



**PZHAC MEETING
MAY 5, 2014 AGENDA
MINUTES**

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

- Requested by Caraol Breitag, 2196 Calle de San Albino, a request for review and discussion of a shade shelter to be placed in the yard next to the dwelling at this address.
The applicant was out of town and could not be present for the work session. No discussion took place.
- Requested by Rose Dwyer, a discussion of plans and requirements to create a six unit multi-family development in the Historic Residential (HR) zone
The applicant requested that the work session on this request be postponed to an unspecified date in the future, No discussion took place.
- A request by Sam Bernal for a replat of two parcels having a total of @1.4 acres in the Dan Lowry subdivision at 2615 Calle de Sur. The applicant would like to adjust the lot line on one parcel and divide the other parcel into two additional parcels. Zoned Historical Residential (HR). The applicant would also like to discuss plans for the demolition of an adobe structure on the property.

Discussion focused on legal access to the parcels to be created and the availability of utilities to the proposed parcels. The applicant was directed to meet with staff to determine available options for ROW and utility easements. No decisions concerning with the requested subdivision were made at this time. The applicant will return to the PZHAC for further discussion at a future date.

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING ON MONDAY, MAY 5, 2014, AT 6:00 P.M. (IMMEDIATELY FOLLOWING THE WORK SESSION) IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Present: Commission Chair D. Seikert, Commissioners Prieto, Hernandez, and Lucero. A quorum was present.

CHANGES TO THE AGENDA

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.*

Motion made to approve by Commissioner Prieto, seconded by Commissioner Lucero; Consent agenda approved by a vote of 4-0.

***PZHAC MINUTES:**

April 7, 2014 PZHAC meeting

Motion made to approve by Commissioner Prieto, seconded by Commissioner Hernandez; PZHAC Minutes of April 7, 2014 approved by a vote of 4-0.

*** ADMINISTRATIVE (CONSENT) APPROVALS:**

Building Permit Requests:

Case 012264 – 2800 Teresita St. Submitted by Robert Trigo; a request for a building permit to re-stucco and repair leaks and trim on an existing dwelling at this location. Zone: Historical Residential (HR). (*Approved on consent agenda*)

Case 012267 – 1981 Calle de Correo. Submitted by Hacienda Grande Construction for Grace Cervin; a request for a building permit to reroof a dwelling at this location. Zone: Historical Residential (HR). (*Approved on consent agenda*)

Case 012269 – 2800 Teresita St. Submitted by Robert Trigo; a request for a building permit to allow a metal gate to be installed in an existing yard wall at this location. Zone: Historical Residential (HR) (*Approved on consent agenda*)

Case 012271 - 2550 Calle de Santa Ana. Submitted by Rudy T. Tirre, a request for approval to replace an existing metal storage shed with a 12' x 12' wooden storage shed in the rear yard of a residential property located at this address. Zone: Historical Residential (HR). (*Approved on consent agenda*)

PZHAC NEW BUSINESS

Code Interpretation/Policy Determination

Conditions to be placed on temporary shade structures in the Historical Districts (from Work Session) (*Table by a vote of 4-0*)

Sign Permit Requests:

Case 012268 – 2404 Avenida de Mesilla.. Submitted by Gilbert Chavez for 'Tis the Season de Mesilla; a request for a sign permit to allow a 15 sq. ft. hanging sign to be placed at the front of the property, along Avenida de Mesilla. Zone: Historical Commercial (HC). *Motion made to approve by Commissioner Hernandez, seconded by Commissioner Lucero; and approved by a vote of 4-0.*

Issues not related to the sign permit were brought up. This included the parking configuration for the business, and the question of whether the restroom in the structure meets ADA requirements for a commercial restroom. Staff was requested to look into these issues.

Building Permit Requests:

Case 012270 – 2586 Calle de Principal. Submitted by David Coyle; a request to allow the addition of a 15 ft. x 15 ft. metal roof for a carport and the construction of a 5 ft. high wood fence around the entrance to a dwelling at this address. Zone: Historical Residential (HR). *Motion made to approve by Commissioner Prieto, seconded by Commissioner Lucero; and approved by a vote of 4-0.*

Case 012272 – 3002 La Mesilla Circle. Submitted by Sun Vista Construction, Inc. for Socorro Delgado; a request for a building permit to allow the demolition of a small wooden storage shed, enclosure of an existing porch to create a laundry room, and painting the exterior of an existing dwelling at this address. Zone: Historical Residential (HR) *Motion made to approve by Commissioner Hernandez, seconded by Commissioner Prieto; and approved by a vote of 4-0, with the condition that the applicant complete a demolition permit for the demolition of the shed rather than including the shed on the building permit.*

Business Registration Request:

Case 2014 - 0563 – 1770 Tierra de Mesilla. Submitted by Dr. Adrian Michael, dba Arthritis Treatment Specialists, LLC; a request for a business license to operate a medical office at this location. Zone: General Commercial (C). *Motion made to approve by Commissioner Lucero, seconded by Commissioner Hernandez; and approved by a vote of 4-0.*

PUBLIC COMMENTS

PZHAC/STAFF COMMENTS

Codes Enforcement Update – to be distributed at meeting.

PZHAC ADJOURNMENT *Meeting adjourned at 7:42 pm.*