

Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.

MONDAY- August 21, 2023, AT 6:00 PM

MINUTES

Madam Chairperson Lucero: Ok, let's go ahead and get started, today August 21st, 2023 and it is 6pm. We are here for the Planning and Zoning and Historical Appropriateness Commission regular meeting. First item is the pledge of allegiance, if everybody could please stand up.

Members: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible with liberty and justice for all.

Madam Chairperson Lucero: Our next item is roll call to determine a quorum. Mr. Salazar.

Mr. Salazar: Commissioner Jones.

Commissioner Jones: Present.

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Present.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Present.

Mr. Salazar: Commissioner Salas.

Commissioner Salas: Present.

Mr. Salazar: Commissioner Rockstraw

Commissioner Rockstraw: (no response)

Mr. Salazar: Madam Chair, you have quorum. 4 out of 5.

Madam Chairperson Lucero: Thank you very much. Our next item is changes or approval of agenda. Are there any changes?

Mr. Salazar: Madam Chair, if I may? In lieu of some new information I received today, just before the start of the rezone hearing, I would like to request the commission to postpone their vote on the rezone. The reason for that is because, I don't feel comfortable the commission come to a decision without me verifying this new information and presenting it to you all. I apologize to the

applicant and I apologize to everyone else is here, but again I just received some new information. I will review and present it at a later date.

Madam Chairperson Lucero: Just let us know, when you are ready to present it to the commission. Part of it I would like to see when presenting the new information is the certified notification information.

Mr. Salazar: Ok sure, I will have that available as well.

Madam Chair Lucero: Ok, thank you! So, at this time, I would like a motion to postpone case number 061679.

Commissioner Jones: Slow move

Commissioner Salas: Second

Madam Chairperson: Ok. First motion by Commissioner Jones and second by Commissioner Salas. Could you call for the vote please.

Mr. Salazar: Commissioner Jones.

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Yes.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Yes.

Mr. Salazar: Commissioner Salas.

Commissioner Salas:

Mr. Salazar: Madam Chair, 4 to 0. Motion Passes

Madam Chairperson Lucero: thank you very much. Next will vote on changes and approval of the agenda.

Commissioner Walkinshaw: Slow moved

Commissioner Salas: Second

Madam Chairperson Lucero: Ok, first motion by Commissioner Walkinshaw and second by Commissioner Salas. Can you call for the vote please.

Mr. Salazar: Commissioner Jones.

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Yes.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Yes.

Mr. Salazar: Commissioner Salas.

Commissioner Salas:

Mr. Salazar: Madam Chair, 4 to 0. Motion Passes

Madam Chairperson Lucero: Ok, let's move on to public input. The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to clerktreasurer@mesillanm.gov at least seventy-two (72) hours prior to the meeting.

Do we have any public input at this time?

Susan Krueger: I just wanted to ask a question about case 061687, which is to continue construction of unfinished home now that Mr. Smith owns that home. So, will this begin with a certification of an architectural style. When it says, continue construction, everything had shut down. So, I am not sure where that new application would come in. So, that is my question to you.

Madam Chairperson Lucero: thank you

Bill Cook: Hello, Bill Cook, I am a resident and shop owner here in The Town of Mesilla. I'd like to speak on the situation about changing the zoning. I would like you guys to carefully consider this decision where it would help the family divide the property, I believe it doesn't help maintain our green zone and cultural area that we kind of hold on to and I think it would be a bad decision to change the zoning in this case. Thank you.

Madam Chairperson Lucero: Thank you very much. I hear none and see none, we will then move forward to the approval to the consent agenda and the minutes.

Commissioner Salas: I move to approve.

Commissioner Jones: Second

Madam Chairperson Lucero: Ok, motion to approve by Commissioner Salas and second by Commissioner Jones. Any discussion? I hear none, I call for the vote please.

Mr. Salazar: Commissioner Jones.

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Yes.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Yes.

Mr. Salazar: Commissioner Salas.

