



**PZHAC WORK SESSION
AGENDA
MARCH 18, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MARCH 18, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Jessica Kane, a request to discuss plans to construct a dwelling on a vacant residential property located at the southwest corner of Calle de Colon and Calle Tercera (address to be assigned). Zoned: Historical Residential (HR)

The applicant and her architect were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that this request had been heard by the PZHAC at the March 4 PZHAC work session and was postponed to enable the applicant to return with a revised 3-dimensional elevation of the dwelling showing how it would appear among the other dwellings in the development zone. The PZHAC also requested that the applicant provide staff with a completed “historic styles” questionnaire defining which of the five styles in the Yguado Plan the proposed dwelling will be.

Although the applicant did provide a 3-dimensional elevation of the dwelling, the completed questionnaire was not provided. Issues discussed were the proposed difference in size and mass of the dwelling compared to other dwellings in the area; the fact that the style of the dwelling does not appear to be any of the five styles set forth in the Yguado Plan; and concerns that the proposed dwelling would dwarf the neighboring dwelling to the west.

Item 2: Submitted by Jorge Larrazabal; a request to discuss plans to construct a 30 foot by 16 foot steel carport with a partially enclosed storage unit on a residential property at 2195 Calle del Norte. (Case 060852) 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 intended to build a metal carport and storage structure on a property that was listed in the Historical Register, and that the property had recently been inherited by the applicant, who was from out of town. Issues that were addressed were the fact that the style of the shed differed from that of the dwelling (pitched roof on the shed vs. flat for the dwelling, metal siding on the shed vs. stucco on the dwelling, and differences in height); proposed location of the shed; and setbacks between the structures.

Item 3: Submitted by Catherine Martinez and Linda Montoya; a request to discuss plans to replace a metal wire fence around a residential property at 1000 West University Avenue. (Case 060861) Zoned: Rural Farm (RF)

The applicants and their contractor were 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 replace a sheep wire fence around their property with a wrought iron fence with stucco sections. Issues that were discussed were the height of the fence; color and style of the stucco sections; and how the requirements of the clear-sight-triangle would be met.

Item 4: Submitted by Jake Quinones of Quinones Design/Build for Emilie Cano; a request to discuss plans to repair the adobe walls and roof on a dwelling at 2206 Avenida de Mesilla. (Case 060862) Zoned: Historical Commercial (HC)

The applicant was not present at this meeting. No discussion took place.

Item 5: Submitted by Conrad Estrada of Images N’Iron for Little Fawn Boland; a request to discuss a modification to a permit approved 1/16/18 to allow gates to be installed on a front wall of a dwelling at 2196 Calle de San Albino. (Case 060653) Zoned: Historical Residential (HR)

The applicant’s fence contractor 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 fences at each of the two driveways. Staff discussed how the fences would be built, and that they would be folded in such a way that they would not extend past the curb line when open or closed. The applicant’s representative stated that the gates for the entryway

would be on automatic closers and would not extend past the curbline when open. The applicant's representative also explained that the gates were originally supposed to slide into the existing wall but interfered with each other due to their length. Another concern that was discussed was the affect the gates would have on the clear-sight-triangle of the easternmost driveway. The rep explained that the gate at this driveway would fold inward and would be two inches lower than the existing wall.

**PZHAC REGULAR MEETING
AGENDA
MARCH 18, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MARCH 18, 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

Case 060862 was removed from the agenda since the applicant was not present for the work session. 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 Consent 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 March 4, 2019.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 1. Case 060860 – 2090 Snow Road, submitted by Main Electrical for John Knopp; a request for a zoning permit to allow the electric system for a dwelling at this address to be upgraded to allow installation of a heat exchanger. Zoned: Residential Farming (RF)**

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

Ralph Geck - 2435 Calle de Colon (next door to Kane property)

Speaking about proposed dwelling for the Kane property, stated that proposed house was too large for the area and stated that the house would be too close to his. He also mentioned that there had been a well at the center of the property.

Susan Krueger, Town Resident

- 1. With respect to the proposed Kane dwelling, stated that the Town's Historic Preservation Code was written by SHPO, and that one of the requirements is that applicants meet with staff prior to meeting coming to the PZHAC work session.*
- 2. With respect to Case 060852, stated that the Code specifically stated that: "Metal structures must be out of public view", and that the proposed carport was a metal structure that was in view. She also stated cases should be submitted to staff prior to being submitted to the PZHAC. The Historical Preservation Ordinance should be given to the applicant.*

Greene, Architect for the Kane dwelling

Stated that the applicant did start the process with staff and stated that the “Style” checklist that the applicant had been given is vague and poorly written. He also stated that no concrete guidelines are given in the ordinance for approval, and that the dwelling is similar in many ways to other dwellings in the area. He would like specific and concrete reasons for denial.

