



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

JANUARY 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JANUARY 7, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request to discuss plans for the construction of a dwelling at 2957 Calle de Guadalupe. (Case 060825) Zoned: Rural/Agricultural (RA)

Gerard Nevarez, representative for the applicant, was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, describing the proposed dwelling and the fact that the property is currently being used by the applicant as the parking area for Vivi's Well Drilling (Business License # 0230), which has been in business legally at this location since at least the 1990's. According to Mr. Nevarez, the applicant will continue to use this location for the business as well as build her residence here. Although there are no architectural requirements in the RA district, the dwelling will be in character with other dwellings on the block.

There were no issues.

Item 2: Submitted by Pat and Wendy Taylor, a request to discuss plans to remove two windows and one door, relocate one of the windows, and conduct general adobe repair and restoration on a dwelling at 2167 Calle del Oeste. (Case 060828) Zoned: Historical Residential (HR).

Pat Taylor was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, describing the proposed work and explaining that the applicant was replacing the window at the front of the dwelling in order to install a window that was compliant with the building code for emergency egress from bedrooms. The replacement window would be similar in type and construction to the window being replaced. The window being removed would then be rebuilt and installed in the back wall of the dwelling, where it would replace a door and a smaller window. The applicant will also relocate a canale on the back of the dwelling to more closely match the existing canales. Mr. Taylor gave further details as to how the proposed work was to be accomplished, including work and repairs that will need to be done to the existing adobe. Mr. Taylor also stated that there was a significant amount of damage to the adobe walls caused by squirrels, and that this would need to be repaired.

There were no issues.

PZHAC REGULAR MEETING

AGENDA

JANUARY 7, 2019

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JANUARY 7, 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 Lucero was absent. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. A motion Commissioner Houston to approve the agenda, seconded by Commissioner Prieto, 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 Consent Agenda was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – Meeting minutes of December 17, 2018.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits:

1. **Case 060830:** 2835 Teresita Street, submitted by Sunpro Solar for James McBride; a request for a zoning permit to allow the installation of a solar photo-voltaic system on a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

There was no public input.

B. CASES:

Zoning Permits

1. **Case 060776** - 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to modify an approved permit to allow the construction of a wrought iron fence instead of a wood fence along Calle de Colon on a residential property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. (Commissioner Nevarez recused himself from further discussion or voting on this case.) The PZHAC determined that there were no issues with the proposed fence. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0. (Commission chair Hernandez voted in order to constitute a quorum.)
2. **Case 060825** – 2957 Calle de Guadalupe, submitted by Gerard Nevarez for Vivian and Emilia Herrera; a request for a zoning permit to construct a new dwelling at this address. Zoned: Rural/Agricultural (RA) **(This case was heard during the Work Session – Item 1)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. (Commissioner Nevarez recused himself from further discussion or voting on this case.) The PZHAC determined that there were no issues with the proposed dwelling. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0. (Commission chair Hernandez voted in order to constitute a quorum.)
3. **Case 060828**– 2167 Calle de Oeste, submitted by Pat and Wendy Taylor; a request for a zoning permit to remove and relocate two windows and one door and conduct general adobe repair and restoration on a dwelling at the address. 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 the only possible issue that would need to be addressed was a permit requirement by CID for the part of the roof drained by the canale to be moved. A motion was made by Commissioner Prieto to approve the request with the condition that the applicant will provide roof plans to CID for the area of roof to be changed , seconded by Commissioner Houston, and approved by a vote of 3 - 0.

VI. PUBLIC COMMENTS

There were no public comments.

VII. PZHAC/STAFF COMMENTS

None

VIII. ADJOURNMENT

The meeting was adjourned at 6:16 pm.