



# Town of Mesilla, New Mexico

## PZHAC WORK SESSION MINUTES JUNE 4, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JUNE 4, 2018 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

**Item 1:** Submitted by Luis H. Vigil; a request to discuss plans to construct an addition of a living room and a garage to a dwelling at 1365 Snow Road (Case 060728). 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 that this case was postponed from the last meeting due to the fact that the applicant was not available to answer a question about egress from a bedroom that will be affected by the additions. Staff also reiterated that the subject dwelling is located on about 1/3 of an acre of corner lot that is part of a five acre parcel containing a legal non-conforming casita. The parcel was cut off from the larger parcel by an EBID drain that was constructed in the 1980's or 90's. This lot is still part of the larger parcel, and this is the principal dwelling on the lot.*

*Discussion centered on the egress from the master bedroom, since the original egress to the outside is to be replaced by the proposed living room. The applicant explained that a window along a wall on the south side would still provide the required egress directly to the outside, and that this would satisfy the building code.*

*There was no further discussion.*

**Item 2:** Submitted by Rocky Burke; a request to discuss plans to install a six foot high wood fence and gate across the front of two residential properties at and adjacent to 1988 Calle del Norte (Case 060734). 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 a wood fence of this type and height is allowed by the Code, but that the PZHAC would need to determine that it is appropriate for the area. Staff mentioned that the applicant had provided photos of similar fences in the Town, and that the properties around the subject property had a variety of fences and walls that have been allowed by the Town. The applicant also stated that he had met with the NM Department of Transportation (NMDOT) since Calle del Norte is a State road, and that the DOT approved the location of the fence with respect to the road. (Staff explained that the DOT approval was for the location of the fence and gate only, the DOT was not making a determination as to the appropriateness of the design for the area.)*

*The primary issue was the location of the gate to serve the two properties. There was concern that one property could be landlocked if the gate was entirely on one property and did not serve the other equally. There were no other issues.*

**Item 3:** Submitted by Maria Rios; a request to discuss the construction of a freestanding carport on a residential property at 2472 Calle de Cura (Case 060736). Zoned: Historical Residential (HR)

*The applicant was not present to discuss the case. There was no discussion of the case.*

## PZHAC REGULAR MEETING MINUTES JUNE 4, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JUNE 4, 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 Houston and Prieto were absent. All other commissioners were present. There was a quorum.*

### III. CHANGES/APPROVAL OF THE AGENDA

*Staff recommended removal of Case 060736 since a discussion of the case had not taken place and the PZHAC was not ready to make a decision on the case. Commissioner Lucero made a motion to approve the Agenda as amended, 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.*

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

#### A. \*PZHAC MINUTES – Meeting minutes of May 21, 2018.

*Approved as part of the Consent Agenda.*

#### B. \*ADMINISTRATIVE APPROVAL

##### **Building Permits**

1. **Case 060730** – 2900 Suite A, Avenida de Mesilla, submitted by Jerry Grandle for “Spotted Dog Brewery”; a request for a building permit to allow foam insulation to be applied to a portion of a roof on the commercial structure at this address. Zoned: General Commercial (C).

*Approved as part of the Consent Agenda.*

2. **Case 060732** – 2685 Calle de Parian, submitted by Stephan McIlvaine; a request for a building permit to allow a rear fence to be relocated about 20’ to a rear property line, and for the removal of dead branches from trees at a residential property at this address. Zoned: Historic Residential (HR).

*Approved as part of the Consent Agenda.*

3. **Case 060733** – 2290 Calle de Parian, a request for a building permit to allow the repainting of window trim and installation of a glass panel over each window on a commercial structure at this address. Zoned: Historical Commercial (HC).

*Approved as part of the Consent Agenda.*

### V. PZHAC NEW BUSINESS:

#### A. PUBLIC INPUT ON CASES

*Susan Krueger, resident:*

*Case 060728 – Stated that only one primary dwelling is allowed on the property, not two. She also stated that the subject house should be considered the casita, and is legal non-conforming and cannot be expanded, since it came after the smaller house, which is larger than 600 square feet..*

*Case 060734 - Stated that there are many properties in the area that do not have walls, and that this should have been noted when staff was talking about walls in the area. Referring to the chain link fence between the applicant’s property and Andele’s restaurant, she said that the Town could have Mr. Binn’s (owner of the Andele’s property) remove the fence.*

#### B. CASES:

##### **Building Permits**

1. **Case 060728** – 1365 Snow Road, submitted by Luis H. Vigil; a request to for a building permit to allow the addition of a living room and a garage to a dwelling at this address. Zoned: Rural Farm (RF). **(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 discussion. Staff reiterated the fact that the property was considered by Staff to be one property with two dwellings, not two separate properties divided by the drain; and that the subject dwelling was considered the principal dwelling. The other dwelling on the property, which is 800 square feet in size, was allowed by the Town in 2012 to replace an 800 square foot adobe dwelling that had existed on the property. The new dwelling was considered to be the casita at the time. (Records show that the large dwelling existed prior to 2008.)*

*The only issue was the size of the existing window from the master bedroom to the outside, and whether this was large enough to meet the Code for egress windows. A motion was made by Commissioner Lucero to approve the request with the condition that the master bedroom egress be addressed and approved by CID as part of the plan approval process. This was seconded by Commissioner Nevarez, and the case was approved by a vote of 3 – 0.*

2. **Case 060734** – 1988 Calle del Norte, submitted by Rocky Burke; a request for a building permit to install a six foot high wood fence and gate across the front of two properties at and adjacent to this address. Zoned: Historical Commercial (HC). **(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 discussion. The only issue was the possibility of creating a landlocked parcel if the proposed gate only provided access to one parcel. A motion was made by Commissioner Nevarez to approve the request with the condition that the gate be located in such a way as to straddle the property line between the two parcels so that access would be provided to each parcel. This was seconded by Commissioner Lucero, and the case was approved by a vote of 3 – 0.*

3. **Case 060736** – 2472 Calle de Cura, submitted by Maria Rios; a request for a building permit to allow a freestanding carport to be constructed on a residential property at this address. Zoned: Historical Residential (HR) **(Discussed during Work Session – Item 3)**  
*Removed from the agenda.*

#### **Business Registration**

4. **Registration 0726** - 2350 Calle de Principal, submitted by Marianne Schweers for “Heart of the Desert Pistachios and Wines”; a request for a business registration to operate a retail store at this address. Zoned: Historical Commercial (HC)  
*Staff provided a brief description of the request, explaining that the business already exists on the Plaza, and that this a new location that the business will move to while the other location is being closed down. There were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.*

#### **Sign Permits**

5. **Permit 060735** – 1910 Calle de Parian, submitted by Leah Messina for “Sinate Media”, a request for a sign permit to install a 13.5 square foot sign on a commercial structure at this address. Zoned: Historical Commercial (HC).  
*Staff provided a brief description of the request, explaining that the sign will be slightly smaller than the 15 square feet that the Code allows for the HC district, and that the sign will replace an existing wall sign for a previous business at this location. There were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.*

**VI. PUBLIC COMMENTS - None**

**VII. PZHAC/STAFF COMMENTS - None**

**VIII. ADJOURNMENT**

*The meeting was adjourned @ 6:36 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 6/1/18 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; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.