



**PZHAC WORK SESSION
MINUTES
MARCH 4, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MARCH 4, 2019 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Ruben Contreras for Brittany Bloch (“Black Rat Tattoo”), a request to discuss plans to construct a small commercial building and a casita on a vacant property at the southwest corner of Calle de Correo and Avenida de Mesilla (address to be assigned). (Case **060848**) Zoned: Historical Commercial (HC)

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 the case was originally heard at the March 4 PZHAC Work Session, and that the PZHAC had determined at the regular meeting that followed that the casita was allowed in the Historic Commercial zone “...subject to approval of the planning, zoning, and historical appropriateness commission upon application and approval of a development plan”. (The PZHAC considered the site plan and narrative to be a development plan.) The case was postponed, however, to allow the applicant to provide the PZHAC with more detailed elevations showing wood panels and the proposed colors of the structures. Mr. Contreras, representing the applicant, presented the new elevations showing the wood panels. There were no other changes to information presented at the last Work Session, and there were no further issues.

Item 2: Submitted by Daniel and Maxine Bustamantes, a request to discuss plans to construct a stuccoed concrete block wall on a residential property at 2590 Calle de Colon (Case **060850**) Zoned: Historical Residential (HR)

The applicants were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating that although the main dwelling was in the Historic Register, there had been substantial changes made to the structure since the register was completed, including the addition of a casita and other major alterations that had been done to the structure in and prior to 2001; the original style of the structure had been substantially changed. As a result, the proposed wall would not be out of character with the existing dwelling. Discussion included whether the wall would be finished in the same style and color of the dwelling. There were no other issues.

Item 3: Submitted by Jorge Larrazabal; a request to discuss plans 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 could not be present at this meeting. This item was removed from the agenda at the applicant’s request and no discussion took place.

Item 4: Submitted by Zach Penn; a request to discuss plans to construct a 75 foot by 50 foot metal and stucco storage building on a residential property at the north end of Cielo Grande Court (Lot 8). (Case **060855**) Zoned: Rural Farm (RF)

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, stating the fact that this property was the subject of a request permission to build a dwelling at the beginning of this year. (That request was approved by the PZHAC.) Staff explained that the applicant would like to build the storage structure on the same lot, and that the exterior would be finished to match the style of the dwelling.

Issues discussed were the size of the structure (there is no size limit set by the Code), setbacks, and the use of the structure. These were answered by the applicant and meet the requirements of the Code. There were no other issues.

**PZHAC REGULAR MEETING
MINUTES
MARCH 4, 2019**

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

Commissioner Lucero was absent. All other commissioners were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

Case 060852 was removed from the agenda at the request of the applicant. A motion to approve the agenda as amended was made by Commissioner Prieto, 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. A motion to approve the agenda as amended was made by Commissioner Prieto, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

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

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL

Zoning Permits

- 1. Case 060851** – 217 Capri Road, submitted by Arlene and Matthew Watson; a request for a zoning permit to reroof a dwelling at this address. Zoned: Residential, Single Family (R-1)

Approved as part of the Consent Agenda

- 2. Case 060853** – 2043 Calle de Correo, submitted by Alison Tinsley; a request for a zoning permit to patch leaks in a roof at the back of dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

- 3. Case 060854** – 2825 Teresita Street, submitted by Larry and Michel Lytle; a request for a zoning permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda

- 4. Case 060857** – 2168 Calle de los Huertos, submitted by Geronimo Garcia; a request for a zoning permit to allow the repair of an adobe wall on the corner of 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:

Zoning Permits

- 1. Case 060848** – Southwest corner of Calle de Correo and Avenida de Mesilla, submitted by Ruben Contreras for Brittany Bloch (“Black Rat Tattoo”), a request for a zoning permit to construct a small commercial building and a casita on a vacant property at this location. Zoned: Historical Commercial (HC)
This case was heard during the Work Session – Item 1)

Staff provided a brief review of this request, explaining that this case was heard during the Work Session. The PZHAC determined that the residential portion of the plans was allowed in the HC zone as part of an approved development plan as per Section 18.40.020 (Uses Permitted), and that there were no other issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

2. **Case 060850** – 2590 Calle de Colon, submitted by Daniel and Maxine Bustamantes; a request for a zoning permit to allow a stuccoed cinder block wall to be constructed at this address. 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 there were no issues with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.
3. **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 3)**
This case was removed from the agenda.
4. **Case 060855** - Cielo Grande Court (Lot 8), submitted by Zach Penn; a request for a zoning permit to allow the construction of a 75 foot by 50 foot metal and stucco storage building on a residential property at this location. Zoned: Rural Farm (RF) **(This case was heard during the Work Session – Item 4)**
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 with the proposed request. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
5. **Case 060856** – 2755 Boldt Street, submitted by Daniel J Jones and Teresa Griffith; a request for a zoning permit to allow the repainting of the trim on a dwelling at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.

Business Registrations

6. **Permit 0766** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a business license to allow the applicant to operate a Human Resources (HR/EEO) consulting business (“JerryCo Services”) as a home occupation at this address. Zoned: Historical Residential (HR).
Staff provided a brief review of this request. The PZHAC determined that there were no issues with the proposed request. Commissioner Nevarez recused himself from voting since he was the applicant. Commission Chair Hernandez voted in his place to provide for a quorum. Commissioner Houston made a motion 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 informed the PZHAC that the New Mexico League of Zoning Officials (NMLZO) would be holding a training session for Planning Commissioners at its semi-annual meeting on May 1-3, 2019 and invited the PZHAC to attend. Staff will forward information about the meeting as soon as it is available.

VIII. ADJOURNMENT – The meeting was adjourned at 7:18 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 2/28/19 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.