

Town of Mesilla, New Mexico

PZHAC WORK SESSION MINUTES FEBRUARY 5, 2018

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

Item 1: Submitted by Daniel Fernandez, a request to discuss plans to construct a dwelling at 2985 Estrada Road. (Case 060684) 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, explaining that access will be from Estrada Road via a 20 foot wide driveway at the west side of the property between two neighboring properties. (The property is a “flag” lot.) The property is about 1.28 acres in size. Since there is no sewer to the property, the applicant will need to obtain a septic permit from NMED and install a septic system on the property to handle liquid waste. There is water available to the property, and access is adequate for emergency vehicles. The dwelling will meet setbacks for the RA district, and will not be architecturally out of character with other dwellings in the area.

There were no issues.

Item 2: Submitted by Stephan Cadena, a request to discuss plans to construct a dwelling on a property just west of a property at 2230 Calle del Sur. (Case 060685) 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 applicant like to build a 1024 square foot two bedroom dwelling in a corner of the property. The applicant stated that his address was actual 2220 Calle del Sur, not 2230 Calle del Sur as listed. He also explained that the roof would be corrugated metal similar to the roof on the apartments to the east, and that there would be more than adequate room on the property or the required off-street parking.

Issues that were brought up during the Work Session included:

- 1. The style of the structure, which was determined to be “Northern New Mexico”, with respect to other dwellings in the development zone. (This is the only dwelling in this part of the HR district with a pitched roof, other than the apartments to the east and a structure to the south.)*
- 2. The size of the property and the fact that the proposed dwelling was squeezed into the southwestern corner. The applicant was asked whether he intended to construct other dwellings on the property. He stated that he would like to add other dwellings in the future. He was told that the number of dwellings allowed would be strictly limited by the numbers existing in the development zone for the property. (Although the HR zone allows for up to one dwelling for every 4000 square feet of property, the adjacent R-1 zone only allows for only one dwelling and one casita under 600 square feet in size per property, regardless of property size. Other than the apartments to the east, which were built prior to the zoning code, there do not appear to be any properties in the area with that have multiple dwellings that were built according to the current zoning code.)*
- 3. Setbacks. The PZHAC recommended that the proposed dwelling be setback seven feet from the west property line, not six feet as shown on the plans. Since the code allows a three foot setback, this was just a recommendation.*
- 4. Ownership of the property. According to the applicant, he is in the process of purchasing the property from his parents and will provide paperwork showing ownership of the property.*

There were no other issues.

Item 3: Submitted by Ouida Touchon, a request to discuss plans to construct an adobe wall at 2615 Calle de Guadalupe. (Case 060686) 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 applicant would like to build an adobe wall along the north and east property lines at this address. Staff explained that the wall would be varying height, referring to the diagram of the wall provided by the applicant. Further discussion and issues included:

1. *The fact that the applicant had applied for a permit to construct a wall on the property in 2004 and was turned down by the PZHAC (Case 2004-116). According to the 2004 case file, the proposal was turned down mainly because the new wall would be different than what had been on the property, and that a wall as proposed would be out of character with the development zone and the area. The records of the case also referenced that metal fencing, including chain link, could be allowed if it was used in the past on the property. However, the PZHAC determined that the proposed wall, which will be built to match the dwelling and will consist of uncoated adobe, would be more historically correct with what would have been constructed on the property than a metal fence, since adobe was more readily available at the time the dwelling was constructed (1880's) than wire or chain link.*
2. *The fact that Clear-sight-triangle requirements would be met at the corner of Calle de Colon and Calle de San Albino by lowering the wall height to 3 feet around the corner and at the driveway, as shown in the applicant's diagram.*

There were no other issues.

**PZHAC REGULAR MEETING
MINUTES
FEBRUARY 5, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, FEBRUARY 5, 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

Commissioners Lucero was absent. All other Commissioners were present. There was a quorum

III. CHANGES/APPROVAL OF THE AGENDA

Staff stated that Gilbert Madrid would like to show his final plans to the PZHAC for a project that was approved at the January 18, 2018 PZHAC meeting. This would be done during the "Staff Comments" period. Commissioner Houston made a motion to amend the agenda and approve as amended, 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.*

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

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

Approved as part of the Consent Agenda

B. *BUILDING PERMITS

1. **Case 060677** – 2900 Bowman Street, submitted by Cale Robertson; a request for a building permit to chase and repair a clogged sewer line to a dwelling at this address. Zoned: Residential, one acre minimum (R-1).

Approved as part of the Consent Agenda

2. **Case 060678** – 1799 Avenida de Mesilla, submitted by Dorianne J. Kabo; a request for a building permit to rock driveway apron with a cement apron. Zoned: General Commercial (C).

