissioner Nevarez

Roll Call Vote: Motion Passed (summary: Yes=4)
Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes
4. **PUBLIC INPUT** – The public is invited to address the Commission for up to 3 minutes.
Space is limited and may require persons giving public input IN PERSON to rotate if capacity of the room is exceeded.

Ms. Krueger asked that a permit not be issued to Casa Blanka until fence is lowered.
5. **APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is**

marked with an asterisk *. These projects were approved in accordance with MTC 15.15.030 (B))

Motion: To approve consent agenda, Moved by Commission Salas, Seconded by Commissioner Nevarez

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes

Commissioner Jones Yes

Commissioner Nevarez Yes

Commissioner Salas Yes

- a) ***PZHAC MINUTES** – Minutes of a regular meeting held July 13, 2021. *Approved by consent agenda*
- b) ***PZHAC MINUTES** – Minutes of a regular meeting held August 2, 2021. *Approved by consent agenda*
- c) ***PZHAC CASE #061250** – 2521 Avenida de Mesilla, submitted by Jon Strain for repair work to a business located at this address. Zoned: Historic Commercial (HC). *Approved by consent agenda*
- d) ***PZHAC CASE #061266** – 1974 Union Avenue, submitted by Pedro Juardo for the replacement of antennas on the cell tower located at this property. Zoned: Commercial (C). *Approved by consent agenda*

6. NEW BUSINESS

- a) **PZHAC Case #061261** – 2571 Calle de Guadalupe, submitted by Jane Mercer and Jeff McBride for the installation of new windows, security bars, repair, and paint exterior doors. Zoned: Historical Commercial (HC).

Mayor Barraza reviewed Case #061261.

Motion: To approve PZHAC Case #061261 – 2571 Calle de Guadalupe, submitted by Jane Mercer and Jeff McBride for the installation of new windows, security bars, repair, and paint exterior doors. Zoned: Historical Commercial (HC), Moved by Commission Salas, Seconded by Commissioner Nevarez.

Chairperson Lucero stated the commission addressed everything that was presented.

Commissioner Nevarez asked if it was reviewed by the Architectural Style Committee.

Mayor Barraza responded yes. There is wrought iron fencing on the surrounding properties.

Mr. Maese stated the needed documentation was presented.

Commissioner Nevarez asked if this is for security or appearance.

Mayor Barraza responded it is for both.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes

Commissioner Jones Yes

Commissioner Nevarez Yes

Commissioner Salas Yes

- b) **PZHAC Case #061262** – 1705 Tierra de Mesilla, submitted by Casa Blanca Imports for a sign permit on a stucco wall. Zoned: General Commercial (C).

Mayor Barraza reviewed Case #06162.

Motion: To approve PZHAC Case #061262 – 1705 Tierra de Mesilla, submitted by Casa Blanka Imports for a sign permit on a stucco wall. Zoned: General Commercial (C), Moved by Commission Jones, Seconded by Commissioner Salas.

Chairperson Lucero stated the PZHAC had no issues with the case and was reviewed by the Architectural Style Committee.

Commissioner Nevarez asked is this sign will be on the fence or on the gate.

Chairperson Lucero responded this sign will be on the stucco wall.

Mayor Barraza stated Case #061262 is for the sign on the stucco wall; Case #061263 is for the sign on the gate.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes

Commissioner Jones Yes

Commissioner Nevarez Yes

Commissioner Salas Yes

c) **PZHAC Case #061263** – 1705 Tierra de Mesilla, submitted by Casa Blanka Imports for a sign permit for a gate sign. Zoned: General Commercial (C).

Mayor Barraza reviewed Case #061263.

Motion: To approve PZHAC Case #061262 – 1705 Tierra de Mesilla, submitted by Casa Blanka Imports for a sign permit on a stucco wall. Zoned: General Commercial (C), Moved by Commission Jones, Seconded by Commissioner Salas.

Chairperson Lucero stated the PZHAC had no issues with the case and was reviewed by the Architectural Style Committee.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes

Commissioner Jones Yes

Commissioner Nevarez Yes

Commissioner Salas Yes

d) **PZHAC Case #061264** – 2645 Calle del Sur, submitted by Ralph Lucero for the installation of a 14x20 prefabricated storage shed in the back yard. Zone: Historic Residential (HR).

Mayor Barraza reviewed Case #061263.

Motion: To approve PZHAC Case #061264 – 2645 Calle del Sur, submitted by Ralph Lucero for the installation of a 14x20 prefabricated storage shed in the back yard. Zoned: Historic Residential (HR), Moved by Commission Nevarez, Seconded by Commissioner Salas.

Commissioner Nevarez asked if the shed will be anchored.

Commissioner Salas stated the proposed colors are allowed.

Mr. Maese responded CID will issue a permit to anchor the shed. This is a temporary structure so in one year it will need to come back for an additional permit.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

e) **PZHAC Case #061265** – 203 Capri Arc, submitted by Gregory Whited for the construction of a six-foot fence and gate. Zoned: Single Family Residential (R-1).
Mayor Barraza reviewed Case #061265.

Motion: To approve PZHAC Case #061265 – 203 Capri Arc, submitted by Gregory Whited for the construction of a six-foot fence and gate. Zoned: Single Family Residential (R-1), Moved by Commission Jones, Seconded by Commissioner Salas.

