



**PZHAC WORK SESSION
MINUTES
JULY 16, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JULY 16, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: 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 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 to enable the applicant to provide staff with a copy of the survey for the property to determine the location of the carport with respect to the front property line. The applicant still did not have a survey. Tom Maese, CID inspector, suggested that the carport could possibly be moved several feet toward the dwelling.

Item 2: Submitted by Samuel Kane, a request to discuss plans to build a rock wall on parts of a property line and across a property at 2652 Calle Primera (**Case 060741**). 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 has decided to make the height of the wall along the par 4 feet high rather than 6 feet, but retain a six foot height on the portion across the back yard, and the wall along the property line to the west. Tom Maese, CID inspector stated that CID inspections would be required.

Item 3: Submitted by Natalie B. Ogaz, a request to discuss plans for the construction of a new dwelling at 2729 Calle de San Albino (**Case 060748**). Zoned: Historic 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 had dropped off the plans at the office without reviewing or discussing them with staff, and that the applicant failed to provide the required questionnaire about the style of the structure. Issues discussed were the size and style of the dwelling, the height of the roof, the color of the dwelling and roof, and the setbacks required by the building code.

Item 4: Submitted by R. Builders Inc. for the Las Cruces Diocese; a request to discuss plans to install an exterior door on a religious store located at 2270 Calle Principal, across from the church (**Case 060752**). Zoned: Historical Commercial (HC)

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 has proposed several options, including moving the window to replace on the non-conforming doors on the structure and putting a door in its place. Several other options were discussed, including the creation or a new door in place of a narrow window that appeared to be a replacement for a door that might have originally been its location.

**PZHAC REGULAR MEETING
MINUTES
JULY 16, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JULY 16, 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

All commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

It was determined that neither Case 060736 (Rios) or Case 060748 (Ogaz) were ready for a determination, and these cases were removed from the agenda. Commissioner Lucero made a motion to approve the Agenda as amended, 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.*

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

A. *PZHAC MINUTES – Meeting minutes of July 6 (Special Meeting), 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060750** – 1911 Calle de Cura, submitted by John McCatherin; a request for a building permit to allow the repair and replacement of a common wall that had been knocked down along the southern edge of the property. Zoned: Historic Residential (HR)
Approved as part of the Consent Agenda.
2. **Case 060753** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to repair a screen door and several window screens on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
3. **Case 060754** – 2155 Calle de Los Huertos, submitted by Paul and Cheryll Blevins; a request for a building permit to repair the roof 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 - None

B. CASES:

Building Permits

1. **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 1)**
Removed from the agenda.
2. **Case 060741:** 2652 Calle Primera, submitted by Samuel Kane, a request for a building permit to construct a four-foot-high flat-topped rock wall along the southern edge of the property, and a six-foot-high rock wall in the back yard and along part of the western edge of a residential property at this address. Zoned: Historic Residential (HR) **(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 the rear part of the parcel being landlocked by the fact that the only access to this part of the parcel is over park land. Since there will be access to the rear portion of the lot through a gate in the wall. This was not determined to be an issue. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 – 0.
3. **Case 060747** – 2231 Calle de Parian, submitted by Eric and Teresa Sanchez; a request for a building permit to replace a door and a gate on a dwelling at this address. Zoned: Historical Residential (HR).
Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.
4. **Case 060748** – 2729 Calle de San Albino, submitted by Natalie B. Ogaz, a request for a building permit to construct a new residence at this address. Zoned: Historic Residential (HR). **(Discussed during Work Session – Item 3)**
This case was removed from the agenda.
5. **Case 060752** – 2270 Calle Principal, submitted by R. Builders Inc. for the Las Cruces Diocese; a request for a building permit to allow the installation of an exterior door on the religious store at this address, across from the church. Zoned: Historical Commercial (HC). **(Discussed during Work Session – Item 4)**

Staff stated that this request had been discussed during the Work Session and provided a brief description of the discussion. A motion was made by Commissioner Lucero to postpone the request to allow the applicant to consider another option. The request was seconded by Commissioner Houston, and the case was postponed by a vote of 4 – 0.

Business Permits

6. **Permit 0715** – 2355 Calle de Guadalupe, submitted by Heather Salopek for “Legacy Pecans and Company”; a request for a business license to allow the applicant to operate a retail gift shop at a dwelling at this address. Zoned: Historical Commercial (HC).

Staff provided a brief review of this request. 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.

Sign Permits

7. **Case 060746** – 2355 Calle de Guadalupe, submitted by Heather Salopek for “Legacy Pecans and Company”; a request for a permit to install a 7.07 square foot two sided hanging sign at this address. Zoned: Historical Commercial (HC).

Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Prieto to approve the request with the condition that the sign read “Mesilla”, not “Las Cruces”, seconded by Commissioner Nevarez, and approved with the stated condition by a vote of 4 – 0.

8. **Case 060751** – 2309B Calle de San Albino, submitted by Isabelle Bencomo for “The Messy Arrow”; a request for a permit to install a 4.00 square foot two sided hanging sign at this address. Zoned: Historic Commercial (HC).

Staff provided a brief review of this request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 – 0.

VI. PUBLIC COMMENTS

Susan Krueger – resident

Stated that the PZHAC needs to consider and understand all aspects of a Development Zone when considering cases and proceeded to tell the PZHAC how to interpret a Development Zone.

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT

The meeting was adjourned at 7:03 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 7/12/18 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.