



**PZHAC WORK SESSION
AGENDA
FEBRUARY 4, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, FEBRUARY 4, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Burt McClure, a request to discuss plans to conduct several projects on a residential property at 2551 Calle Principal. (Cases **060841** and **060842**) 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 case was being brought before the PZHAC due to several Code violations, including painting the window frames without a permit and building a small shed on the property without a permit. The permits being discussed here were to address those issues. The applicant also stated that he is working cleaning the property, and has started by cutting the reeds that ran between the east side of the dwelling and Calle de Guadalupe. Staff will be working to assure that the applicant continues to clean the property, and will require permits as necessary as work is being done.

There were no further issues.

Item 2: Submitted by Anna Biad; a request to discuss plans to use one of the buildings at 1750 Calle de Mercado for a catering operation (Case **060843**, Business Permit **0673**), and to construct a rock and wrought iron wall at the rear of the buildings, and to install signs on two of the buildings on this property. (Cases **060843**, **060844**, and **060845**) 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, stating that the applicant intended to build a wall/fence along the rear of the buildings, install two signs for he proposed operations in each of two buildings, and obtain a business license in order to allow catering operations in one of the buildings. The main questions that arose were the height and size of the signs, and the height of the fence. The applicant stated that all of the dimensions that were in question would meet the restrictions of the Code.

There were no issues.

**PZHAC REGULAR MEETING
AGENDA
FEBRUARY 4, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, FEBRUARY 4, 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

All commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Agenda. A motion to approve the agenda as amended was made by Commissioner Houston, seconded by Commissioner Prieto, 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 Agenda. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 4- 0.

A. *PZHAC MINUTES – Meeting minutes of January 22, 2019.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

1. **Case 060821** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a zoning permit to remodel the interior of a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

2. **Case 060846** – 1717 West Boutz Road, a request by Mesilla Valley Disposal for Roy Torres; a request for a zoning permit to allow the repair of a block wall at this address. Zoned: Historical Commercial (HC)

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES – None

B. CASES:

Zoning Permits

1. **Case 060840** – 3044 Estrada Road, submitted by Las Cruces Window World for Jeff Pfeifer, a request for a zoning permit to allow the replacement of six windows on a dwelling at this address. Zoned: Rural Agricultural (RA)

Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed window replacement as requested. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 - 0.

2. **Case 060841** – 2551 Calle Principal, submitted by Burt McClure, a request for a zoning permit to allow the repair and repainting of window trim; and the construction of a small fence and shed on a residential property at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Part of Item 1**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC discussed various aspects of the permit, including the location of the proposed fence along with the location and use of the proposed shed. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and the PZHAC voted 4 – 0 to recommend APPROVAL of the permit to the BOT WITH THE FOLLOWING CONDITIONS:

1. *Only the request to complete the repair and painting of the window trim is recommended to be approved.*
2. *The existing shed shall be removed within six months.*
3. *The requested fence and shed are not approved at this time. A site plan showing the location and details of the proposed fence and shed shall be provided to the PZHAC for further review.*

3. **Case 060842** – 2551 Calle Principal, submitted by Burt McClure, a request for a zoning permit to allow the repair of plaster and the repainting of a dwelling on a residential property at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Part of Item 1**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

4. **Case 060843** – 1750 Calle de Mercado, submitted by Anna Biad for “Blue Door Venue”; a request for a zoning permit to allow the applicant to set up one of the buildings and an outdoor garden area at this address for a catering operation, and to build a rock wall at the rear of the building. Zoned: General Commercial (C) (**This case was heard during the Work Session – Part of Item 2**)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 - 0.

5. **Case 060844** – 1750 Calle de Mercado, submitted by Anna Biad for “Blue Door Venue”; a request for a sign permit to allow the applicant to erect a wall sign on the building used for the catering operation. Zoned: General Commercial (C) **(This case was heard during the Work Session – Part of Item 2)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

6. **Case 060845** – 1750 Calle de Mercado, submitted by Anna Biad for “Acton Academy”; a request for a sign permit to allow the applicant to erect a wall sign on the building used for the school operation. Zoned: General Commercial (C) **(This case was heard during the Work Session – Part of Item 2)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.

Business Permits

7. **0763** – 1750 Calle de Mercado, submitted by Hacienda Investments LLC for “Blue Door Venue”; a request for a business license to allow the applicant to operate a catering operation for weddings and receptions in one of the buildings and an outdoor garden area at his address. Zoned: General Commercial (C) **(This case was heard during the Work Session – Part of Item 2)**
Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that there were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT

The meeting was adjourned at 6:25 pm.

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least 48 hours prior to the meeting.

Posted on 1/31/19 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.