



**PZHAC WORK SESSION
MINUTES
MAY 6, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, MAY 6, 2019 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Celina Einig; request to discuss plans to construct a 20 foot by 25-foot workshop at the rear of a residential property at 2518 Boldt Street. (Case **060883**) Zoned: Historical Residential (HR)

The applicant was not present at this meeting, so no discussion took place.

Item 2: Submitted by Francisco Torres; a request to discuss plans to construct a 24-foot by 45-foot wood frame carport on a concrete slab on a residential property at 2631 Calle Tercera. (Case **060884**) 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 setbacks of the structure were discussed with the applicant, and that since the applicant considered the property to be separate from the property containing his dwelling, it would be necessary to meet the required setback of three feet from the side property line. This was also stated by Tom Maese, inspector for CID. Other issues discussed included the style and size of the proposed structure.

Item 3: Submitted by Gerard Nevarez; a request to discuss plans to install a bedroom addition to a dwelling at 2305 Calle de Colon. (Case **060885**) Zoned: Historical Residential (HR)

Since there were only two other Commissioners present at this meeting and Commissioner Nevarez intended to recuse himself from the Case, no discussion took place.

Item 4: Submitted by Victor Sloan; a request to discuss plans to construct a 60-foot by 100-foot work shop and storage structure on a five-acre residential property at 2750 Valle Grande. (Case **060886**) 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, explaining that the proposed structure would not be out of character with the property or the area, and that there were other similar structures in the surrounding area. Additionally, the Code does not have architectural standard or requirements in the RF district. There were no issues.

Item 5: Submitted by Matthew Davidson; a request to discuss plans to convert part of an existing 1275 square foot detached garage at 2138 Calle del Sur into a 535 square-foot casita. (Case **060887**) 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 proposed accessory dwelling would not be out of character other similar dwellings in the Historic Residential District, and the conversion would have very little effect on the appearance of the garage or property. Staff also explained that the size of the property met the requirements of the Code for an accessory dwelling, and that there was adequate room for parking. Tom Maese(CID Inspector) stated that separation requirements of the Building Code will need to be met for the combination garage and apartment. Also, since this will be a one room efficiency apartment that has a door to the exterior, the exterior window requirements for egress do not apply. There were no other issues.

**PZHAC REGULAR MEETING
MINUTES
MAY 6, 2019**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MAY 6, 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

Commission Chair Hernandez, and Commissioner Prieto were absent. Commissioners Lucero, Nevarez, and Houston were present. A quorum was present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

It was determined by the PZHAC that Cases 060883 and 060885 would be postponed to a special PZHAC meeting to be held Wednesday, May 8, 2019 at 4:00 pm in the Board Room of the Mesilla Town Hall in order to have a quorum of the PZHAC present to vote on these cases. A motion to approve the Agenda as amended was made by Commissioner Houston, seconded by Commissioner Nevarez, 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.*

A motion to approve the Consent Agenda was made by Commissioner Nevarez, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

- A. *PZHAC MINUTES – Corrected minutes of PZHAC Work Session, Regular Meeting and Public Hearing of April 4, 2019, and PZHAC Work Session and Regular Meeting of April 15, 2019**
Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVAL
Zoning Permits

- 1. Case 060881** – 2930 Estrada Road, submitted by Oscar Calvillo; a request for a zoning permit to allow the construction of a pipe fence along the front property line of a property at this address. Zoned: Rural Agricultural (RA)
Approved as part of the Consent Agenda
- 2. Case 060882** – 2832 Erminda Street, submitted by Solar Smart Living, LLC for Solomon Padilla; a request for a zoning permit to allow the installation of photo-voltaic panels 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

Susan Krueger – resident

Case 060890 – Stated that the applicant was requesting approval for a chain link fence along Calle de San Albino, and that the Code did not allow such fences along streets in the HR zone. Stated that this case should be denied.

