



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION AGENDA APRIL 15, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, APRIL 15, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Felix Armijo; a request to discuss plans to install an old door on the east side of the store occupied by “The Real Man” at 2290 Calle de Parian. (Case 060872) Zoned: Historical Residential (HR)  
*The applicant was not present at this meeting, so no discussion took place.*

**Item 2:** Submitted by Robert Carson; a request to discuss plans to construct a new dwelling on a vacant property located at 3000 Mesilla Verde Terrace. (Case 060877) Zoned: Rural 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, stating that the plans submitted met all the required setbacks for the zoning, and that even though there are no architectural requirements for structures in the R zoning districts, the proposed dwelling was not out of character with other dwellings in the area. There were no issues.*

**Item 3:** Submitted by William and Mary Davidson; a request to discuss plans to install a trellis above an existing rock wall at the rear of a residential property at 2880 Teresita Street. (Case 060879) 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, explaining where and how the trellis was to be set on the wall, and that fact that the trellis was approved by the Mesilla Farms HOA. There were no issues.*

**Item 4:** Submitted by Eugenio G. Diaz; a request to discuss plans to build a work shed behind a dwelling at 2483 Calle de San Albino. (Case 060880) 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, explaining that the applicant intended to close the existing carport to make the work shed. Issues discussed were the setbacks of the proposed shed from the dwelling and the property line, potential run-off from the shed and how it would be handled, compatibility with the existing dwelling, and possible CID requirements. (Tom Maese, CID inspector, was not present for comments.) There were no other issues.*

## PZHAC REGULAR MEETING AGENDA APRIL 15, 2019

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, APRIL 15, 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 060872 was removed from the agenda since there was no discussion of the case. 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.*

### 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.*

*Commission Chair stated that it appeared that there were some statements made by the public during the Public Hearing at the last meeting that did not appear to be included in the minutes. He recommended that the minutes be removed from the Consent Agenda for correction, and be brought back at the May 6 PZHAC meeting for approval. 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 – PZHAC Work Session, Regular Meeting and Public Hearing of April 4, 2019.**  
*Approval was postponed.*

**B. \*ADMINISTRATIVE APPROVAL**  
**Zoning Permits**

- 1. Case 060871** – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the repair of window frames on a commercial building at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*
- 2. Case 060873** – 2168 Calle de Los Huertos, submitted by Geronimo Garcia; a request for a zoning permit to allow the replacement of several roofing shingles on a dwelling at this address. Zoned: Historical Residential (HR)  
*Approved as part of the Consent Agenda*
- 3. Case 060874** – 210 Capri Road, submitted by Vicki Kroeger; a request for a zoning permit to allow the installation of a concrete walkway to the back yard of a dwelling at this address. Zoned: Residential, one acre new lot size (R-1)  
*Approved as part of the Consent Agenda*
- 4. Case 060876** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to allow the installation of a concrete pad (flatwork) for use as a patio for 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**  
*None*

**B. CASES:**

- 1. Case 060872** – 2290 Calle de Parian, submitted by Felix Armijo; a request for a zoning permit to allow the installation of an old door on the east side of the store occupied by “The Real Man” . Zoned: Historical Residential (HR) **This case was discussed during the Work Session – Item 1)**  
*This case was removed from the agenda.*
- 2. Case 060875** – 2684 Calle de Principal, submitted by Elizabeth Ann Rohovec; a request for a zoning permit to repaint a dwelling at this address. 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 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 4 - 0.*
- 3. Case 060877** – 3000 Mesilla Terrace, submitted by Robert Carson; a request for a zoning permit to allow the construction of a new dwelling on a vacant property located at this address. Zoned: Rural Agricultural (RA) **This case was discussed 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 Nevarez, and approved by a vote of 4 - 0.*

4. **Case 060878** – 2838 Calle de Principal, submitted by Anita M. Morales; a request for a zoning permit to restucco a dwelling this address. 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 with the proposed request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 - 0.*
5. **Case 060879** – 2880 Teresita Street, submitted by William and Mary Davidson; a request for a zoning permit to install a trellis above an existing rock wall at the rear of a residential property at this address. Zoned: Historical Residential (HR) **(This case was discussed 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 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 4 - 0.*
6. **Case 060880** – 2483 Calle de San Albino, submitted by Eugenio G. Diaz; a request for a zoning permit to build a work shed behind a dwelling at this address. Zoned: Historical Residential (HR) **(This case was discussed during the Work Session – Item 4)**  
*Staff provided a brief review of this request, explaining that this case was heard during the Work Session and that there were several issues that were brought up during discussion. A motion was made by Commissioner Prieto to approve the request with conditions that would address the issues discussed. This was seconded by Commissioner Nevarez, and approved by a vote of 4 – 0 with the following conditions:*
  - a. *The structure shall meet the setbacks from the property line, and from the existing dwelling required by the Zoning and Building Codes*
  - b. *The structure shall be stuccoed and painted to match the existing dwelling.*
  - c. *Run-off will be kept from entering the neighboring property.*
  - d. *CID requirements will need to be met for structures of this type.*

## VI. PUBLIC COMMENTS

*Susan Krueger – resident*

*Stated that there is a document titled “Guide to Building Permit in Historic Zones” that the PZHAC and staff should be familiar with. Referencing a comment by Samuel Kane at a recent PZHAC meeting in which he stated that the requirements for Historical Appropriateness are vague, stated that the Guide provides clear styles And examples, and that staff needs to provide a copy to the PZHAC. She then provide staff with a copy.*

## VII. PZHAC/STAFF COMMENTS

*Commissioner Prieto*

*Referencing Item 4 in the Work Session, stated that staff should ensure that there should be more detail provided with some of the cases.*

*Commissioner Lucero*

*Supported Commissioner Prieto’s statement.*

## VIII. ADJOURNMENT

*The meeting was adjourned at 6:35 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 4/11/19 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.