

Town of Mesilla, New Mexico

PZHAC WORK SESSION AGENDA

JANUARY 22, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **TUESDAY, JANUARY 22, 2019 AT **5:00** P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

Item 1: Submitted by Albert and Dawn Stephans, a request to discuss plans to construct a work shed/storage building on a residential property at 207 Capri Arc (**Case 060833**) Zoned: Residential, Single Family (R-1)
This case was originally postponed to a later spot in the work session to allow Tom Maese, CID Inspector who was delayed on his way to the meeting, to be present for the case.

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that the applicants intended to replace several smaller storage buildings on the property with one larger building which would be located in a rear corner of the property. The proposed shed would be located five feet from the side property line, about thirty feet from the rear property line, and about seven feet from the existing dwelling. Staff also explained that, when the subdivision was first annexed by the Town, the Town adopted the setbacks of five feet from the sides and rear property lines from the subdivision's Covenants.

The PZHAC recognized the proposed five foot setbacks, but Tom Maese stated that the building code requires ten feet between structures. This could possibly be overcome if the applicants were to add a breezeway between the storage building and the dwelling, thereby causing the storage building to be recognized as part of the dwelling. Another alternative would be to position the storage building on another part of the property.

There were no other issues. The applicants decided to remove the case from the agenda in order to explore other alternatives for the positioning of the storage structure.

Item 2: Submitted by Eric and Teresa Sanchez; a request to discuss the removal of a wooden porch and metal carport, along with plans to remodel part of the rear of a dwelling at 2231 Calle de Parian. (**Cases 060834 and 060835**) Zoned: Historical Residential (HR)
This case was originally postponed to a later spot in the work session to allow Tom Maese, CID Inspector who was delayed on his way to the meeting, to be present for the case.

The applicants were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the cases, stating that the permits were for work that to be done to the rear of the dwelling, and that work had already been started, but was stopped pending the outcome of this case. A demolition permit is needed for the removal of a metal carport and part of a porch, and a part of a porch. The zoning permit is to allow the addition of an exterior wall to the structure to allow for an internal hallway between two parts of the structure. Work to be done also includes some minor landscaping, repair to an existing gate, the relocation or replacement of the gas and water meter, and new lighting at the front entrance.

Item 3: Submitted by Michael R. Taylor; a request to discuss plans to replace a bedroom window on a dwelling at 2341 Calle de Arroyo. (**Case 060837**) Zoned: Historical Commercial (HC)
This case was heard first in order to allow Tom Garcia time to arrive at the meeting to discuss possible issues with the first two cases.

Pat Taylor, representative for the applicant, was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the cases, stating that the purpose of the request was to replace an existing window by the front entrance with a larger window having the same style. The window to be replaced was high and narrow. The new window would be located at about the same location as the window to be replaced but lower. The wall would be repaired to match the original wall. There would be no changes to the overall appearance of the dwelling.

There were no other issues.

**PZHAC REGULAR MEETING
AGENDA
JANUARY 22, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY, JANUARY 22, 2019 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

Commissioner Nevarez was absent. All other were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Case 060833 was removed from the agenda at the request of the applicants. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 3- 0.

IV. *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 for discussion.*

A motion to approve the agenda was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 3- 0.

A. *PZHAC MINUTES – Meeting minutes of January 7, 2019.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

1. **Case 060835** - 2290 Avenida de Mesilla, submitted by Emilie Cano; a request for a zoning permit to allow the repair and replacement of worn and damaged landscape timbers and landscaping along the Calle de Medanos side of the property at this address. Zoned: Historical Commercial (HC)

Approved as part of the Consent Agenda

2. **Case 060838** – 403 Bason Drive, submitted by Legacy Construction for Ivy Turner, Carol Turner, and Miriam W. Walker; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, Single Family (R-1)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

None

B. CASES:

Zoning Permits

1. **Case 060831** – 291 Capri Road, submitted by Lucas and Godfrey Roofing for John B. Anderson, a request for a zoning permit to allow a dark brown shingle roof to be replaced with a shingle roof of a different color on a dwelling at this address. Zoned: Residential, Single Family (R-1)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed addition as requested. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

2. **Case 060832** – 3000 Calle del Norte, submitted by DJ Walker Construction for Preston Mitchell; a request for a zoning permit to allow a shingle roof to be replaced with a metal roof on a dwelling at this address. Zoned: Rural Farm (RF)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed addition as requested. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

3. **Case 060833** – 207 Capri Arc, submitted by Albert and Dawn Stephans, a request for a zoning permit to allow the construction of a work shed/storage building at this address. Zoned: Residential, Single Family (R-1) **(This case was heard during the Work Session – Item 1)**
Removed from the agenda at the request of the applicants.
4. **Case 060834** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a demolition permit for the removal of a wooden porch and metal carport behind a dwelling at this address. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Part of Item 2)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed demolition as requested. A motion was made by Commissioner Prieto to recommend approval of the request to the ROT, seconded by Commissioner Houston, and approved by a vote of 3 - 0.
5. **Case 060835** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a zoning permit to allow part of the rear of a dwelling at this address to be remodeled. Zoned: Historical Residential (HR) **(This case was heard during the Work Session – Item 2)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed work as requested. A motion was made by Commissioner Lucero to recommend approval of the request to the BOT, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
6. **Case 060837** – 2341 Calle de Arroyo, submitted by Michael R. Taylor; a request for a zoning permit to allow the replacement of a bedroom window on a dwelling at this address. Zoned: Historical Commercial (HC) **(This case was heard during the Work Session – Item 3)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. The PZHAC determined that there were no issues with the proposed replacement as requested. A motion was made by Commissioner Houston to recommend approval of the request to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

Business Permits

7. **0762** – 1368 Snow Road, submitted by John L. Boyer for “Las Cruces Horse Boarding and Farming, LLC”; a request for a business license to allow the applicant to continue a horse boarding operation as well as the sale of hay grown on the property at his address. Zoned: Rural Farm (RF)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed addition as requested. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 6:30 pm.