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6 **PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)**
7 **MINUTES**
8 **REGULAR MEETING**
9 **MONDAY, SEPTEMBER 20, 2021**
10 **2:30 P.M.**

11 **COMMISSIONERS PRESENT:**

12 Commissioner Yolanda Lucero
13 Commissioner Davie Salas
14 Commissioner Daniel Jones
15 Commissioner Eric Walkinshaw
16 Commissioner Gerard Nevarez
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18 **STAFF:**

Nora L. Barraza, Mayor
Cynthia Stoechner-Hernandez, Clerk/Treasurer
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21 **PUBLIC:**

Steven of Western Builders, LLC.
Thomas Maese, NM CID
Susan Krueger
Victor Sloan
Albert Patrick Taylor
Don Peterson
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28 **1. PLEDGE OF ALLEGIANCE**

29 Commission Chair Lucero lead the pledge of Allegiance at 2:30 p.m.

30 **2. ROLL CALL AND DETERMINATION OF A QUORUM**

31 A roll call of the members present was taken. Commissioners Lucero, Salas, Nevarez, Walkinshaw, and
32 Jones were present. There was a quorum.

33 **3. CHANGES/APPROVAL OF THE AGENDA**

34 There were no changes to the agenda.

35 **A motion was made to approve the agenda by Commissioner Salas and seconded by Commissioner**
36 **Nevarez. Motion carried 5-0.**

37 **4. PUBLIC INPUT** – The public is invited to address the Commission for up to 3 minutes.
38 Space is limited and may require persons giving public input IN PERSON to rotate if capacity of
39 the room is exceeded.

40 There was no public input.

1 **5. APPROVAL OF CONSENT AGENDA:** (The Board will be asked to approve by one motion
2 the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *.
3 These projects were approved in accordance with MTC 15.15.030 (B))

4 a) *PZHAC CASE #061271 – 1937 Parian & 2411 San Albino, submitted by Velia Chavez, for
5 a sealing of the roof(s) due to leaking. **Zoned: Historic Commercial (C).** *Approved by*
6 *Consent Agenda.*

7 b) *PZHAC Case #061272 – 2235 Calle de Santa Ana, submitted by ASE construction for a
8 roof repair due to leaking. **Zoned: Historic Residential (HR).** *Approved by Consent*
9 *Agenda.*

10 c) *PZHAC Case #061273 – 216 Capri Rd., submitted by Don Peterson for the installation of a
11 new front door. **Zoned: Single Family Residential (R-1).** *Approved by Consent Agenda.*

12 d) *PZHAC Case #061274 – 2546 Calle de Parian, submitted by Mike Lopez for a repaint of
13 the house and trim the same color. **Zoned: Historic Residential (HR).** *Approved by*
14 *Consent Agenda.*

15 e) *PZHAC Case #061275 – 2641 Calle de Guadalupe, submitted by Pat Taylor for a re-lime
16 plastering of exterior walls and maintenance of paint to same color. **Zoned: Historic**
17 **Commercial (HC).** *Approved by Consent Agenda.*

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19 **A motion was made to approve the consent agenda by Commissioner Nevarez and seconded by**
20 **Commissioner Salas. Motion carried 5-0.**

21 **6. NEW BUSINESS**

22 a) PZHAC Case #061276 – 216 Capri Road, submitted by Don Peterson for the installation of
23 a 10x16 storage shed on an existing cement slab. **Zoned: Single Family Residential (R-1).**
24 Mayor Barraza gave a synopsis of the case.

25 Commissioner Nevarez asked about how the applicant would anchor the shed.

26 Mayor Barraza stated it can be found in the packet.

27 **A motion was made to approve PZHAC Case 061276 by Commissioner Salas and seconded by**
28 **Commissioner Nevarez. Motion carried 5-0.**

29 b) PZHAC Case #061277 – 2322 Calle Principal, submitted by Pat Taylor for the installation
30 of a new half round gutter (aluminum) and the installation of a rain barrel with screening
31 behind Del Sol. **Zoned: Historic Commercial (HC).**

32 Mayor Barraza gave a synopsis of the case.

33 Commissioner Walkinshaw has concerns with the parapet.

34 Mayor Barraza responded that concern doesn't have to do with what is before the Commission at this
35 time.

36 **A motion was made to approve PZHAC Case 061277 by Commissioner Nevarez and seconded by**
37 **Commissioner Salas. Motion carried 5-0.**

