



**PZHAC WORK SESSION
MINUTES
OCTOBER 1, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, OCTOBER 1, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Norman Fristoe for LAMA Properties, LLC; a request to clarify the methods being used to conduct renovations on a storage structure at 3116 Avenida de Mesilla (**Case 060739**). Zoned: Rural Agricultural (RA)

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 permit has already been approved by the PZHAC for a workshop/storage unit, but that the applicant appeared to be constructing a dwelling instead, according to Tom Maese CID inspector. This was because it appeared that the contractor was using the original set of plans that were originally for the accessory dwelling, and not the plans approved by the PZHAC. (Staff explained that the plans approved by the PZHAC were a simplified set of plans that did not show the wiring or plumbing and that the general floorplan in the approved plans showed a workshop/storage facility.) The applicant explained that he was building the workshop with provisions for conversion to a dwelling in the future to allow for the possibility of eventually getting permission from the Town to convert the structure to a dwelling, and that it is much more economical to allow for such a conversion at this point in the construction. The applicant also explained that many of the added features (mini-split a/c units, television hook-ups, 200 amp electrical service, etc.) are features found in many other shops that are not dwellings, including his work shop at home. The purpose of this request was to allow the applicant to continue construction in such a way as to make conversion substantially easier than if the additional features were not included at this time.

Item 2: Submitted by Martin Serna; a request to discuss plans to construct a fence at the southeast corner of a property used as a pecan orchard at 2799 Calle del Sur (**Case 060771**). Zoned: Residential/Agricultural (RA)

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 applicant has changed his application to request a permit for the fence only, and not for a storage structure also. It was also mentioned that the original storage structure built prior to the permit being requested was still standing, and that the applicant was currently using a portion of the property to store items and trailers connected with his contracting business. These are not allowed by the RA zoning of the property. There was also some discussion about the style of the fence. The applicant explained that the fence would only be temporary, and that it would be changed when the applicant obtained a building permit for a dwelling on the property.

Item 3: Submitted by Velia Chavez for Palacios's Bar, a request to discuss plans to paint a mural on the side exterior wall of the structure used to house the bar at 2600 Avenida de Mesilla (**Case 060797**). Zoned: Historical Residential (HR)

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 applicant wanted to paint a copy of a mural located inside the bar showing the Budweiser Clydesdale team of horses and wagon visiting the bar on an exterior southern wall of the structure. According to the applicant, this was one of three visits to the bar by the Budweiser Clydesdales. Staff added that since the picture was of an actual event in the history of the bar and did not necessarily contain advertising for the bar, it could be considered a mural rather than a sign, especially if the wording in the picture was kept to less than the 15 square foot limitation placed on signage for businesses in the Historic districts.

**PZHAC REGULAR MEETING
MINUTES
OCTOBER 1, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, OCTOBER 1, 2018 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

All commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. Commissioner Lucero made a motion to approve the Agenda, seconded by Commissioner Houston and approved by a vote of 4-0.

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.*

There were no changes to the Consent Agenda. Commissioner Prieto made a motion to approve the Consent Agenda, seconded by Commissioner Lucero and approved by a vote of 4-0.

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

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060792** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to allow the repainting of a dwelling and a wall along the property line at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

2. **Case 060793** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to allow a gate to be moved in order to provide additional accessible off-street parking spaces on a property at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

3. **Case 060794** - 3573 Calle del Norte, submitted by Nelson Clayshulte; a request for a building permit to allow the construction of a pipe fence along the property line on Calle del Norte at this address. Zoned: Rural Farm (RF).

Approved as part of the Consent Agenda

4. **Case 060795** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a building permit to remove part of a fence along a property line of a dwelling at this address. Zoned: Historic Residential (HR)

Approved as part of the Consent Agenda

5. **Case 060796** – 2250 Calle de Picacho, submitted by Pioneer Roofing for Leonard Gambrell; a request for a building permit to reroof 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

None

B. CASES:

Building Permits

1. **Case 060739** – 3116 Avenida de Mesilla, submitted by Norman Fristoe for LAMA Properties, LLC; a request for a clarification to a building permit to renovate a storage structure at this address. Zoned: Rural Agricultural (RA) (**Discussed at Work Session – Item 1**)

Staff provided a brief review of this request, stating that the case had been discussed during the Work

Session. There was further discussion as to the plans that had been submitted to CID. A motion was made by Commissioner Houston to approve the request with the CONDITIONS that: the applicant apply for a new permit with CID for a workshop/storage unit (the original permit was for an accessory dwelling); and that the plumbing for the washer, the dishwasher, and the sink be removed. This was seconded by Commissioner Nevarez, and approved by a vote of 4 – 0.

2. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural/Agricultural (RA) **(Discussed during Work Session – Item 2)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There was further discussion about the items still on the property and the fact that these would need to be removed. A motion was made by Commissioner Nevarez to approve the request with the CONDITION that the storage structure and all business related items (non-agricultural) be removed from the property. This was seconded by Commissioner Prieto, and approved by a vote of 4 – 0.
3. **Case 060797** – 2600 Avenida de Mesilla, submitted by Velia Chavez for Palacio’s Bar; a request for a building permit to enable a mural to be painted on the side of a commercial structure at this address. Zoned: Historic Residential (HR) **(Discussed during Work Session – Item 3)**
Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There were no issues. A motion was made by Commissioner Lucero to recommend APPROVAL to the BOT of the permit to paint a duplicate of a mural of the Clydesdale horses that is located inside the bar on the southern exterior wall of the bar, with the CONDITION that the text in the painting showing the name of the bar shall be less than 15 square feet in size. This was seconded by Commissioner Prieto and approved with the stated condition by a vote of 4 – 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – The meeting was adjourned at 6:27 pm.