Approved as part of the Consent Agenda

3. **Case 060679** – 2920 Avenida de Mesilla, submitted by Dave Hooker; a request for a building permit to repaint a canopy over the gasoline islands at this address. Zoned: General Commercial (C).

Approved as part of the Consent Agenda

4. **Case 060680** – 2320 Calle de Santa Ana, submitted by Julio Ramirez; a request for a permit to a natural gas line and meter on a dwelling at this address. Zoned: Historical Commercial (HC).

Approved as part of the Consent Agenda

5. **Case 060681** – 2716 Calle de Guadalupe, submitted by Albert Fountain; a request for a permit to upgrade an electric panel 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

B. CASES:

Building Permits

1. **Case 060683** – 2750 Boldt Street, submitted by Solar Smart Living for Jerome Walker, a request for a building permit to allow the installation of solar photo-voltaic panels on the roof of a dwelling at this address. Zoned: Historical Residential (HR).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
2. **Case 060684** – 2985 Estrada Road, submitted by Daniel Fernandez; a request for a building permit to construct a dwelling at this address. Zoned: Residential/Agricultural (RA). (**Discussed during Work Session – Item 1**)
Staff stated that this request had been discussed during the Work Session and provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.
3. **Case 060685** – a property just west of 2230 Calle del Sur, submitted by Steven Cadena; a request for a building permit to construct a dwelling at this address. Zoned: Historical Residential (HR). (**Discussed during Work Session – Item 2**)
Staff stated that this request had been discussed during the Work Session and provided a brief description of the request.
The PZHAC determined that since the property immediately borders the R-1 zone in which there are no architectural standards, along with the fact that the dwelling is going to be built according to one of the five architectural styles defined by the Yguado Plan (the “Northern New Mexico” style), the style would be acceptable for the area.
Based on the determinations that the style would be acceptable for the area, as stated above; that the total number of dwellings is not an issue of this request and will be addressed when and if it is requested; that the proposed structure does meet the required setbacks as shown; and that the applicant is in the process of completing ownership of the parcel; the PZHAC determined that the proposed dwelling is allowable as proposed and discussed. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0 with the following CONDITION:
The applicant construct the dwelling according to the design standards set forth in the Yguado Plan for structures built in the Northern New Mexico style.
4. **Case 060686** – 2615 Calle de Guadalupe, submitted by Ouida Touchon; a request to for a building permit to construct an adobe wall on the property line at this address. Zoned: Historical Residential. (**Discussed during Work Session – Item 3**)
The PZHAC determined that the existing fencing is not a historically accurate reflection of the fencing material that was available at the time the structure was constructed. The PZHAC also referenced the fact that the Code, as it is currently written, does not allow wire metal or chain link fences along yards facing a street. (Section 18.60.340(E) Wall, fence or hedge states “Walls or fences constructed within the front yard setback area facing a street within the H-R, H-C, R-1 zones must be built with the following materials only: stucco, brick, stone, wood, adobe and wrought iron”.)
The PZHAC also determined that the design of the wall does take into account the requirements of Section 18.60.340(G) of the code with respect to driveways and street corners.
Based on the above considerations, the PZHAC determined that the proposed wall meets the requirements of the Code and is allowable. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston and approved by a vote of 3 – 0.

Business Registrations:

5. **0711** – 2172 Calle de Santiago, submitted by Meghan M. Avilucea for “Salon de Mesilla”; a request for a business registration to operate as a hairdresser out of an existing salon at this address. Zoned: Historical Commercial (HC)
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

6. **0712** – 3150 McDowell Road, submitted by Carol Wortner for “Carol Wortner Fine Art”; a request for a business registration to operate an art studio out of a dwelling at this address. Zoned: Residential, one acre minimum (R-1).

Staff provided a brief description of the request, explaining that the applicant was requesting this as a home occupation. 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 3 – 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS

Staff explained to the PZHAC that Gilbert Madrid was present to provide the PZHAC with further information about the windows he planned to install as replacements of windows at Galleria Azul (Case 060675). (The case was approved by the PZHAC on January 18, 2018 with the condition that the applicant provide plans showing replacement windows that are more similar to the windows being replaced, and that the replacements utilize as much of the existing features of the existing windows as possible.)

Mr. Madrid provided a description of the new windows, which only have four panes as opposed to the twelve pane windows originally proposed. Mr. Madrid also explained that the existing lintels would remain, and that the new windows would be set into the old wooden frames that are currently set into the adobe surrounding the existing windows.

The PZHAC was satisfied with the new plans proposed.

VIII. ADJOURNMENT

The meeting was adjourned at 7:41 pm.