



**PZHAC WORK SESSION**

**AGENDA**

**APRIL 4, 2016**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, APRIL 4, 2016 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

1. Submitted by Gary Bell for Indigo Yoga, a request to discuss a proposed commercial operation and possible zone change to Historical Commercial for a property located at 2879 Calle de San Albino (northwest corner of Avenida de Mesilla and Calle del Sur). Zoned: Historical Residential (HR). **(30 min.)**

*Mr. Bell provided a description of his proposed use of the property for a yoga studio, juice bar, and rental residential property in order to obtain information as to what issues would need to be addressed in applying for a zone change. Issues discussed were setbacks of the existing structures from the property lines and how these would affect changes to the structures; the concept that this could be spot zoning; the need to determine what would be required to meet fire and building codes as a result of any changes in the types of occupancy of the structures; parking requirements; access to the property; and the historical aspect of the property. It was also suggested by Commissioner Lucero that Mr. Bell speak with the neighboring property owner, Ms. Aranda, about the proposed use of the property. No decisions were made by the PZHAC with respect to a zone change on the property.*

2. Discussion of work to be done on a wall and a sidewalk along the north side of La Posta Restaurant on Calle de Parian between Calle de San Albino and Avenida de Mesilla. Zoned Historic Commercial (HC). **(30 min.)**

*Staff explained that the adobe wall of the La Posta restaurant that runs along Calle de Parian at this location has been damaged by water over time and needs to be repaired. Mr. Hutchison, owner of the restaurant has requested permission to remove part of the stucco covering the adobe to determine the extent of the damage, and what repairs would be needed. Staff has granted this permission administratively, with the understanding that Mr. Hutchison would apply for a building when work is started to repair the adobe. There were no issues with the work to be done at this time.*

**PZHAC MEETING**

**AGENDA**

**APRIL 4, 2016**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, APRIL 4, 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**

*Commissioners McLeod and Apodaca were absent. There was a quorum.*

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

*There were no changes to the agenda. Commissioner Lucero made a motion to accept 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 Lucero made a motion to accept the Consent Agenda, seconded by Commissioner Prieto, and approved by a vote of 3-0.*

- a. **\*PZHAC MINUTES:**  
**PZHAC Meeting Minutes of March 21, 2016**  
*Approved as part of the Consent Agenda.*

- b. **\*ADMINISTRATIVE APPROVALS:**  
**Building Permit Requests:**

1. **Case 012529** – 1200 University Ave., submitted by Gerry Scoggins for the Jornada Lodge #70; a request for a building permit to repaint the lodge at this address. Zoned: Single Family (R-1).  
*Approved as part of the Consent Agenda.*
2. **Case 012530** – Removal of plaster over the stucco on part of a wall on the north side of La Posta Restaurant on Calle de Parian between Calle de San Albino and Avenida de Mesilla. Zoned Historic Commercial (HC).  
*Approved as part of the Consent Agenda.*

**V. PZHAC NEW BUSINESS:**

- a. **PUBLIC INPUT ON CASES**

*None*

- b. **CASES:**

**Building Permit Requests:**

1. **Case 012528** – 1200 University Ave., submitted by Gerry Scoggins for the Jornada Lodge #70; a request for a building permit to install a 22 ft. by 26 ft. single car garage and storage building on the property to the rear of the lodge at this address. Zoned: Single Family (R-1).  
*Staff provided a brief description of the request. There were no comments or problems. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

**Business Permit:**

1. 2309-B Calle de San Albino, submitted by Teresa Lopez for Ariya de Mesilla; a request for a business license to allow a salon for hair care and massages to operate at this address. Zoned: Historical Commercial (HC).  
*Staff provided a brief description of the request. There were no comments or problems. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

**Sign Permits:**

1. **Case 012526** – 2309-B Calle de San Albino, submitted by Teresa Lopez for Ariya de Mesilla; a request for a permit to place a business sign on a commercial building at this address. Zoned: Historical Commercial (HC).  
*Staff provided a brief description of the request. There were no comments or problems. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

**VI. PUBLIC COMMENTS**

*Susan Krueger –*

*Stated that there had been a previous request to rezone the property on Avenida de Mesilla, but the rezoning was considered to be spot zoning and was denied. She suggested that staff research previous rezoning requests in the Town. She also felt that asking the applicant to speak with the neighbor would be misleading to the neighbor because the rezoning could allow other uses not mentioned by the applicant to the neighbor.*

*With respect to Palacio's Bar, she stated that changes to the bar made in the 1990's may have been more historically appropriate than what was originally added.*

*Ms. Krueger also stated that the PZHAC should not be expressing their opinions at work sessions.*

**VII. PZHAC/STAFF COMMENTS**

*Larry Shannon (staff) –*

*Stated that the main reason for holding work sessions is to enable the Commission to act in the role of Historical Appropriateness Commission by allowing applicants to express their ideas and intentions and get feedback as to whether or not to proceed with a project, and what changes might be needed to make the project work in Mesilla.*

**VIII. ADJOURNMENT OF THE PZHAC MEETING**

*The meeting was adjourned at 7:28 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 3/30/16 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, Ristramn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.