



**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL, 2231
AVENIDA DE MESILLA.
TUESDAY, JULY 5, 2022, AT 2:30 P.M**

MINUTES

1. PLEDGE OF ALLEGIANCE

Chair Lucero led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

Commissioner Jones and Lucero present. Commissioner Nevarez, Walkinshaw, and Salas not present.

Quorum not met.

Chair Lucero apologizes to the public for not having a quorum. Due to the lack of a quorum, she moves to the Public Hearing section of the agenda.

3. CHANGES / APPROVAL OF AGENDA

None

4. PUBLIC INPUT

None

5. APPROVAL OF CONSENT AGENDA

None

6. PUBLIC HEARING:

Mr. Padilla discussed the cases for the Public Hearing.

Case # 061376-

Mr. Williamson advised that this property has been in the family since 1925 and a relative who is trustee has become incapacitated and they need to separate the 1.17 acre to make it available to sell. It has been in the process for the past three months. There have been previous meetings that will include with the sale of deed restrictions allowing one dwelling

unit and no further subdivision; and that property, as per ordinance does allow a certain square footage casita to be built as well. This property has been questioned in previous meetings; certified letters were sent to owners of adjoining properties and neighbors had shown up from adjoining properties for the meeting. One concern was a ditch that allows an easement that according to Mr. Chavez's plan, it is labeled on that plan with the ditch easement for use on Calle de Oeste side, for Mr. Garcia's use and for the use of the neighbors, Calle Los Huerto's. He believes he answered the questions about three meetings ago for the neighbors who were concerned. The subject was brought up as to running hives on the Garcia's honey farm; he indicated previously that any future owner would have to be acceptable of having beehives on the property. If there were other concerns, Mr. Williamson believes they would have been brought up at this public meeting.

No concerns or questions by the attendees.

Chair Lucero advised that they have everything they need to proceed. This case will be placed in the next planning and zoning meeting under action items. We cannot vote on this due to a lack of quorum. It's not in the action item under new business. It will have to take another meeting for approval or disapproval of this case.

Mr. Williamson was hopeful it would be resolved at this meeting but understands they are following proper protocol. Expressed frustration with the fact that they cannot proceed until the 11th and understands it is out of their control due to a lack of quorum. As he mentioned previously, he has been attempting for a replat for the past three months and was hopeful this would be resolved today.

Chair Lucero suggested if this action item could be heard earlier before the next planning and zoning meeting as a special meeting held with a 72-hour notice. Lucero requested to check with the rest of the Board members so see what day would be convenient that we could get a quorum and move this case forward to the Board of Trustees, or whatever action Mr. Williamson needs to take next.

Mr. Gilbert Chavez, surveyor on this project wanted to make note they were scheduled for public hearing the first time and it was moved. For the second hearing, letters were sent to all the neighbors who were present for the meeting, but it was not held. He feels it is unfortunate they must return for another public hearing. According to Mr. Padilla the second hearing was scheduled for today. Mr. Chavez had requested to move the meeting to allow more time to prepare.

Chair Lucero asked if there was anyone in attendance for the Conquistadores. Lucero allowed the meeting to go forward since the public is in attendance and it was advertised as a public hearing.

Case #061421- Conquistadores del Norte. Mr. Anton Magallanes is present and is the surveyor working on the project. Mr. Magallanes stated they are proposing the lot line adjustment on that subdivision. They had submitted this previously in January. Mr. Padilla has assisted them in reviving it. He wants to make sure the public can voice any questions or concerns. Given their notice to this meeting, there has not been ample time to submit letters. Commissioner Lucero asked for clarification if no letters have been sent to any of the adjacent properties and Mr. Magallanes confirmed. Mr. Magallanes said they are doing an adjustment so he feels it will be less contentious and would be willing to have a second public hearing. He would want to allow the public who is present today to voice any concerns, but

they are open to having a subsequent public hearing to make sure the community has had the time to have acknowledged and receive the letter formally.

Chair Lucero asked if it was posted as a public hearing without the adjacent properties being aware. Mr. Padilla advised that per code it is the applicants' responsibility to advise neighbors of proposed action. Mr. Magallanes said it was first submitted in January and then two and half months ago they went through the pre application process for the first time and met in the small conference room and then received an email they were scheduled for this meeting. He believes there may have been some confusion with the process.

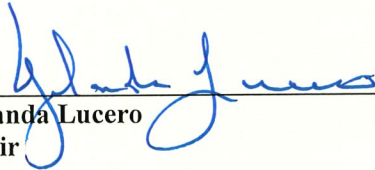
Eric Shack announces he resides on the adjacent property at 2030 Calle de Norte. He has spoken to Rocky Burke, the property owner, who said he had plans to put apartments on the property but that didn't work out. Mr. Shack does not have any objections to the lot line but expressed that if there will be another dwelling that they are able to have a privacy wall on their property line.

Mr. Geck stated he is confused as he has heard there would be a re-plat and then he hears something about a subdivision and would like clarification. He said it sounds like the second one is a proposal to build something on those properties after they are re-platted. Commissioner Lucero said that has not been brought to their attention but there will be a second public hearing. Commissioner Lucero advised that for now it is a re-plat of lots A and B and nothing to do with building.

7. ADJOURNMENT

Meeting adjourned at 3:05 p.m.

APPROVED THIS 8th DAY OF JULY 2022.



Yolanda Lucero
Chair

ATTEST:



Rani Bush
Town Clerk-Treasurer