Commissioner Nevarez asked it will be a new wooden fence.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

f) **PZHAC Case #061267** – 435 Bason Dr., submitted by Eric Serna for a new stucco with color change. Zoned: Single Family Residential (R-1).
Mayor Barraza reviewed Case #061267. The work was started without a permit and was stopped until the proper paperwork was submitted.

Motion: To approve PZHAC Case #061267 – 435 Bason Dr., submitted by Eric Serna for a new stucco with color change. Zoned: Single Family Residential (R-1), Moved by Commission Nevarez, Seconded by Commissioner Salas.

Chairperson Lucero stated the PZHAC had no issues with the case and was reviewed by the Architectural Style Committee.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

g) **PZHAC Case #061268** – 216 Capri Rd., submitted by Don Peterson for the construction of a four-foot-tall rock wall on the side wall. Zoned: Single Family Residential (R-1).
Mayor Barraza reviewed Case #061268. The work was started without a permit and was stopped until the proper paperwork was submitted.

Motion: To approve PZHAC Case #061268 – 216 Capri Rd., submitted by Don Peterson for the construction of a four-foot-tall rock wall on the side wall. Zoned: Single Family Residential (R-1), Moved by Commission Nevarez, Seconded by Commissioner Salas.

Commissioner Nevarez asked about the depth.

Mayor Barraza responded the information was not submitted but will get the information.

Mr. Maese stated this case will not require CID approval. It will be up to the commission to request inspection. No information was provided to him.

Commissioner Nevarez stated there is a need for more information and asked if it should be standardized.

Chairperson Lucero recommended being provided with blueprints.

Commissioner Nevarez stated we need the applicant to provide all the information.

Mr. Maese responded information has been requested in the past. The state approval will not be required but recommends that standards be developed.

Commissioner Salas stated he feels PZHAC is overstepping with this case.

Chairperson Lucero responded there is a need to overstep since the work was started without a permit. Recommends approving with a condition that information must be submitted and to include the depth and they must follow up with CID.

Mr. Maese stated CID will not be required but an inspection will be done as a courtesy.

Amended Motion: To approve PZHAC Case #061268 – 216 Capri Rd., submitted by Don Peterson for the construction of a four-foot-tall rock wall on the side wall w/condition. Zoned: Single Family Residential (R-1), Moved by Commission Nevarez, Seconded by Commissioner Salas.

Amended Motion Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

Original Motion Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

h) PZHAC Case #061269 – 1799 Avenida de Mesilla, submitted by Mesilla Legal Center for two signs at this address. Zoned: Commercial (C).

Mayor Barraza reviewed PZHAC Case #061269. Commissioner Walkinshaw submitted his comments.

Motion: To approve PZHAC Case #061269 – 1799 Avenida de Mesilla, submitted by Mesilla Legal Center for two signs at this address. Zoned: Commercial (C), Moved by Commission Jones, Seconded by Commissioner Salas.

Commissioner Nevarez asked where the business is located.

Chairperson Lucero responded the building north of the Hacienda.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

Business Registrations:

i) **BL# 0899** – 1799 Avenida de Mesilla, submitted by Mesilla Legal Center for a conference room rental. Zoned: Commercial (C).
Mayor Barraza reviewed BL #0899.

Motion: To approve BL #0899 – 1799 Avenida de Mesilla, submitted by Mesilla Legal Center for a conference room rental. Zoned: Commercial (C), Moved by Commission Salas, Seconded by Commissioner Nevarez.

Commissioner Nevarez asked where the business is located.

Chairperson Lucero responded the building north of the Hacienda.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

j) **BL#0900** – 203 Capri Arc., submitted by Fire Trackers for a home occupation at this address. Zoned: Single Family Residential (R-1).
Mayor Barraza reviewed BL #0900.

Motion: To approve BL #0900 – 203 Capri Arc., submitted by Fire Trackers for a home occupation at this address. Zoned: Single Family Residential (R-1), Moved by Commission Nevarez, Seconded by Commissioner Salas.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

k) **BL#0901** – 2060 Calle de Parian, submitted by Desert Ski Bling for a jewelry business located at this address. Zoned: Historic Commercial (HC).
Mayor Barraza reviewed BL #0901.

Motion: To approve BL #0901 – 2060 Calle de Parian, submitted by Desert Ski Bling for a jewelry business located at this address. Zoned: Historic Commercial (C), Moved by Commission Jones, Seconded by Commissioner Nevarez.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

7. COMMISSION/STAFF COMMENTS

Commissioner Nevarez asked if there are two building permit applications from Verizon.

Mayor Barraza responded she will investigate that.

Chairperson Lucero stated she is seeing graffiti around town. Commissioner Walkinshaw will attend the next meeting.

8. ADJOURNMENT

Motion: To adjourn, Moved by Commissioner Nevarez, Seconded by Commissioner Jones.

Roll Call Vote: Motion Passed (summary: Yes=4)

Chairperson Lucero Yes
Commissioner Jones Yes
Commissioner Nevarez Yes
Commissioner Salas Yes

MEETING ADJOURNED AT 3:30 P.M.