

1 THE PLANNING, ZONING AND
2 HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)

3 MINUTES

4 WEDNESDAY, FEBRUARY 9, 2022

5 2:30 P.M.

6 **1. PLEDGE OF ALLEGIANCE**

7 Chairwoman Lucero lead the Pledge of Allegiance.

8
9 **2. ROLL CALL AND DETERMINATION OF A QUORUM**

10 Commissioners, Lucero, Salas, Jones and Nevarez were in attendance at this meeting.
11 Commissioner Walkinshaw was absent.

12
13 **3. CHANGES/APPROVAL OF THE AGENDA**

14 Motion to approve agenda was made by Commissioner Jones, Seconded by
15 Commissioner Nevarez. (Passed: Vote 4-0)

16
17 **4. PUBLIC INPUT** – The public is invited to address the Commission for up to 3 minutes.
18 Space is limited and may require persons giving public input IN PERSON to rotate if
19 capacity of the room is exceeded.

20 No public input.

21 **5. APPROVAL OF CONSENT AGENDA** (The Consent Agenda is marked with an asterisk *)

22 *PZHAC Minutes of Regular Meeting January 18, 2022.

23 Motion to approve minutes was made by Commissioner Jones, Seconded by
24 Commissioner Nevarez. (Passed: Vote 4-0)

25
26 **6. NEW BUSINESS**

27 **a) PZHAC CASE #061319** - 2687 Calle de Parian, submitted by William McIlvaine, for the
28 construction of a concrete block and stucco wall with 12" footing and rebar, 200 feet
29 long and 5 ft tall, add wood gate. Zoned: Historic Residential (HR)

30
31 Motion to approve was made by Commissioner Nevarez, Seconded by Commissioner
32 Jones.

33
34 Staff presented the facts of the case.

35
36 Motion Passed: Vote 4-0

37

38 **b) PZHAC CASE #061320** – 2021 Avenida de Mesilla, submitted by Charles W. Rogers,
39 for the submittal of a mural on the entire west side of the building (mural already
40 painted). Zoned: Commercial (C)

41
42 Staff presented the facts of the case. Discussion followed.

43
44 Motion to deny the case was made by Commissioner Nevarez, Seconded by
45 Commissioner Jones. (Passed to deny: Vote 4-0)

46
47 **c) PZHAC CASE #061324** – 2214 Calle de Guadalupe, submitted by Pat & Wendy Taylor,
48 to demolish storage shed and build additional kitchen and bath. Zoned: Historic
49 Commercial (HC)

50
51 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
52 Nevarez. Discussion.

53
54 Staff presented the facts of the case. Mr. Taylor was present to answer any
55 questions. Mr. Taylor asked for this to be tabled until he has had an opportunity to
56 review HC Ordinance.

57
58 Amended Motion to table the case was made by Commissioner Jones, Seconded by
59 Commissioner Nevarez.

60
61 Passed to table: Vote 4-0

62
63 **d) PZHAC CASE #061325** – 3116 Highway 28, submitted by Norm Fristoe, for
64 construction of exterior wall – renew license. Zoned: Rural Farm (RF)

65
66 Motion to approve was made by Commissioner Salas, Seconded by Commissioner
67 Jones.

68
69 Staff presented the facts of the case.

70
71 Motion Passed: Vote 4-0

72
73 **e) PZHAC CASE #061326** – 2316 Calle de Colon, submitted by Patricia Martinez,
74 installation of Solar PV System. Zoned: Historic Residential (HR)

75
76 Motion to approve was made by Commissioner Nevarez, Seconded by Commissioner
77 Jones.

78

79 Staff presented the facts of the case. Discussion

80
81 Motion Passed: Vote 3-1; Lucero (Yes), Salas (Yes), Jones (Yes), Nevarez (No)

82
83 **f) PZHAC CASE #061327** – 1805 Avenida de Mesilla, submitted by Poulos & Coates
84 Properties, LLC, remove existing restrooms and add wall for office. Zoned:
85 Commercial (C)

86
87 Motion to approve was made by Commissioner Salas, Seconded by Commissioner
88 Nevarez.

89
90 Staff presented the facts of the case. Correction to address 1801 Avenida de
91 Mesilla.

92
93 Motion Passed: Vote 4-0

94
95 **g) PZHAC CASE #061328** – 2000 Calle de Parian, submitted by Julienne Hadfield, retain
96 awning installed by Netflix to block extreme sunlight and heat. Zoned: Historic
97 Commercial (HC)

98
99 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
100 Nevarez.

101
102 Staff presented the facts of the case. Discussion. Julienne Hadfield, applicant asked
103 to withdraw her application.

104
105 **h) PZHAC CASE #061329** – 2000 Calle de Parian, submitted by Julienne Hadfield, paint
106 building same historically approved color. Zoned: Historic Commercial (HC)

107
108 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
109 Salas.