Commissioner Salas: yes

Mr. Salazar: Madam Chair, 4 to 0. Motion Passes

Madam Chairperson Lucero: Ok, moving on, to action and consideration to case number 061687, 2729 Calle de San Albino. Submitted by Ruben and Elizabeth Smith. Requesting approval to continue construction of the unfinished home on the property. Zoned Historical Residential. Mr. Salazar.

Mr. Salazar: yes, this is case number 061687 and it is located at 2729 Calle de San Albino, submitted by Ruben and Elizabeth Smith. Requesting approval to continue to finish construction of an unfinished home on the property. The zone is historical residential.

Mr. and Mrs. Smith has purchased the property and understand the home was red tagged due to the height of the unfinished structure exceeding the max limit of Town of Mesilla max height code and the structure encroaching into the rear setback. A rear firewall needs to be installed to meet code. Mr. and Mrs. Smith will modify the plans to reduce the height and meet town code max height. Mr. and Mrs. Smith have been in contact with NM CID inspector Thomas Maese and need to obtain a CID permit before construction.

Supporting documents; his application has been submitted, proof of ownership has been verified. Site plans, elevations, floor plans and the roof plans have been submitted. I stand by for any questions.

Madam Chairperson Lucero: thank you very much Mr. Salazar. I will accept a motion to approve case number 061687.

Commissioner Walkinshaw: slow move

Commissioner Jones: second

Madam Chairperson Lucero: First motion by Commissioner Walkinshaw and second by Commissioner Jones. Up for discussion commissioners. I would ask first of all the color we have here is not doing to be the one the house is going to be, is it?

Mr. Salazar: that is correct. Mr. Smith changed the color to a desert brown. The kind you see more around Mesilla.

Madam Chairperson Lucero: ok good, so it is an approved color. Now as far as the pitch of the residence that is there now. It would be removed, and it would be more of a flat roof.

Mr. Salazar: correct.

Madam Chairperson Lucero: this case did go before the review meeting and passed all of the requirements.

Now what happens with the red tag? What is the procedure when dealing with a red tag.

Commissioner Salas: I just want to add that he will have to submit a whole new permit.

Commissioner Jones: Will the state approve or look at the ponding area. Will the state look at that?

Mr. Salazar: That is correct, the state will look at that.

Commissioner Walkinshaw: I have a comment on the north side of the house, there is a cinderblock wall on the north side of the house. More towards the plaza, which is not allowed. So, I was thinking, typically, when this much work is done on a structure, I think you would want to bring it ALL up to code. In this case, I would recommend a condition upon approval that will need to be re-stucco to bring it into code.

Mr. Salazar: I actually think that is a very good idea. To make sure the whole property is in conformity. Cinder blocks are not allowed without them being stucco if the commission wishes to add that commission.

Commissioner Walkinshaw: I have another question after talking with Eddie today, I understand the setback in the back that it is only 3 feet. You explained to me what the purpose of the firewall is and I appreciate that.

Mr. Salazar: Your welcome.

Madam Chairperson Lucero: Ok, is there anything else commissioners? Ok, I hear or see none, I'll go ahead and call for the vote. Mr. Salazar

Mr. Salazar: Commissioner Jones.

Commissioner Jones: Yes, with the conditions

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Yes, with the conditions

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Yes, with the conditions

Mr. Salazar: Commissioner Salas.

Commissioner Salas: yes, with the conditions

Mr. Salazar: Madam Chair, 4 to 0. Motion Passes

Madam Chairperson Lucero: Our next item is PZHAC case#061693, 1705 Tierra de Mesilla submitted by Casa Blanka Imports. Mr. Salazar

Mr. Salazar: case number 061693, submitted by Casa Blanka Imports, 1705 Tierra de Mesilla. Requesting approval to construct a 8500 square feet commercial building in addition to its existing retail building. Building will be used for future rental. This property is in a commercial zone.

