



Town of Mesilla, New Mexico

PZHAC MEETING

11/17/14

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, NOVEMBER 17 2014 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:

1. Discussion of sign and lighting code requirements and code interpretations
 - a. Louise Burchell for Emerald Isle, 1701 Calle de Mercado #2 – Discussion of sign permit codes.
 - b. Judy Bess and Ouida Touchon for Mesilla Valley Fine Arts, 2470 Calle de Guadalupe - Discussion of sign codes.
 - c. Michele Evridge for Circle7 Development, 1701 Calle de Mercado – Discussion of lighting restrictions for signs

Due to the similarities in the items to be discussed, it was decided to have all three discussion items brought before the PZHAC at the same time. Ouida Touchon, of Mesilla Valley Fine Arts near the Plaza, opened the discussion with a presentation of photos showing the Art Gallery and its current signs, along with photos and diagrams of banners the Gallery would like to use. Vince Gutschick, of the Las Cruces Academy near the Mercado Plaza, followed by presenting a petition signed by himself and ten others representing businesses in the Mercado Plaza area. The petition referenced the need for “...permitting...effective directory signage in the Mercado area...” He also discussed how businesses are hindered in their attempts to attract customers by the current sign code, which does not allow for adequate off-premises directory signage.

The PZHAC recommended that Mr. Gutschick, along with other business owners from the Mercado area, develop possible solutions and ideas that can be brought to Staff for presentation to the PZHAC for further consideration.

2. Presented by Gilbert Madrid, a discussion of replacement doors and windows to be installed as part of a necessary renovation of a set of apartments located at 2480 Calle de San Albino, between Calle de Correo and Calle de Guadalupe. Zoned Historic Commercial (HC).

Gilbert Madrid presented new drawings to the PZHAC with lintels over the windows, wrought iron doors, and more prominent lintels over the doors. The PZHAC agreed with the design features in the new drawings.
3. Miguel Beltran - a discussion of the possibility of subdividing a 0.41 acre (17,859 sq. ft.) property located at 2652 Calle de Colon into two parcels. Zoned Historical Residential (HR)

Mr. Beltran presented the reasons behind his need to split the lot located at this address. The reasons stated included the fact that the lot will be an inheritance from his mother to himself and a brother; that as an inheritance, the lot will need to be split for tax purposes; and the lot needs to be split in order for him to receive funding to repair the dwelling he currently lives in on the property. The lot size is adequate for a split, but access to the property from and adjacent alley might not be sufficient to meet fire code for the property.

4. Presented by Belinda Ramirez, a discussion as to the legal non-conforming status of a property located at 3421 S. Highway 28, Unit 4 that was last used by “Mariachis” as a restaurant. Zoned Historical Residential (HR). The owners of the property would like to continue to use the structure as a restaurant, and currently have a potential tenant for the site. (A business registration request for the proposed use is on the Regular Meeting agenda, and may be heard by the PZHAC pending the outcome of this discussion.)

Ms. Ramirez presented arguments as to why the proposed use of the property for a restaurant should be considered as a continuation of the legal non-conforming use of the property. The discussion included the fact that the historic use of the property has been as a restaurant; that the structure on the

property was originally build as a restaurant,; and that there was a restaurant operation that, although it never materialized as an operating business, was approved for the property within the past year. The need for generating more business revenue in Town was also discussed.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULARLY SCHEDULED MEETING ON MONDAY, NOVEMBER 17, 2014, AT 6:00 P.M., IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

The meeting was called to order at 7:06 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Present: Commissioners Hernandez (Chair), Lucero, McLeod, and Apodaca Absent:Commissioner Prieto A quorum was present.

CHANGES TO THE AGENDA

The request for Business License 0570 was removed from the agenda at the request of the applicant because his business partner was not present. A motion to change the agenda was made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by a vote of 4-0.

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 approve the Consent Agenda was made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by a vote of 4-0.

***PZHAC MINUTES:**

Meeting Minutes of November 3, 2014

(Approved as part of the Consent Agenda)

PZHAC NEW BUSINESS

Building Permit Request:

Case 012328 – 2835 Boldt Street; submitted by Stuart and Karena Oberman, a request for a permit to construct a pergola at the side of an existing dwelling at this address. Zoned: Historical Residential (HR) Staff gave a brief presentation of the facts of the case. There were no issues. A motion to approve was made by Commissioner Lucero, seconded by Commissioner McLeod, and approved by a vote of 4-0.

Case 012329 – 1701 Calle de Mercado; submitted by Michele Evridge for Circle7 Development LLC, a request for a permit to construct a pergola on a traffic island at this address. Zoned: General Commercial (C)

Staff gave a brief presentation of the facts of the case. The pergola, which will be used to provide shade to pedestrians in the area, is to be built on a circle of land located in front of the building occupied by Arabella's Restaurant. There were no issues. A motion to approve was made by Commissioner Apodaca, seconded by Commissioner McLeod, and approved by a vote of 4-0.

Historical Appropriateness:

A request by Gilbert Madrid for historical and architectural approval of replacement doors and windows to be installed as part of a necessary renovation of a set of apartments located at 2480 Calle de San Albino, between Calle de Correo and Calle de Guadalupe. Zoned Historic Commercial (HC).

This case was discussed by the PZHAC during the work session, and motion to approve the plans as presented was made by Commissioner Lucer, seconded by Commissioner Apodaca, and approved with the condition the installation include the wrought iron as shown in the plans presented at the work session. The motion was approved by a by a vote of 4-0.

Code Interpretation:

A request by Belinda Ramirez for an interpretation of the legal non-conforming status of a property located at 3421 S. Highway 28, Unit 4.

Based on the fact that this property has been historically used as a commercial property for restaurant type uses; that a restaurant operation was approved by the PZHAC for this property within the past year; and that the continued use of the property as a restaurant would be in the best interest of the Town; the PZHAC voted 4-0 to allow the continued use of the property as a restaurant.

Business License Request:

Business License 0574 – Submitted by Martin Ruiz for “Carter Bain Wealth Management, LLC”, a request for a Business Registration to operate a consulting operation at 1701 Calle de Mercado, Suite 5. Zoned General Commercial (C).

(This case was removed from the agenda at the request of the applicant.)

Business License 0575 – Submitted by Francisco Javier Torres for “MAS Food and Beverage”, a request for a Business Registration to operate a restaurant operation at 3421 S. Highway 28. Zoned Historical Residential (HR)

Staff gave a brief presentation of the facts of the case. There were no issues. A motion to approve was made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by a vote of 4-0.

PUBLIC COMMENTS

None

PZHAC/STAFF COMMENTS

Staff was directed by the PZHAC to investigate the process of a Commission initiated zone change from Historic Residential (HR) to Historic Commercial (HC) for properties along Avenida de Mesilla that have historically been used as commercial properties.

ADJOURNMENT

The meeting was adjourned at 7:21 pm.