110
111 Staff presented the facts of the case. Discussion.

112
113 Motion Passed: Vote 4-0

114
115 **i) PZHAC CASE #061330** – 2060 Calle de Parian, submitted by Julienne Hadfield, fill in
116 concrete space (5' x 3') at doorway. Zoned: Historic Commercial (HC)

117
118 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
119 Salas.

120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159

Staff presented the facts of the case. Discussion.

Motion Passed: Vote 4-0

- j) PZHAC CASE #061331** – 1922 Calle de Cura, submitted by Nia Rucker, replace damaged concrete and stucco around dwelling and replace front door and kitchen window. Zoned: Historic Residential (HR)

Motion to approve was made by Commissioner Nevarez, Seconded by Commissioner Jones.

Staff presented the facts of the case. Discussion.

Motion Passed: Vote 4-0

- k) PZHAC CASE #061332** – 1745 Calle de Mercado, submitted by Dr. Saul Burciaga, construction of doctor’s office. Zoned: Commercial (C)

Motion to approve was made by Commissioner Jones, Seconded by Commissioner Salas.

Staff presented the facts of the case. Randy Farmer, contractor was available to answer questions. Correction to street name should be Avenida de Mercado. Discussion.

Motion Passed with condition the Board of Trustees receive approved replat: Vote 4-0

- l) PZHAC CASE #061333** – Calle de Segunda, submitted by Ralph Lucero, construction of two single story family dwellings. Zoned: Historic Residential (HR)

Motion to approve was made by Commissioner Jones, Seconded by Commissioner Salas.

Staff presented the facts of the case. Mr. Anthony Lucero, contractor, was available to answer questions. Discussion.

Motion Denied: Vote 2-2; Lucero (No), Nevarez (No), Salas (Yes), Jones (Yes)

160 Applicant was made aware he could appeal the decision. Write letter of appeal to
161 Town Clerk/Treasurer.

162
163 **m) PZHAC CASE #061334** – 2261 Calle de Guadalupe, submitted by Bob Hamilton &
164 Kathleen Foreman, addition of wrought iron gate in front of existing wooden gate.
165 Zoned: Historic Commercial (HC)

166
167 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
168 Nevarez.

169
170 Staff presented the facts of the case. Discussion.

171
172 Motion Passed: Vote 4-0

173
174 **n) PZHAC CASE #061335** – 2261 Calle de Guadalupe, submitted by Bob Hamilton &
175 Kathleen Foreman, modify existing coyote fence. Zoned: Historic Commercial (HC)

176
177 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
178 Salas.

179
180 Staff presented the facts of the case. Discussion.

181
182 Motion Passed: Vote 4-0

183
184 **o) PZHAC CASE #061336** – 2001 Avenida de Mesilla, submitted by Jimmy Nevarez, new
185 construction of commercial building. Zoned: Commercial (C)

186
187 Motion to table was made by Commissioner Salas, Seconded by Commissioner
188 Nevarez, since applicant was not present and commissioners needed more
189 information and clarification.

190
191 Motion Passed: Vote 4-0

192
193 **p) PZHAC CASE #061337** – 3027 Los Arenales, submitted by Dennis Lawler, new
194 construction guest house and two covered carports. Zoned: Rural Farm (RF)

195
196 Motion to approve was made by Commissioner Jones, Seconded by Commissioner
197 Nevarez.

198
199 Staff presented the facts of the case. Brian Lawler was present to answer questions.
200 Discussion.

201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241

Motion Passed: Vote 4-0

q) PZHAC CASE #061338 – 320 West University, submitted by Michael Seth Courson, remodel and update interior and stucco. Rural Farm (RF)

Motion to approve was made by Commissioner Jones, Seconded by Commissioner Nevarez.

Staff presented the facts of the case. Discussion.

Motion Passed: Vote 4-0

r) PZHAC CASE #061339 – 1680 Calle de Alvarez Ste C, submitted by Chris Schaefer, additional art work. Zoned: Commercial (C)

Motion to approve was made by Commissioner Jones, Seconded by Commissioner Nevarez.

Staff presented the facts of the case. Discussion.

Motion Passed: Vote 4-0

s) PZHAC CASE #061340 – 2261 Calle de Guadalupe, submitted by Mickey Balderas, building sign permit, PVC material. Zoned: Historic Commercial (HC)

Motion to approve was made by Commissioner Nevarez, Seconded by Commissioner Salas.

Staff presented the facts of the case. Discussion.

Motion Passed: Vote 4-0

7. COMMISSION/STAFF COMMENTS

Jimmy Nevarez was present and Commissioners asked him questions regarding his case and asked him to be available to meet with staff and then proceed to Architectural Styles Committee if all documentation requested was submitted.

8. ADJOURNMENT

Meeting adjourned at 5:10 PM