Casa Blanka Imports has purchased property adjacent to its west boundary and has contracted Moy Survey to combine all 3 properties into one. A replat has been submitted and reviewed and is currently in the process of obtaining all utility signatures before finalizing.

Approval for this case is requested with the condition of the replat being finalized by being recorded with Dona Ana County Assessors' office as one legal parcel. No structures can be build across two parcels, even if there is only one owner for both lots.

Merlyn Enterprises will be constructing the proposed building. They are the same contractors that build the existing building at 1705 Tierra de Mesilla. A 6-foot wall is NOT required to be constructed behind the property. It is not a residential zone, town code 18.60.170. G.3.

The application, a site plan, replat and elevations have been submitted. Proof of ownership has been established. We have reviewed this case in our review committee with Mr. Maese. Unfortunately he was not able to attend tonight. He does not have any issues with this case/application. I stand by for any questions or comments.

Madam Chairperson Lucero: Thank you Mr. Salazar. I will accept a motion to approve case number 061693.

Commissioner Jones: Slow moved.

Commissioner Walkinshaw: second

Madam Chairperson Lucero: First motion by Commissioner Jones and second by Commissioner Walkinshaw. Commissioners, are there any questions?

Commissioner Walkinshaw: I have a few. The color in the write up, is that the color it is going to be. Kind of like a tan color.

Mr. Salazar: I would like to invite the applicant to come forward and answer any questions the commission might have. The applicant is here.

Madam Chairperson Lucero: Please state your name please for the record.

Alec Medina: Hello guys, Alec Medina speaking for the record. Color is going to be maintained closed to the existing color of the existing building. More of a mocha cream color.

Commissioner Walkinshaw: I do have some additional questions. Looking at the cover sheet, the floor plan is pretty much a big open space. When you have your renters, they would put in the none bearing walls. Or any plumbing or electrical....

Alec Medina: yeah, that is correct. We usually treat that as a tenant improvement. So when an individual moves in, they have the liberty to use or someone else. That is in the event they decide to rent the spaces because that is still not definite.

Commissioner Walkinshaw: also, on the drainage, and roof plan. I am little bit concerned about the size of the ponding. It looks very small and that is taking rain from the whole complex.

Alec Medina: I apologize, the drawings are still preliminary. It was just for the purpose to give you an idea what we are proposing to do. Obviously, we still have to go through the proper civil engineering, and you know...

Commissioner Walkinshaw:... and CID.

Alec Medina: ... yes with CID and if needed, we may increase the size of the pond.

Commissioner Walkinshaw: that might mean giving up some parking spaces.

Alec Medina: We do have some areas we might be able to utilize as ponding. That is part of the process and design with the our engineering team.

Commissioner Walkinshaw: on the plans, the exterior walls, I don't see any insulation. Is that something that comes after and also whether is it going to be stucco.

Alec Medina: Yes, it is going to be stucco, and as far as the insulation, that is something that we can do as far as that is concerned.

Commissioner Walkinshaw: do you have a sign plan or is that something that is going to come later.

Alec Medina: we do have some ideas we are tossing around for the signage and its proper name. Something we will submit to you guys as we move forward.

Madam Chairperson Lucero: commissioners, is there anything else?

Commissioner Jones: I would like to add that the sidewalk in front of the property should be part of this discussion. I think it should be included as part of this project.

Mr. Salazar: yes, Commissioner Jones, good point and he is aware of the sidewalk responsibility.

Alec Medina: you will see that in the elevation plans. In the front, the sidewalk has all that brick pattern to the end of the property. It may be wrapping around but, I may have made a little rendering mistake in the front.

Commissioner Salas: I... to be honest, I am not a fan of the elevation plan. I think you guys good of done a lot better job. The way this is laid out, I think for Mesilla, I think you guys could of done a lot better. It is my opinion, yeah, I am just not a fan...

