



**PZHAC MEETING
JULY 21, 2014 MINUTES**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULARLY SCHEDULED MEETING ON MONDAY, JULY 21, 2014, AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Hernandez (Acting Chair); Commissioner Prieto; Commissioner Lucero; and Commissioner McLeod were in attendance. A quorum was present.

This is Commissioner Tamra McLeod's first meeting as a Commissioner, and the PZHAC took a moment to welcome her to the Commission.

CHANGES TO THE AGENDA

No changes were made.

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 to approve by Commissioner Lucero, second by Commissioner Prieto, motion carried 4-0.

***ADMINISTRATIVE (CONSENT) APPROVALS:**

Building Permit Requests:

Case 012285 – 2909 Camino Castillo; Submitted by Oasis, LP for Ron Dyford, a request for a permit to install an in-ground pool behind a dwelling at this address. Zoned Single Family (R-1)

Case 012286 – 2385 Calle de Colon; Submitted by Antonio S. Fierro, a request for a permit to reroof a duplex at this address. Zoned: Historical Residential (HR)

Case 012290 – 302 Capri Arc; Submitted by Ashley Ward, a request for a permit for internal renovations to allow the addition of a bathroom to the interior of a dwelling at this address (no changes to exterior of structure). Zoned: Single Family (R-1)

Case 012293 – 2009 Calle de Correo; Submitted by B&S Plastering for Priscilla Perez, a request to replace the plaster on the exterior of a dwelling at this address. (The external appearance of the structure will not be changed.) Zoned: Historical Residential (HR)

PZHAC NEW BUSINESS

Building Permit Request:

Case 012292 – 3000 McDowell Rd; Submitted by Andre Larranaga for Wayne Wallace, a request for a permit to construct an addition to a dwelling at this address. Zoned: Single Family (R-1)

Staff presented the facts of the case. The size of the addition was discussed along with the exterior appearance of the addition. Neither was an issue. No issues were found. A motion to approve was made by Commissioner Lucero,, seconded by Commissioner Prieto. The motion carried 4-0.

Summary Subdivision Request:

Case 012294 – Lots 3 and 4 of the Sommer Grove Subdivision on Calle Pacana; Submitted by Western Lands Surveying for Jess R. Lilley, a request to allow the subject lots to be combined into one lot having a total area of 0.794 acres. Zoned: Historical Residential (HR)

Staff presented the facts of the case. Staff stated a concern that the two lots were being combined to allow a larger house to be built on the property. Staff also stated that both the applicant (Jess Lilley) and the applicant's representative (Virginia Kennedy of Southwest Land Surveying) had been informed that the Historic Residential (HR) zoning of the property could result in a limit to the size of any structures on the property, regardless of property size. Mr. Lilley responded that the purchasers of the property were made aware of this, and did not have any specific plans for construction at this time. Since the proposed subdivision would actually result in a reduction in the total number of lots, and there no restrictions to maximum lot size in the HR zoning district, there were no further issues. A motion to recommend approval to the BOT was made by Commissioner Lucero, seconded by Commissioner Prieto. The motion carried 4-0, with the condition that all Building, Development, and Zoning Code requirements be met prior to any further development of the lo, as stated in the Findings of Fact.

PUBLIC COMMENTS

A presentation was made by Alexandra Hall of 2214 Calle de Guadalupe, concerning development in the Historic Districts of Town with respect to maintaining the concept of Historical Appropriateness. According to Ms. Hall, she sees many things in Town that do not belong. She referenced the Yguardo Plan, and the fact that there is a chart of allowed colors for the Historical Districts; and she mentioned that there are structures and colors in Town that should not have been allowed. She also encouraged the PZHAC to drive around Mesilla to see some of the development that has taken place. One example that she mentioned was the sign in front of Andele's – the columns are not historically correct and do not fit Mesilla's image. She also questioned whether the results of a study done by the Parking Commission from several years ago were ever incorporated into the Town Code. Another issue that was brought up was the excessive lighting of the church parking area, and the fact that one of the lights in the parking lot bothered her at night. She stated that the lighting of the church steeples was not a problem, though. In closing, she requested that the PZHAC be concerned with preserving the historical image of the Town.

PZHAC/STAFF COMMENTS

Staff suggested to Ms. Hall that she come to the office at her convenience to further discuss her concerns, and that her knowledge of certain historical aspects of the Town's growth could be an asset to staff with respect to future development issues in the Town.

ADJOURNMENT - 7:05 p.m.