



**PZHAC WORK SESSION
JULY 20, 2015**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, JULY 20, 2015 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

- a. **Case 012394** - Submitted by Lori Gorton; a request to discuss plans to install a metal and wood gate to be installed across the front of a driveway of a dwelling located at 2030 Calle del Norte. Zoned: Historic Residential (HR). **(30 min.)** *(The applicant arrived late, so this item was heard after Item “b” of the Work Session was heard.)*

Staff gave a brief presentation of the request, followed by a short description of the proposed gate by the applicant. The applicant explained that the gate would consist of a metal gate covered with wood latias in such a way as to resemble a “Coyote gate”. The description provided appeared to meet the requirements of the code. Issues discussed included the need for the gate to be compatible with the “development zone” for the property, and the fact that the wood as proposed is an allowed material for such a use. Discussion lasted about 10 minutes.

- b. **Case 012388** – Submitted by David and Joan Hirsch, a request to discuss plans to allow construction of an addition to a house located at 2979 Camino Castillo. Zoned: Single Family (R-1). (The building permit for this case will be heard on a future date.) **(30 min.)** *Staff gave a brief presentation of the request. Information presented by the applicants included the fact that the main purpose of the proposed structure was not the use of the structure as a “guest house”, but that the primary use would be by the applicants as a pool house for their pleasure and for daytime entertaining of guests. Due to the fact that the pool is not located adjacent to the existing house, the applicants would like to have a place that would be convenient for themselves, as well as guests. The structure was to have provisions for overnight use, but such use would be only occasional. The overall size of the structure was to be about 1100 square feet. Staff also explained that the applicants had applied for a Variance to “guest house” size, since the size of a “guest house” in the R-1 zone was limited to 600 Square feet. The variance was denied.*

The purpose of the requested work session was to explore other avenues by which the applicants could legally construct an entertainment structure that they could use by the pool. Options consisted of attaching the structure to the main house by use of a “breezeway”, but it was determined by the PZHAC that this would have to be heated and cooled to qualify the proposed structure as part of the main dwelling. Another option was for the applicants to construct two separate structures, one of which would be a “guest house” of 600 square feet or less. The other structure could then be an accessory structure of any size, which is not limited by the Code. It was determined by the PZHAC that since a “breezeway” did not cause a structure to be part of another structure if the “breezeway” was open, the two structures could then share a covered open patio, provided that the patio was not constructed in such a way as to be considered an indoor living room.

(Discussion of this item took about 40 minutes.)

**PZHAC MEETING
JULY 20, 2015**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JULY 20, 2015 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. *(The meeting was convened at 6:04 pm.)*

1. PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. A quorum was present.

2. CHANGES TO THE AGENDA

There were no changes to the agenda.

3. *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.*

A motion to accept the Consent Agenda was made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved unanimously by those present.

***PZHAC MINUTES:**

Regular Meeting Minutes of July 6, 2015

Approved as part of the consent agenda.

***ADMINISTRATIVE (CONSENT) APPROVALS:**

Building Permit Requests:

a. **Case 012392** – 2011 Avenida de Mesilla; submitted by Richard Jones of “The Bean Café”, a request to paint a cinder block wall located at the rear of the property at this address. Zoned: Historic Commercial (HC)

Approved as part of the consent agenda.

b. **Case 012394** – 2235 Calle de Santa Ana; submitted by Mary F. Leslie, a request to repair and repaint a stucco wall on an existing dwelling at this address. Zoned: Historical Residential (HR).

Approved as part of the consent agenda.

4. PZHAC NEW BUSINESS:

Building Permit Requests:

c. **Case 012394** - Submitted by Lori Gorton; a request for a building permit to allow a metal and wood gate to be installed across the front of a driveway of a dwelling located at 2030 Calle del Norte. Zoned: Historic Residential (HR).

Business Registration Requests:

d. **Case B15006** – Submitted by Jana Weisborn, PMHNP-BC; request for a business registration and license to operate a therapy operation for the evaluation of physical and mental health as a private practice in a commercial office building at 1730 Tierra de Mesilla. Zoned: General Commercial (C).

This case was brought up earlier as a discussion item. There were no further issues to discuss. A motion to approve the request with the condition that final plans or a diagram of the proposed fence be submitted to the PZHAC for approval before the gate was constructed. The motion was approved by a unanimous vote.

Special Use Permit

e. **Set a date for a Special Use Permit Public Hearing, Work Session and Meeting**

Staff explained that a Special Use Permit request had been submitted, and that a date would need to be set for the hearing. Staff recommended that the case be heard on August 16 (the second meeting of the PZHAC in August.)

Code Amendments:

Amendment for Temporary and Itinerant Vendors

- a. Determination of a date in August for a joint Work Session between the Mesilla Board of Trustees and the PZHAC.

Staff explained that the Mayor would like to set a meeting date for a joint Work Session between the Board of Trustees (BOT) and the PZHAC. It was suggested the meeting take place at about 4:00 pm on the same day as a regularly scheduled BOT meeting, and should be in August. Commissioner Lucero stated that the Mayor would be out of Town until the first week of August. Several members of the Commission thought the second BOT meeting would allow the Mayor time to review the amendment and suggested having the joint meeting on August 24. It was also suggested that since the Mayor would be back for the BOT meeting on August 10, that this would be a good date for the meeting in order to proceed quickly with the amendment. The PZHAC determined that either of the dates would work, and that a final date would be announced at the next PZHAC meeting (August 3).

- b. Extension of the Town Moratorium on Food Trucks to allow for the joint Work Session, Public Hearings, and final completion of the amendment.

Staff explained that an extension to the moratorium should not create a problem at this time because work on the proposed amendment has been constant and progress is being made on its completion. It would be a different story if an extension was being requested and there was little or no work done on the amendment. Staff further explained that an extension is necessary at this time to ensure that the amendment is done correctly, has received proper input through work sessions and required public hearing, and that "Due Process" is met by following the required procedures for such amendments.

The PZHAC agreed to extend the moratorium to September 17, 2015 by a vote of 3 - 1. (Commissioner Apodaca voted against the extension.) The PZHAC also suggested that the BOT conduct a Public Hearing prior to final adoption of the amendment.

Staff will have present a resolution to the PZHAC extending the moratorium at the next meeting.

5. PUBLIC COMMENTS

None

6. PZHAC/STAFF COMMENTS

None

7. ADJOURNMENT

The meeting was adjourned at 6:26 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 7/16/15 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.