



Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

JANUARY 16, 2018

**THIS MEETING WAS POSTPONED TO THURSDAY, JANUARY 18, 2018
AT 5:00 PM**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, TUESDAY, JANUARY 16, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Stefan C. Schafer, a request for a building permit to modify part of a medical/office building to house a craft distillery at 1680 Calle de Alvarez, Suite C1 (Case 060672). Zoned: General Commercial (C)
The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the proposed use was originally discussed in a PZHAC Work Session held on 2016, and that a building permit was originally approved for the use by the PZHAC on February 6, 2017. Staff also explained that the reason the case is being brought before the PZHAC at this time is that it has been almost a year since a permit was initially approved, and that it was necessary to determine that nothing had changed in that year that would negatively affect approval of the permit. Staff also explained that the applicant has been working closely with the Town Fire Department over the past year to ensure that the new operation would comply with applicable fire codes. Tom Maese, CID Inspector, also questioned whether the new use would require additional parking for the structure. There were no other issues.

Item 2: Submitted by Rocky Burke; a request to discuss plans to renovate a dwelling at 1988 Calle del Norte, behind Andele's Restaurant. (Case 060674). 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, explaining that the existing structure is currently vacant and does not meet the requirements for a habitable dwelling because it does not have plumbing or a bathroom. Staff also stated that the existing structure appears in the Historic Register for the Town, and appears to have been built around 1920. Although the simple style of the structure is not specifically addressed in the Yguado Plan, the structure is similar to other structures in the area and is considered in the Historic Register to be architecturally contributing to the area. The applicant stated that the addition would be finished in the same style as the original structure, and that it would appear to be a continuation of the structure.

Another concern was off-street parking for the structure. The applicant stated that the parking requirements of two spaces would be met by allowing for parking along the west side of the dwelling, with access from Calle del Norte. This would meet the requirements of the Code. There was no further discussion.

Item 3: Submitted by Gilbert Madrid of Sun Vista Construction, Inc. for Eric Sanchez; a request to discuss plans to replace six windows on a commercial structure at 2337 Calle de Guadalupe (Case 060675). Zoned: Historical Commercial (HC).
The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the existing structure is in the Historic Register and dates back to the 1800's. Due to the historical nature of the structure, and the possibility that the replacement of the windows could substantially change the historic character of the structure, the PZHAC was concerned with the style and appearance of the replacement windows. The PZHAC was concerned that the replacement windows would give the structure a more "modern" look, and would be out of character with the windows being replaced. (In addition to being more modern looking, the replacement windows appeared to have 12 panes of glass each whereas the original windows have only 4 panes each.)

Item 4: Submitted by Artie Fountain; a request to discuss requirements for various uses that might be allowed on the commercial property bordered by Calle Principal, Calle de Guadalupe, and Calle de Parian. Zoned: Historical Commercial (HR).

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant's proposal was to allow the tenants of the structure to set up outdoor mercado type operations on occasion, as well as to allow other vendors to set up Mercado operations on the property occasionally. The applicant explained that there would be no changes or alterations to the structure on the property. Issues discussed were parking and impacts to the surrounding area. The applicant explained that any impacts created would be similar to impacts created by the "mercados" and fiestas held by the Town, but on a much smaller scale

**PZHAC REGULAR MEETING
AGENDA
JANUARY 16, 2018**

**THIS MEETING WAS POSTPONED TO THURSDAY, JANUARY 18, 2018
AT 6:00 PM**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **TUESDAY**, JANUARY 16, 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

Commission Chair Hernandez and Commissioner Prieto were absent. All others were present. A quorum was present. Commissioner Lucero acted as chairperson for the meeting.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Nevarez made a motion to approve the Agenda, 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.*

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

A. *PZHAC MINUTES – Meeting minutes of December 18, 2017.

Approved as part of the Consent Agenda

B. *BUILDING PERMITS

1. Case 060663 – 2171 Calle de Parian, submitted by Albert Fountain; a request for a building permit to patch a roof on a commercial structure at this address. Zoned: Historical Commercial (HC).

Approved as part of the Consent Agenda

2. Case 060664 – 2112 Calle de Los Huertos, submitted by Robert. P Salais; a request for a building permit to repair the woodwork around the doors and windows of a dwelling at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

3. Case 060673 – 2716 Calle de Guadalupe, submitted by Albert Fountain; a request for a building permit to repair and replace damaged vigas on a patio at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