38 c) PZHAC Case #061278 – 1912 Calle de Santiago, submitted by Pat Taylor on behalf of
39 Robert Tustin, for the installation of a new half round gutter (aluminum) on the north side of
40 the roof at overhang. **Zoned: Historic Commercial (HC).**

41 Mayor Barraza gave a synopsis of the case.

42 Mr. Taylor stated that the gutter will be case style and not half-round.

1 **A motion was made to approve PZHAC Case 061278 by Commissioner Salas and seconded by**
2 **Commissioner Nevarez. Motion carried 5-0.**

3 d) **PZHAC Case #061279** – 2220 Calle de Parian A, submitted by Glenn Cutter for a wall
4 sign, a freestanding sign and parking signs. **Zoned: Historic Commercial (HC).**
5 Mayor Barraza gave a synopsis of the case.

6 Commissioner Walkinshaw asked about the size of the freestanding sign being larger than 15 square feet.
7 How many parking signs? For the public parking lot?

8 Mayor Barraza stated that the signs will be no larger than the required size. The signs will be for private
9 parking as it is not a public parking lot.

10 **A motion was made to approve PZHAC Case 061279 by Commissioner Jones and seconded by**
11 **Commissioner Salas. Motion carried 5-0.**

12 e) **PZHAC Case #061280** – 2750 Valle Grande, submitted by Victor Sloan for a pool room
13 and outdoor kitchen. **Zoned: Rural Farm (RF).**
14 Mayor Barraza gave a synopsis of the case.

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16 Commissioner Nevarez questioned if this goes to Architectural Styles Committee?

17 Mayor Barraza stated that it is not in the HR, HC or C zone, so it does not go to Architectural Styles
18 Committee, but Mr. Maese reviewed it.

19 Mr. Maese stated that he did review it. Just for clarification, the applicant currently has a permit open for
20 a pool.

21 **A motion was made to approve PZHAC Case 061280 by Commissioner Nevarez and seconded by**
22 **Commissioner Salas. Motion carried 5-0.**

23 f) **PZHAC Case #061281** – 1280 Rosita Court, submitted by Steven of Western Builders LLC
24 for a new dwelling with a three car-garage. **Zoned: Single Family Residential (R-1).**
25 Mayor Barraza gave a synopsis of the case.

26 Commissioner Walkinshaw asked about the drainage plan.

27 The applicant responded that the front yard and back yard have ponding with grading as attached.

28 Mr. Maese made a point of clarification that the plans include a covered patio.

29 **A motion was made to approve PZHAC Case 061281 by Commissioner Jones and seconded by**
30 **Commissioner Salas. Motion carried 5-0.**

31 g) **PZHAC Case #061282** – 2391 Calle de Parian, submitted by Robert Reynolds for the
32 installation of a 4ft gate between his properties. **Zoned: Historic Residential (HR).**
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34 Mayor Barraza gave a synopsis of the case. Mr. Reynolds will build a 4ft fence with fence between his
35 properties that will not be visible from the street.

1 **A motion was made to approve PZHAC Case 061282 by Commissioner Jones and seconded by**
2 **Commissioner Nevarez. Motion carried 5-0.**

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1 **7. COMMISSION/STAFF COMMENTS**

2 Commissioner Nevarez stated he was frustrated by the Ordinance with no action being taken by the Board
3 of Trustees. Residents are waiting for this ordinance. Where do we go from here? What do we tell
4 them?

5 Mayor Barraza apologized for what happened. Trustees are asking for it to be put back on the agenda.
6 Asked the attorney about this and we can bring it forward again.

7 Commissioner Nevarez stated he was hoping for serious discussion and a vote on this ordinance.

8 Mayor Barraza stated that the Commission should encourage those to reach out to the Board of Trustees
9 and voice your concerns.

10 Commissioner Lucero stated that she was very disappointed also. The spent valuable time that was
11 wasted on this ordinance. When we approve at the P&Z level and it has been approved, but the BOT
12 doesn't approve, is frustrating. Do NOT play favorites. Wish they would respect what we do. Get
13 turned down and people must go through the process again. It's frustrating.

14 Commissioner Nevarez stated it boggles his mind that no action was taken.

15 Mayor Barraza stated that she was taken off guard and the P&Z can put their frustrations in a resolution if
16 they'd like to send to the Board of Trustees.

17 **8. ADJOURNMENT**

18 **Commissioner Lucero made a motion to adjourn, seconded by Commissioner Nevarez. Motion**
19 **carried 5-0 for adjournment.**

20 **MEETING ADJOURNED AT 3:00 P.M.**

21 **APPROVED THIS 4th DAY OF OCTOBER 2021.**