



**PZHAC WORK SESSION
MINUTES
SEPTEMBER 4, 2018**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, TUESDAY, SEPTEMBER 4, 2018 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Gerard Nevarez; a request to discuss a modification to his plans to construct a rock wall and a wooden fence along the property lines of a residential property at 2305 Calle de Colon (**Case 060776**). 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 originally wanted to install a decorative wire fence across the front of the property. Since the Code limits the materials allowed for fences and walls in the front setback along streets, and since the only metal allowed is wrought iron, the PZHAC has interpreted this to mean that all other types or metal fences in the front setbacks are not allowed. Since the applicant did not want to have the case delayed any further as a result of discussion of the request, the applicant has changed his request from a decorative wire metal fence to a wooden fence, which is a material allowed by the Code.

There was no further 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 not present to discuss the request, so there was no discussion.

Item 3: Submitted by Diane Moore, a request to discuss plans to renovate the exterior of a dwelling at 1986 Calle de Cura, including replacing doors and windows, and repainting the trim and stucco (**Cases 060780, 060781, and 060782**). 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 repairing and renovating many deficiencies on the property. These include the need for new windows; the fact that interior doors had been used for two of the exterior doors; and the trim and stucco were in need of repair and repainting.

The applicant stated that the windows would be similar to those being replaced; and that the doors were to be repaired (front door) or replaced (side doors) with doors that were more fitting for the area in style and color. The applicant also stated that the color chosen for the stucco is a color that is in the catalog of acceptable colors for the Town, and the trim color is almost identical to another color allowed for trim. Additionally, the colors chosen match other colors used on other dwellings in the area.

There was no further discussion.

Item 4: 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, 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 not able to be present at this meeting and requested that the case be postponed until the September 19, 2018 PZHAC Work Shop and meeting. There was no discussion.

**PZHAC REGULAR MEETING
MINUTES
SEPTEMBER 4, 2018**

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

III. CHANGES/APPROVAL OF THE AGENDA

Staff suggested that Case 060776 be postponed until Wednesday, September 5, 2018 at 9:00 A.M. in the Board Room of the Mesilla Town Hall in order for a quorum to be present for voting since Commissioner Nevarez will recuse himself from voting on the outcome of the Case. Staff also suggested that Cases 060779, 060783 and 060784 be removed from the agenda. Commissioner Houston made a motion amend the agenda and to approve the Agenda as amended, seconded by Commissioner Nevarez and approved by a vote of 3-0. (It was determined that Commissioner Nevarez was able to vote on this because this vote would not have an effect on the outcome of his case.)

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

A. *PZHAC MINUTES – Meeting minutes of August 20, 2018.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVAL

Building Permits

1. **Case 060760** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to remodel the interior of a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
2. **Case 060770** – 2731 Calle Cuarta, submitted by Arthur Villa; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
3. **Case 060772** – 2523 Calle del Norte, submitted by Michelle Rasch; a request for a building permit to remodel a bathroom in a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.
4. **Case 060778** - 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to reroof 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 060762** – 2547 Calle del Norte, submitted by Rosalina Contreras; a request for a building permit to replace windows, doors, and screens on a dwelling at this address. Zoned: Historic Residential (HR)
Staff provided a brief review of this request, explaining that the applicant had decided to use replacement windows that have an insert that makes the windows appear to have multiple panes. The windows to be used appear to have the same number of panes as the originals, and the almond color chosen will more closely match the color of the dwelling. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

2. **Case 060776** – 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a building permit to allow the construction of a rock wall and a wood fence along the property lines of a residential property at this address. Zoned: Historical Residential (HR) (**Discussed during Work Session – Item 1**)
This case was postponed until Wednesday at 9:00 AM, September 15, 2018.
3. **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)
This case was removed from the agenda.
4. **Case 060780** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to refinish exterior posts, repair or replace exterior doors, and add and paint security doors on a dwelling at this address. Zoned: Historic Residential (HR) (**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 Lucero, and approved by a vote of 3 – 0.
5. **Case 060781** – 1986 Calle de Cura, submitted by Diane Moore; 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 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 Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
6. **Case 060782** – 1986 Calle de Cura, submitted by Diane Moore; a request for a building permit to repair and repaint the stucco on a dwelling at this address. Zoned: Historic Residential (HR) (**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.
7. **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, and a children’s health care center. Zoned: General Commercial (C).
This case was removed from the agenda.

SUP Renewal

1. **Case 012064** – 1755 Avenida de Mercado, submitted by Lou Ellen Kay for the Las Cruces Academy, a request for an extension of the Special Use Permit for the private school located at this address. Zoned: General Commercial (C).
Staff provided a brief review of this request, stating that there have not been any issues with the use in the last six years, and that there were no issues in general with the request. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Business Permits

1. **Permit 0728** – 1799 Avenida de Mesilla, submitted by Rachel Floyd for “Spaology”; a request for a business license to allow the applicant to relocate a beauty salon from one structure to another at this address. Zoned: General Commercial (C)
Staff provided a brief review of this request, stating that the applicant was moving an existing business from one commercial structure on the property to another on the same property, and that there would be no changes to the business. 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.
2. **Permit 0730** – 2488 Calle de Guadalupe, submitted by Janet Quintanilla for “Desert Mountain Acupuncture”; a request for a business license to operate an acupuncture clinic 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 Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

3. **Permit 0731** – 2488 Calle de Guadalupe, submitted by Judy K. Harmon for “Healing Mother Earth Products”; a request for a business license to operate a small retail operation selling herbs, jewelry and skin care products 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 Nevarez to approve the request, seconded by Commissioner Houston, 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)
This case was removed from the agenda.
2. **Case 060785** – 1799 Avenida de Mesilla, submitted by Rachel Floyd for “Spaology”, a request for a sign permit to allow the relocation of an existing sign from one structure to another at this address. Zoned: General Commercial (C)
Staff provided a brief review of this request, stating that the applicant was moving an existing sign from one commercial structure to another on the same property, and that there would be no changes to the sign. 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 6:26 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 8/30/18 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.