4. **Case 060667**– 2270/2280 Calle de Principal, submitted by Rubicon LLC for the San Albino Church; a request for a permit to reroof a church gift shop at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda
5. **Case 060668** – 2290 Calle de Principal, submitted by Rubicon LLC for the San Albino Church; a request for a permit to reroof a church rectory at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda
6. **Case 060669** – 2290 Calle de Guadalupe, submitted by Rubicon LLC for the San Albino Church; a request for a permit to reroof a church hall at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda
7. **Case 060670**– 2070 Calle de Santiago, submitted by Rubicon LLC for the San Albino Church; a request for a permit to reroof a church at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda
8. **Case 060671** – 2550/2558 Calle de San Albino, requested by Richard Perez; a request for a building permit to run electricity to a storage shed at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building

1. **Case 060653** – 2169 Calle de Medanos, submitted by Martin Serna for Little Fawn Boland, a request for a building permit to construct an addition to a dwelling at this address. Zoned: Historical Residential (HR).
Staff presented a brief description of the request, explaining that the Case was discussed during the PZHAC Work Session held December 18, 2017. It was determined at that time that although the proposed addition was historically and architecturally appropriate for the Town, the property would not meet the parking requirements of the Code. The plans were redrawn to allow off-street parking, and the PZHAC determined that the new plans now meet the Code. There were no further issues. Commissioner Nevarez made a motion to recommend approval of the request to the BOT, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
2. **Case 060672** – 1680 Calle de Alvarez, Suite C1, submitted by Stefan C. Schafer, a request for a building permit to modify part of a medical/office building to house a craft distillery at this address. Zoned: General Commercial (C). **(Discussed during Work Session – Item 1)**
*Staff presented a brief description of the case, explaining that the Case was discussed during the Work Session. Further discussion centered around whether the parking shown on the site diagram would be adequate for the entire structure once this use was opened. The PZHAC determined that the current plans meet the Code, and that the proposed use, which was originally approved by the PZHAC on February 6, 2017 is still an allowable use in the General Commercial (C) zone. Commissioner Houston made a motion to approve the case, seconded by Commissioner Nevarez, and the PZHAC voted 3-0 to recommend APPROVAL of the application to the BOT with the following CONDITION:
*The parking available for the entire structure meet the requirements of the Town and CID, including ADA requirements for handicapped parking for the entire structure, including the proposed use.**
3. **Case 060674** – 1988 Calle del Norte, submitted by Rocky Burke; a request to for a building permit to renovate a dwelling on the property line at this address. Zoned: Historical Residential. **(Discussed during Work Session – Item 2)**
Staff presented a brief description of the request, explaining that the Case was discussed during the Work Session. There were no issues. Commissioner Nevarez made a motion to recommend approval of the request to the BOT, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
4. **Case 060675** – 2337 Calle de Guadalupe, submitted by Gilbert Madrid of Sun Vista Construction, Inc. for Eric Sanchez; a request to for a building permit to replace six windows on a commercial structure at this address. Zoned: Historical Commercial (HC). **(Discussed during Work Session – Item 3)**

Staff presented a brief description of the case, explaining that the Case was discussed during the Work Session. Further discussion centered around whether the proposed windows would negatively change the historical character of the structure. The PZHAC determined that replacement of the windows would be allowable if the replacement windows were more similar to the windows being replaced. Commissioner Nevarez made a motion to approve the case, seconded by Commissioner Houston, and the PZHAC voted 3-0 to recommend APPROVAL of the application to the BOT with the following CONDITION:

The applicant is to provide plans showing replacement windows that are more similar to the windows being replaced, and that the replacement utilize as much of the existing features of the existing windows as possible.

Work Session Decision Item:

5. A property south of El Patio Bar; bordered by Calle Principal, Calle de Guadalupe, and Calle de Parian; submitted by Artie Fountain; a request for a decision as to what uses would be allowed on the property and what would be required. Zoned: Historical Commercial (HR). **(Discussed during Work Session – Item 4)**

Staff presented a brief description of the case, explaining that the Case was discussed during the Work Session. The PZHAC determined that the proposed outdoor Mercado type operations would be similar to the Mercado operations that the Town allows on the Plaza, and that the proposed uses would not change the historical or architectural character of the property. There were no issues. Commissioner Nevarez made a motion to approve the concept, seconded by Commissioner Houston, with the following CONDITIONS:

- a. *Any venders who are not tenants of the structure, or wh do not have business registrations with the Town, will be required to obtain a business registration prior to operation.*
- b. *Any such operation would need to meet Town Fire code and any other applicable regulations.*

Business Registrations:

6. 2645 Calle del Sur, submitted by Ralph S. Lucero for RJR Enterprises, LLC; DBA “Lucero & Sons Plumbing, Heating and Cooling”; a request for a business registration to operate an office out of a dwelling at this location as a home occupation. Zoned: Historical Residential (HR).

Staff presented a brief description of the request, explaining that the new business was would consist of a plumbing operation in which all plumbing would be done at the client’s premises, and that no customers would come to the applicant’s address. There were no issues. Commissioner Nevarez made a motion to approve the case, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT - The meeting was adjourned at 6:25 pm.