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**BOARD OF TRUSTEES AND THE PLANNING, ZONING, AND HISTORICAL  
APPROPRIATENESS COMMISSION  
JOINT WORK SESSION**

**AUGUST 19, 2021**

**4:00 P.M.**

**IN PERSON AT THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA (SPACE IS LIMITED)**

**TRUSTEES:** Nora Barraza, Mayor  
Stephanie Johnson-Burick, Mayor Pro Tem  
Carlos Arzabal, Trustee (absent)  
Jesus Caro, Trustee  
Veronica Garcia, Trustee

**PZHAC:** Yolanda Lucero, Chairperson  
Gerald Nevarez, Commissioner  
Davie Salas, Commissioner

**STAFF:** Cynthia Stoechner-Hernandez, Town Clerk/Treasurer  
Gloria Maya, Recorder

**1. Discussion on Historic Residential (HR) Ordinance Changes. – Board of Trustees & Planning, Zoning and Historical Appropriateness Commission.**

Ms. Stoechner-Hernandez reviewed the proposed changes for:

- Definitions updated from the IBC
- Guidance from the board
- 18.35.030; 18.35.040
- Consistency
- Use of “or” and “and”
- Recommended leaving “or”
- Density requirements
- Change to chapter 18.060 that would make something “non-conforming” - “conforming”

Commissioner Nevarez:

- Concerned with “non-conforming”

Mayor Pro Tem Johnson-Burick:

- Concerned with “non-conforming” and “conforming”

Mayor Barraza:

- Asked if the word “and” should be there
- Break into 2 sections
- 18.35.060: definition for structure and dwelling

1 Mayor Pro Tem Johnson-Burick:  
2 - Based on how much land would need to meet the density requirement  
3 - Agrees with having consistency in language used  
4 - Change accessory building to accessory structure  
5  
6 Ms. Stoechner-Hernandez:  
7 - Number of structures per lot requirements still need to be met  
8 - Site plan would be needed demonstrating the open space requirement and the number of  
9 structures on the lot.  
10 - 40% open space  
11  
12 Mayor Barraza:  
13 - 40% open space requirement  
14 - Referenced 06/08/2020 date for when the prior change was made to the HR ordinance  
15 - Parking lot affects the 40% open space  
16 - Set back requirements still need to be met for all structures  
17  
18 Commissioner Nevarez:  
19 - Referencing rear yard for accessory structures  
20  
21 Ms. Stoechner-Hernandez:  
22 - Cannot take up more than 50% of the area in the back yard – canopies, etc.  
23  
24 Mayor Pro Tem Johnson-Burick:  
25 - Used her property as an example  
26 - Small lot will have an issue meeting the 40% requirements  
27  
28 Ms. Stoechner-Hernandez:  
29 - Applicant must prove the 40% open space on a site plan  
30  
31 Chairperson Lucero:  
32 - Asked if it could be 4 dwellings and 1 structure  
33  
34 Ms. Stoechner-Hernandez:  
35 - Still must meet the 40% open space  
36  
37 Mayor Barraza:  
38 - Meet the density requirement  
39  
40 Mayor Pro Tem Johnson-Burick:  
41 - Size of dwelling  
42 - Penalized for not meeting 40% open space  
43 - Older homes should be okay  
44  
45 Chairperson Lucero:  
46 - Needs to go through PZHAC for this  
47  
48 Commissioner Salas:  
49 - Variance is possible due to hardship  
50  
51

1 Mayor Barraza:  
2 - Setbacks must be met  
3 - Limit number of accessory structures  
4

5 Commissioner Nevarez:  
6 - Up to 5 allows discretion  
7

8 Mayor Pro Tem Johnson-Burick:  
9 - Provide other avenues such as a variance  
10

11 Ms. Stoechner-Hernandez:  
12 - Removal of 18.35.060 D. #2  
13 - Changing the numbering  
14 - Reviewed permittable and prohibited fencing materials  
15 - Barbed wire will be prohibited  
16

17 Commissioner Nevarez:  
18 - Concerned with what is allowed for the front of the property  
19 - Corrugated material use  
20

21 Mayor Pro Tem Johnson-Burick:  
22 - Visibility from the road  
23

24 Ms. Stoechner-Hernandez:  
25 - Some material is allowed on the sides of the property such as corrugated metal – we have allowed  
26 it in the sides and rear yards, just not the front.  
27 - RV's: length of time, utilities, sanitation accessibility  
28

29 Commissioner Nevarez:  
30 - RV's could be considered living quarters  
31 - Monitoring of length of time and use  
32

33 Ms. Stoechner-Hernandez:  
34 - Codes is responsible for monitoring  
35

36 Trustee Garcia:  
37 - No temporary permits allowed  
38

39 **2. Discussion on Chapter 18.60 GENERAL PROVISIONS, CONDITIONS AND EXCEPTIONS**  
40 **Ordinance Changes. – Board of Trustees & Planning, Zoning and Historical**  
41 **Appropriateness Commission.**

42 Ms. Stoechner-Hernandez:  
43 - Use of specific dates March 14, 1972 was the date the code was codified.  
44 - Non-conforming issues would apply to all zones  
45 - Read correspondence from Mr. Pat Taylor  
46

47 Commissioner Nevarez asked for the timeline to approve ordinance.  
48

49 Mayor Barraza responded and asked Cynthia to give the timeline.  
50

51 Ms. Stoechner-Hernandez stated Public Input will be held at the August 23<sup>rd</sup> meeting; a Public Hearing and

1 approval will be scheduled for the September 13<sup>th</sup> meeting.

2

3 Mayor Barraza asked how this will affect the moratorium which is scheduled to expire on August 30<sup>th</sup>.

4

5 Ms. Stohner-Hernandez responded applications will continue to go through the Architecture Style  
6 Committee and non-conforming will continue to go through PZHAC.

7

8

9 **WORKSESSION ADJOURNED AT 5:15 P.M.**