



Town of Mesilla, New Mexico

MINUTES PZHAC WORK SESSION APRIL 6, 2015

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, APRIL 6, 2015 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

Commissioners Hernandez (Chair), McLeod, Prieto, and Apodaca were present in person, Commissioner Lucero attended by phone in a conference call.

1. Submitted by Anthony Lozorku, a request for information and guidance from the PZHAC in constructing a second dwelling on a 0.36 acre parcel of land located at 2351 Calle de Oeste. Zoned: Historical Residential (HR). (This is a preliminary plan by the applicant and further information and plans to be provided by the applicant at or before the meeting.)

Information about the proposed work was presented by Mr. Anthony Lozorku, including the fact that the proposed structure will be wheelchair accessible. Mr. Lozorku explained that he currently uses a wheelchair and lives in the existing dwelling on the property. He plans to move to the new structure (more space and accessibility) and will rent out the existing dwelling.

Issues brought up by the Commission included questions as to the size of the proposed structure and the total lot size. Mr. Lozorku stated that the proposed structure will be about 1800 square feet on two floors, and that the total lot size is about 0.3 acres. (Staff stated that the Code requires 4000 square feet per dwelling unit in the HR zoning district, therefore the existing lot will be adequate for two dwellings. Mr. Lozorku also stated that the existing structure on the property dates to the 1970's, and that it is not itself historical.

The PZHAC told Mr. Lozorku to proceed with his plans and continue on to complete a building permit application to be acted on at a future date by the PZHAC when he is ready.

2. Submitted by Davie Salas, a request for information and guidance from the PZHAC in constructing or up to five dwellings on adjacent properties located at 2471 and 2479 Calle de Parian. Zoned: Historical Residential (HR). (This is a preliminary plan by the applicant and further information and plans will be provided by the applicant at or before the meeting.)

Information, including a diagram of the proposal, was provided to the PZHAC by Mr. Davie Salas, owner of the properties in question. This included the facts that the two existing properties would be combined into one, and that the four new proposed units will be about 1000 to 1200 square feet each. The fifth unit will consist of the existing historical dwelling on the property, which will be refurbished. The existing storage unit, which was built in the 1970's and is not historical according to Mr. Salas, will be demolished. The garages shown in the diagram may not be included in the final design, or may be carports. The diagram also is a rough presentation of the proposal and is not to accurate scale.

Issues brought up by the PZHAC, especially Commissioner Lucero, included questions about the proposed occupancy of the historical dwelling to be restored; the provision of fire hydrants along with turn-around provisions for emergency vehicles; the provision of utilities; the zero lot lines as shown on the submitted diagram; the question as to whether the dwellings would be full-time or short-term rentals; and the fact that the proposed density of five rental units per acre might not be compatible with the area. Commissioner Lucero also asked the applicant for specific examples of similar development in the area.

Mr. Salas responded that he would occupy the restored dwelling; that he would contact the fire chief about the requirements for fire protection; and that he would redraw the proposal more accurately to reflect the actual building sizes, parking, and required setbacks. He also stated that the proposed structures would be used for long-term rentals, that utilities were to be separate, and would that the structures would be single story and similar in style to other structures in the area. As for specifics for similar developments in the area, Mr. Salas referenced

duplex and three-plex rental properties across Calle de Parian from the subject property, as well as a four-plex nearby across from the Post Office.

Other issues brought up by the PZHAC included the potential for the proposed use to set unwanted precedents for the area (Commissioner McLeod); the fact that the proposed use would set a precedent for density in the area; the potential that this may be a "land-locked" community for emergency purposes; and the requirement that any development of the properties will need to follow the Code and the Yguado Plan for the area.

The PZHAC suggested that Mr. Salas meet with Staff, including the Fire Chief, and redraw and revise the drawing of the property to address the issues brought up at the work session. He was advised to return to the PZHAC at a future work session with the revised plan.

3. Submitted by Keith Brownfield, Associate Broker with Mathers Realty, Inc., a request to discuss rezoning an approximately 52 acre parcel at 1113 S Hwy 292 owned by the Bombach Limited Partnership. Mr. Brownfield would like to present tax information and other documentation to the PZHAC at this meeting for review for a future decision concerning the property.

A brief presentation and handouts were provided by Mr. Keith Brownfield, Real Estate agent for the property owners. The handouts (included in the folder for this meeting) show the overall property tax that could be due to the Town as a result of a zone change for this property. Using information provided in the handout as an example, Mr. Brownfield explained how homes on one acre parcels would net Mesilla more money than development under the existing zoning. Mr. Brownfield also suggested that some land (@50%) could be set aside as "green space". The PZHAC quickly pointed out that the numbers provided by Mr. Brownfield did not add up, and that 50% "green space" would not allow the tax figures shown. One of the owners of the property corrected this by stating that five acres would be set aside at the front of the property as "green space", and that the rest could be developed as proposed.

Issues brought up by the PZHAC included the importance of "green space" to the Town; whether impacts to the Town (cost of policing, fire protection, the provision of services, etc.) would exceed the benefits to be gained by the Town; and the Town's overall capabilities to provide the required services in the first place. Several possibilities for commercial and residential development of the property were also discussed. Commissioner McLeod also distributed tax information sheets from the front desk to show the Town's current tax distribution.

The PZHAC advised Staff to work further with the applicants to look at the potential development the property, especially with respects to benefits to the Town. Future proposals are to be brought to the PZHAC as they become ready.

The Work Session was concluded at 6:45 pm.

**MINUTES
PZHAC MEETING
APRIL 6, 2015**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, APRIL 6, 2015 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA

The meeting was called to order by the Chair at 6:50 pm.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioners Hernandez (Chair), McLeod, Prieto, and Apodaca were present in person, Commissioner Lucero attended by phone in a conference call.

3. CHANGES TO THE AGENDA - None

4. *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.*

Accepted by the PZHAC by a vote of 5 – 0.

***PZHAC MINUTES:**

Work Session and Regular Meeting Minutes of March 16, 2015

Approved as part of the Consent Agenda.

5. PZHAC NEW BUSINESS:

Sign Permit Requests:

- a. **Case 012362** – A temporary sign permit for Tres Manos Weaving of NM for Teresa Guerra, two banners to be placed at 1910 Calle de Parian.

Staff provided a brief synopsis of the case, including the fact that the original request for these signs was originally presented to the PZHAC at a work session held on January 5, 2015, and the PZHAC suggested that the signs be brought before the Commission on a case-by-case basis.

The PZHAC heard the presentation, and approved the requested signs by a vote of 5 - 0.

Business Registration Requests:

- b. **Case 2015-0587** – Submitted by Jerry Macias, a request for a business registration for New York Life, at 1730 Tierra de Mesilla. Commercial (C)

Staff provided a brief synopsis of the case.

The PZHAC heard the presentation, and approved the requested signs by a vote of 5 - 0.

Code Amendments:

- c. **Amendment for Temporary and Itinerant Vendors** – Information on ordinances from other jurisdictions is still being researched and will be distributed to the PZHAC Staff at meeting.

Staff provided the PZHAC with a packet of information that included newspaper articles and excerpts from zoning codes that dealt directly with temporary and itinerant vendors, including food trucks. Staff advised the PZHAC to read the information provided so that the pertinent issues could be dressed at the next regular meeting of the PZHAC (April 20, 2015).

6. PUBLIC COMMENTS - None

7. PZHAC/ STAFF COMMENTS - None

8. ADJOURNMENT

The meeting was adjourned @ 7:40 pm.