



**PZHAC MEETING  
MINUTES  
MARCH 21, 2016**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MARCH 21, 2016 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL AND DETERMINATION OF A QUORUM**

*Commissioner Lucero was absent. A quorum was present.*

**III. CHANGES/APPROVAL OF THE AGENDA**

*Commissioner McLeod made a motion to approve the agenda, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

**IV. \*ACCEPTANCE OF THE CONSENT AGENDA**

*Note: Items on the agenda indicated by an asterisk (\*) are on the consent agenda and will be voted on with one motion unless a Commissioner requests that a specific item be removed.*

*Commissioner Apodaca made a motion to approve the Consent Agenda, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.*

**a. \*PZHAC MINUTES:**

**PZHAC Meeting Minutes of March 7, 2016**

*Approved as part of the Consent Agenda*

**b. \*ADMINISTRATIVE APPROVALS:**

**Building Permit Requests:**

- 1. Case 012506**– 1626 W. Union Ave., submitted by D.J. Walker for Jeffrey Curry; a request for a building permit to reroof a dwelling at this address. Zoned: Rural Farm (RF).  
*Approved as part of the Consent Agenda.*
- 2. Case 012515** – 2860 Teresita St., submitted by A & M Roofing for Judy Houston; a request for a building permit to place two coats of elastomeric coating on a roof of a dwelling at this address. Zoned: Historical Residential (HR).  
*Approved as part of the Consent Agenda.*
- 3. Case 012516** – 2932 Snow Rd., submitted by M-4 Roofing and Gutters, Inc. for Betty Champion; a request for a building permit to reroof a dwelling at this address at this address. Zoned: Rural Farm (RF).  
*Approved as part of the Consent Agenda.*
- 4. Case 012517** – 2315 Calle Jon Guerra ; submitted by De La Paz Construction for Josefina Garcia Reynolds; a request for a building permit to replace shingles and a rolled roofing system. Zoned: Historical Residential (HR).  
*Approved as part of the Consent Agenda.*
- 5. Case 012518** – 422 Bason Rd, submitted by Phillip R. Marquez; a request for a building permit to add a pergola to the side of a dwelling at this address. Zoned: Single Family, one acre (R-1).  
*Approved as part of the Consent Agenda.*

6. **Case 012519** – 204 Capri Arc, submitted by Pinetop Construction for Everett and Gwendolyn Eddington; a request for a building permit to overlay shingles on a dwelling roof at this address. Zoned: Single Family, one acre (R-1).  
*Approved as part of the Consent Agenda.*
7. **Case 012520** – 320 W. University Ave., submitted by Ordunez Builders for Seth Courson; a request for a building permit to reroof a dwelling at this address. Zoned: Rural Farm (RF).  
*Approved as part of the Consent Agenda.*
8. **Case 012521** – 3142 McDowell Rd, submitted by Pinetop Construction for Roy and Sharon Rose Willoughby; a request for a building permit to reshingle a roof of a dwelling at this address. Zoned: Single Family, one acre (R-1).  
*Approved as part of the Consent Agenda.*
9. **Case 012522** – 422 Bason Rd., submitted by Phillip R. Marquez; a request for a building permit to patch and repaint a portion of a foam roof on a dwelling at this address. Zoned: Single Family, one acre (R-1).  
*Approved as part of the Consent Agenda.*
10. **Case 012523** – 2612 Snow Rd., submitted by Clemente E. Lara; a request for a building permit to replace hail damaged shingles on a dwelling at this address. Zoned: Rural Farm (RF).  
*Approved as part of the Consent Agenda.*
11. **Case 012524** – 3321 Gandy Ln, submitted by Jacob Garland; a request for a building permit to install a four foot high wood fence across the front of a property at this address, and add 1 ½ feet to the top of an existing four foot high cattle fence on the sides of the property. Zoned: Single Family, one acre (R-1).  
*Approved as part of the Consent Agenda.*

## V. PZHAC NEW BUSINESS:

### a. PUBLIC INPUT ON CASES

*None*

### b. CASES:

#### Sign Permits:

1. **Case 012514** – 1740A Calle de Mercado, submitted by Richard Coltharp for the Las Cruces Bulletin; a request for a permit to place a business sign on a commercial building at this address. Zoned: General Commercial (C).  
*Staff provided a brief description of the request. There were no comments or problems. Commissioner Apodaca made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*
2. **Case 012524** – 1740A Calle de Mercado, submitted by Eddie Binns; a request for a permit to place a building name sign on a commercial building at this address. Zoned: General Commercial (C).  
*Staff provided a brief description of the request. There were no comments or problems. Commissioner Apodaca made a motion to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0 with the condition that the permit application be signed by the owner of the building.*
3. **Case 060353** – 1910 Calle de Parian, submitted by Teresa Guerra of Tres Mano; a request as a non-profit to allow two temporary banners to be placed on two occasions on each frontage of the structure at this location to provide notification for each of two upcoming events. Zoned: Historical Commercial (HC)
4. *Staff provided a brief description of the request. There were no comments or problems. Commissioner Apodaca made a motion to approve the requests, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

## VI. PUBLIC COMMENTS

*Susan Krueger –*

*Stated that she had learned two things at the last Board of Trustees Meeting:*

1. *She learned that Palacio's is in the Historical Register for the Town, and*
2. *That a fire at the bar only burned the interior of the bar, and not the entire bar; leaving the shell intact. As a result of learning this, she stated that she believes the proposed outdoor addition should have been subject to an architectural review. She stated that the proposed change would result in a*

*change the façade, and therefore the style, of the building as described in the Town's application for listing in the Historical Register.*

**VII. PZHAC/STAFF COMMENTS**

*In answer to comments by Susan Krueger about Palacio's Bar and Grill, Staff explained that the portion of the structure that would be affected by the addition had already been changed during the 1990's from the original appearance that was in the Historical Register. (The original description stated that a garage door existed in the wall of this part of the building. This appears to have been changed to a window and entrance door in the 1990's. This was mentioned during the PZHAC meeting in which this case was originally heard.) Staff also explained that the original roof style had not been changed, and that the proposed addition would not affect the roof or its overall style as described in the application to the Historical Register.*

**VIII. ADJOURNMENT OF THE PZHAC MEETING**

*The meeting was adjourned at 6:17 pm.*

**NOTICE**

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 3/16/16 at the following locations: Town Clerk's Office 2231 Avenida de Mesilla, Public Safety Building 2670 Calle de Parian, Mesilla Community Center 2251 Calle de Santiago, Shorty's Food Mart 2290 Avenida de Mesilla, Ristramnn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.