Alec Medina: You know, that is part of the process for us. Make no mistake, we are open for suggestions or anything that you folks suggest that would be more of the theme and outside appearance of the building. We tossed some ideas around about not using so many "vigas" per say. Create bigger openings as far as the arches are concerned.

Commissioner Salas: to me it's the arches...

Alec Medina: yeah, we have thought about it cause each one of those "vigas" are very expensive. So him and I talked about it. This is more for the purpose of giving you guys ideas so that you know. We can always go back and make some changes.

Commissioner Salas: I know, that is part of the problem, when you bring it here, we are voting on it. It's not like you can go back and make some changes. Those are my concerns. I have nothing else.

Alec Medina: OK

Madam Chairperson Lucero: I really have nothing to add. I like the fact that there is going to be more commercial out there. That is one of my big things. We need to have more commercial businesses and have more tourism. Commission, are there any provisions or conditions to move forward with it? I would like for us to vote on this tonight.

Commissioner Salas: you can vote on it, I am just giving you my opinion on it. Obviously, you have already looked at it during the review board...but we can carry on.

Madam Chairperson Lucero: ok, commissioners, do you guys have any questions or to add? Ok, we have no further questions for you. Mr. Salazar, can you call for the vote please.

Mr. Salazar: Mr. Salazar: Commissioner Jones.

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Yes.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Yes.

Mr. Salazar: Commissioner Salas.

Commissioner Salas: no, for the reason that I don't think the elevations fit Mesilla. They could of done a lot better job.

Mr. Salazar: Madam Chair, 3 to 1. Motion Passes

Madam Chairperson Lucero: Ok, let's move forward to commissioners and staff comments. Commissioners would you like to make a comment?

I do wish to make a comment. I know we are having a conference coming up in September and I have not seen anything. So, I was hoping you had some information for the commission to attend.

Also, there was a tiny house on Calle de Oeste that I am quite concerned about. I did not even know about it and drove by there yesterday and I saw a tiny house, with a man and port-a-potty. Bicycle and chair. If you could check that out on the tiny house on Calle de Oeste.

Mr. Salazar: yes, madam Chair, I was actually planning on doing that today and I didn't have the time. I'll make sure we got out there tomorrow and address it.

Madam Chairperson Lucero: yeah ok. I don't have anything else.

Mr. Salazar: Yes, Madam chair and commissioners, the mayor also did reminded me today regarding the conference in Ruidoso. It is going to be September 13th through the 15th. She would like for me to find out who is planning on attending so we can start making arrangements.

Not sure if you can let me know today but if you could please tell me as soon as possible, that way I can get the applications and reservations going. Other than that, Madam chair, that is all.

Madam Chairperson Lucero: ok, I will accept a motion to adjourn.

Commissioner Jones: Slow Move

Commissioner Salas: Second

Madam Chairperson Lucero: ok, motion by Commissioner Jones and second by Commissioner Salas. Call for the vote please.

Mr. Salazar: : Commissioner Jones.

Commissioner Jones: Yes

Mr. Salazar: Commissioner Walkinshaw.

Commissioner Walkinshaw: Yes.

Mr. Salazar: Chairperson Lucero?

Madam Chairperson Lucero: Yes.

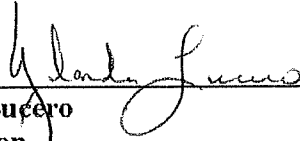
Mr. Salazar: Commissioner Salas.

Commissioner Salas: yes

Mr. Salazar: Madam Chair, 4 to 0.

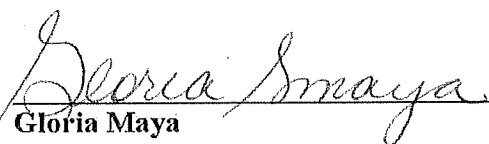
Madam Chairperson Lucero: thank you to the public for attending.

(26:45 – 30:18) background noise



Yolanda Lucero
Chairperson

ATTEST:



Gloria Maya
Town Clerk-Treasurer