Sam Kane, Applicant

Stated that he is not concerned with the resale value of the house being lowered by the surrounding area, he is trying to improve the area. Requested that the PZHAC provide specific reasons for denying the dwelling as proposed.

Susan Krueger, Town Resident (again)

Speaking about the proposed Kane dwelling, stated that the applicant needed to observe the existing style in the Town, and that “improving the neighborhood” is not an accepted argument for being considered historically or architecturally appropriate.

B. CASES:

Work Session Decision Item:

1. Determination by the PZHAC as to the Historical Appropriateness of a proposed dwelling on a property at the southwest corner of Calle de Colon and Calle Tercera (address to be assigned). Zoned: Historical Residential (HR) (Discussed during Work Session – Item 1)

The proposal was opened to discussion by the PZHAC. Commission chair Hernandez stated that since there is no formal zoning request, there is nothing at this time for the PZHAC to make a decision on. One of the items discussed was that it was not the specific square footage or size of the dwelling that was a problem, but the apparent mass of the dwelling compared to other dwellings in the immediate area. Commission Chair Hernandez suggested that each Commissioner state their opinion so that the applicant could have a better understanding of what is being requested of the applicant. The following are the responses from the Commissioners:

Commissioner Prieto – Agreed with the applicant that the dwelling styles in the area vary widely and that the actual square footage does not matter, but that the proposed dwelling appears to be much larger than the dwellings in the surrounding area.

Commissioner Houston – Said she understands the neighbor’s (Mr. Geck) concern with the size of the dwelling and that it will be right next to him, but also agreed that several of the nearby homes are large. Stated that she liked the proposed dwelling and that this would be a difficult decision.

Commissioner Lucero – Stated that she thinks that the proposed dwelling is “way too large” for the area, and that historically, this part of Mesilla was a “colonia”. She stated that the biggest house on the property should be about 2600 square feet.

Commissioner Nevarez – Stated that he was curious about the neighbor’s (Mr. Geck) of the dwelling and would like to see the west elevation of the proposed dwelling.

Commission Chair Hernandez finished up by saying that since there was no application to approve or deny, the only thing that could be done at this time was to offer these comments. The applicant will actually need to apply for a permit so that the PZHAC can make a decision on the dwelling one way or the other. No decision was made at this time.

Zoning Permits

2. **Case 060852** – 2195 Calle del Norte, submitted by Jorge Larrazabal; a request for a zoning permit to allow the construction of a 30 foot by 16 foot steel carport with a partially enclosed storage unit on this property. Zoned: Historical Residential (HR) **This case was heard during the Work Session – Item 2)**

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that the proposed carport and storage structure would not fit in with the development zone for the area. A motion was made by Commissioner Prieto to approve the request and seconded by Commissioner Houston. The motion failed by a vote of 0 – 4, and the request was denied.

3. **Case 060861** – 1000 West University Avenue, submitted by Catherine Martinez and Linda Montoya; a request for a zoning permit to replace a metal wire fence around the residential property at this address. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 3)**

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 060862** – 2206 Avenida de Mesilla, submitted by Jake Quinones of Quinones Design/Build for Emilie Cano; a request for a zoning permit to allow the repair of the adobe walls and roof on a dwelling at 2206 Avenida de Mesilla. Zoned: Historical Commercial (HC) (**This case was heard during the Work Session – Item 4**)
This case was removed from the agenda.
5. **Case 060653** – 2196 Calle de Medanos, submitted by Conrad Estrada of Images N’Iron for Little Fawn Boland; a request to modify an approved zoning permit to allow the installation of gates on the front wall of a dwelling at this address. Zoned: Historical Residential (HR) (**This case was heard during the Work Session – Item 5**)
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.
6. **Case 060863** – 2417 & 2419 Calle de Parian, submitted by Davie and Kelly Salas; a request for a zoning permit to allow the construction of short latia privacy fences on patios attached to the two dwellings at the rear of these properties. Zoned: Historical Residential (HR)
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 Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 - 0.

VI. PUBLIC COMMENTS

Susan Krueger, Town Resident

Stated that she would provide the Las Cruces Association of Realtors with a copy of Section 18.33 (Historic Preservation) section of the Code so that the association could make its members aware of the rules that home buyers in Mesilla need to follow.

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT

The meeting was adjourned at 7:10 pm.