

Town of Mesilla, New Mexico

PZHAC WORK SESSION

MINUTES

SEPTEMBER 17, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, SEPTEMBER 17, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Martin Serna; a request to discuss plans to construct a fence at the southeast corner of a property used as a pecan orchard at 2799 Calle del Sur (Case **060771**). Zoned: Residential/Agricultural (RA)

The applicant was not present to discuss the request, so there was no discussion.

Item 2: Submitted by John Wright; a request to discuss plans to remodel a dwelling at 2782 Calle de San Albino (Case **060779**). 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 had received at least two building permits in the last two years for projects on the property that were still outstanding. One was for a new garage, which is still not officially complete, and the other is for a wall that is supposed to address drainage problems.

Issues that were brought up included the fact that the new garage was being used even though it still had not received a Certificate of Occupancy. There were also questions as to the size of the garage, with the applicant explaining that one side of the garage (with a garage door) was to be used to store the applicant's collectable vehicles; and the other half was to be used for daily use. In the middle section would be a shop for working on the vehicles. Another issue discussed was the fact that the storm run-off from the garage was draining onto the neighboring property to the north, and that agreed upon drainage features had never been installed on the garage.

Staff also stated that the applicant voluntarily lowered the height of the garage by almost two feet during construction to address complaints that the garage was going to be too high in comparison to the structures on the surrounding properties.

With reference to the alterations currently being proposed for the existing dwelling, the applicant stated that there would be no additions to the amount of area currently enclosed by the wall around the dwelling; but that parts of the existing courtyard inside the walls would be enclosed to create rooms. One section of the enclosed courtyard was to be 16 feet high. There was no further discussion.

Item 3: Submitted by Anna Emerick Biad for Hacienda Investments, LLC; a request to discuss plans to renovate a commercial structure at 1750 Calle de Mercado in order to accommodate an extension of an adjacent private school, a banquet hall, a café, commercial offices, and a children's health care center (Case **060783**), and to construct a directory sign on the property (Case **060784**). Zoned: General Commercial (C).

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 just recently purchased the property and would like to renovate the property to allow for the school expansion along with several possible commercial uses. The applicant stated that the business areas would be for profit, and that the courtyard would be used for special events catered on location. To accomplish this, walls would be removed and courtyard doors would be reopened. The applicant will ensure that all work and businesses will be compatible to having the school on the premises, which itself will not open for at least another year.

The applicant also discussed the need for a directory sign for the property, stating that one would be necessary since there will be several businesses on the property. The sign would be constructed according to the requirements of the Code for free standing directory signs.

There were no other issues with the proposed plans.

Item 4: Submitted by Michael Clute, a request to discuss plans to replace the windows on a dwelling at 2186 Calle de Guadalupe (Cases 060790). 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 had just recently purchased the property and was updating and renovating various parts of the dwelling in order to address problems and prepare it for rental. One such repair was to the windows, which had been replaced about six years ago and needed to be replaced again. The applicant stated that the replacement windows would be more similar to the multi-paned windows seen on several of the dwelling in the immediate area. The applicant stated that he intended to use white frames, but there were several other colors available. There was no further discussion.

**PZHAC REGULAR MEETING
MINUTES
SEPTEMBER 17, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, SEPTEMBER 17, 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 Lucero, Houston, and Nevarez were present. A quorum was present. Commissioner Lucero was acting chair.

III. CHANGES/APPROVAL OF THE AGENDA

The PZHAC made a decision to remove Case 060771 from the agenda since the applicant had not been present for discussion of the request. Commissioner Houston 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 Consent Agenda. Commissioner Houston made a motion to approve the Consent Agenda as amended, seconded by Commissioner Nevarez and approved by a vote of 3-0.

A. *PZHAC MINUTES – Meeting minutes of September 4 and September 5 Special Meeting, 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060786** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to repaint the dwelling the evaporative cooler with refrigerated air conditioning on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
2. **Case 060787** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to repaint the inside of a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
3. **Case 060788**– 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to install a new clean out for the sewer system on a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
4. **Case 060789** – 2685 Calle de Parian, submitted by Stephan McIlvaine; a request for a building permit to allow the repair of a pump house and existing sprinkler lines including the burying of the lines on a residential property at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
5. **Case 060791** – 1922 Calle de Cura, submitted by Nia Rucker; a request for a building permit renovate an existing bathroom, and repair plumbing and electrical systems 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

Debbie Lujan – mother owns neighboring property to the north of Case 060779

Stated that:

- 1. The new garage does not have a Certificate of Occupancy, but it is currently being used.*
- 2. The drainage of the new structure and the completion of the new wall still have not been addressed.*
- 3. The new permit should not be approved until the existing issues have been addressed.*

B. CASES:

Building Permits

1. **Case 060771** – 2799 Calle del Sur, submitted by Martin Serna; a request for a building permit to construct a fence at the southeast corner of a property used as a pecan orchard at this address. Zoned: Rural/Agricultural (RA) (**Discussed during Work Session – Item 1**)

This case was removed from the agenda.

2. **Case 060779** – 2782 Calle de San Albino, submitted by John Wright; a request for a building permit to remodel a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 2**)

Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There was further discussion about the drainage of the garage, and the fact that drainage onto the property to the north is still an issue. A motion was made by Commissioner Houston to postpone the permit until work on the first two permits is completed. (This includes a Certificate of Occupancy for the garage; and completion of the proposed adobe wall on the property line.) This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

3. **Case 060783** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad; a request for a building permit to allow the renovation of a commercial property at this address in order to accommodate an extension of an adjacent private school, a banquet hall, a café, commercial offices, and a children’s health care center. Zoned: General Commercial (C). (**Discussed during Work Session – Item 3**)

Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. 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 3 – 0.

4. **Case 060790** – 2186 Calle de Guadalupe, submitted by Michael Clute; a request for a building permit to replace the windows on a dwelling at this address. Zoned: Historic Residential (HR) (**Discussed during Work Session – Item 4**)

Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. There was further discussion about the color of the window frames. It was determined it white would be too bright a color, and that anything allowed in the color catalog for the Town would be better than white. A motion was made by Commissioner Houston to approve the request with the condition that the color chosen be anything acceptable but white. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Sign Permits

1. **Case 060784** – 1750 Calle de Mercado, submitted by Anna Emerick-Biad for Hacienda Investments, LLC; a request for a sign permit to erect a directory sign on a commercial property at this address. Zoned: General Commercial (C) (**Discussed during Work Session – Item 4**)

Staff provided a brief review of this request, stating that the case had been discussed during the Work Session. 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 3 – 0.

VI. PUBLIC COMMENTS - *None*

VII. PZHAC/STAFF COMMENTS - *None*

VIII. ADJOURNMENT – *The meeting was adjourned at 7:36 pm.*