B. CASES:

- 1. Case 060883** – 2518 Boldt Street, submitted by Celina Einig; request for a zoning permit to allow construction of a 20 foot by 25-foot workshop at the rear of a residential property this address. Zoned: Historical Residential (HR)
This case was postponed to a special PZHAC meeting to be held Wednesday, May 8, 2019 at 4:00 pm in the Board Room of the Mesilla Town Hall in order to have a quorum of the PZHAC present to make a determination on the case.
- 2. Case 060884** – 2631 Calle Tercera, submitted by Francisco Torres; a request for a zoning permit to allow construction of a 24-foot by 45-foot wood frame carport on a concrete slab on a property located at this address. Zoned: Historical Residential (HR) **(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, with input from Tom Maese (CID Inspector), that the three foot setback from the side property line would be acceptable according to the Code and that there were no other issues with the proposed request. A motion was made by Commissioner Nevarez to recommend approval of request to the BOT. This was seconded by Commissioner Houston, and approved by a vote of 3 - 0.*
3. **Case 060885** - 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a zoning permit to construction of a bedroom addition to a dwelling at this address. Zoned: Historical Residential (HR)
This case was postponed to a special PZHAC meeting to be held Wednesday, May 8, 2019 at 4:00 pm in the Board Room of the Mesilla Town Hall in order to have a quorum of the PZHAC present to make a determination on the case.
 4. **Case 060886** – 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 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 Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.
 5. **Case 060887** – 2138 Calle del Sur, submitted by Matthew Davidson; a request for a zoning permit to allow part of an existing detached garage at this address to be converted into a 535 square-foot guest house. Zoned: Historical Residential (HR) **(This case was discussed 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 with the proposed request. A motion was made by Commissioner Nevarez to recommend approval of request to the BOT. This was seconded by Commissioner Houston, and approved by a vote of 3 - 0.
 6. **Case 060888** – 2755 Boldt Street, submitted by Teresa Griffith and Dan Jones; a request for a zoning permit to allow the repainting of metal fences on the left and right sides of 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 recommend approval of request to the BOT. This was seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
 7. **Case 060889** – 2523 Calle del Norte, submitted by Michele Rasch; a request for a zoning permit to allow the addition of wrought iron gates to an exterior yard wall 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 Nevarez to recommend approval of request to the BOT. This was seconded by Commissioner Houston, and approved by a vote of 3 - 0.
 8. **Case 060890** – 2890 Avenida de Mesilla, submitted by Pena Rentals, LLC; a request for a zoning permit to allow the replacement of a board fence with a chain link fence along the west side of a property at this address. Zoned: Historical Residential (HR)
Staff provided a brief review of this request, explaining that the applicant was requesting permission to erect a chain link fence along Calle de San Albino, and that Section 18.60.340 of the Code did not allow metal fences of this sort along streets in the HR zone. The PZHAC determined that the proposed chain link fence would not be in compliance with Section 18.60.340 of the Code for fences along streets. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston. The request failed by a vote of 0 - 3.
 9. **Case 060891** – 2355 Calle de Guadalupe, submitted by Heather Salopek; a request for a zoning permit to allow the repainting of a door, door jamb, and window frame on a store at this address. Zoned: Historical Commercial (HC)
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 recommend approval of request to the BOT. This was seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
 10. **Case 060892** - 3050 Los Arenales, submitted by Sandra Lujan; a request for a zoning permit to allow the replacement of nine 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 request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 - 0.
 11. **Case 060893** – 3200 Estrada Road, submitted by Eric Liefeld; a request for a zoning permit to allow a small extension on a dwelling to replace an existing bathroom in 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 request. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

Business Registrations:

12. Permit 0771 – 1750 Calle de Mercado, Suite 5; submitted by Melissa Y. Roybal; a request for a business license to allow “Revolution Realty, LLC” to operate at this address as a property management operation. Zoned: General Commercial (C)

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 Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 - 0.

13. Permit 0772 – 1750 Calle de Mercado, Suite 5; submitted by Melissa Y. Roybal; a request for a business license to allow “Advanced Design Build, LLC” to operate at this address as a design and construction management operation. Zoned: General Commercial (C)

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.

14. Permit 0773 – 1750 Calle de Mercado, Suite 5; submitted by Melissa Y. Roybal; a request for a business license to allow “United Country Real Estate – Revolution, LLC” to operate at this address as a real estate services operation. Zoned: General Commercial (C)

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.

VI. PUBLIC COMMENTS

None

VII. PZHAC/STAFF COMMENTS

Commissioner Nevarez referenced several points that he had learned at the NMLZO semi-annual meeting held in Albuquerque at the beginning of the month and stated that he will pass on further information in the future.

VIII. ADJOURNMENT

The meeting was adjourned at 6:52 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 4/30/19 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.