



**PZHAC WORK SESSION
MINUTES
NOVEMBER 6, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, NOVEMBER 6, 2017 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Sal Nunez; a request to discuss plans to construct a dwelling on Rosita Court (Case 060642). Zoned: Residential one-acre (R-1).

Neither the applicant nor a representative was present to discuss the case. There was no discussion.

Item 2: Submitted by Gerard Nevarez, a request to discuss the Historical Appropriateness of plans to construct a dwelling at 2305 Calle de Colon. 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, including a brief description of the dwellings in the surrounding area, and the fact that most of the surrounding dwellings are not historic or architecturally significant to the area. The proposed dwelling, which will be in the Pueblo style according to the applicant and the elevations provided, will occupy one of three vacant lots at this location.

Several issues were discussed. One of the issues was what constituted the development area for the dwelling, and whether the proposed dwelling was compatible with the development area. Another issue was the concept of enclosing the back porch and open area of the dwelling with an eight foot high wall that would extend from the wall of the dwelling to the rear property line and run along the property line for a distance before returning to the dwelling, forming a wall that is part of the dwelling. According to the applicant, this would comply with Section 18.60.340(H) of the Code, and would not be a perimeter wall due to the fact that it is part of the dwelling. Additionally, the question of whether a power line to the property could feasibly be located underground was discussed.

**PZHAC REGULAR MEETING
MINUTES
NOVEMBER 6, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, NOVEMBER 6, 2017 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

Commissioner Prieto was absent. All others were present. A quorum was present.

III. CHANGES/APPROVAL OF THE AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of October 16, 2017.

Approved as part of the Consent Agenda.

B. *BUILDING PERMITS

1. **Case 060641** – 2885 Calle de San Albino, submitted by Johnny Barron for Francisca Aranda; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)
Approved as part of the Consent Agenda.

2. **Case 060644** - 2586 Calle de Principal, submitted by Aurelia L. Uribe; a request for a building permit to repaint the exterior of a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.

3. **Case 060648** – 2171 Calle de Guadalupe, submitted by Tim Nunley for Ken Dickson; a request for a building permit to repair the stucco and wood trim on a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.

4. **Case 060650** – 2109 Calle de Parian, submitted by Arthur Fountain; a request for a building permit to paint the trim around display windows on a shop at this address. Zoned: Historical Commercial (HC)
Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060642** – Rosita Court, submitted by Sal Nunez; a request for a building permit to build a new dwelling on this cul-de-sac. Zoned: Residential one-acre (R-1).

Since the applicant was not present to discuss the request at the work session to answer questions about the proposed dwelling, Commissioner Houston made a motion to postpone the case in order to enable staff to schedule the case on the next PZHAC work session and meeting. This was seconded by Commissioner Lucero, and the case was postponed by a vote of 3 – 0.

2. **Case 060645** - Calle de Arroyo, submitted by Rosamaria Lugo; a request for a building permit to allow placement of an 8 ft. x 12 ft. wooden storage shed at the rear of a dwelling at this address. Zoned: Historical Residential (HR).

Since the PZHAC had questions about the request, and since the applicant was not present to answer those questions, Commissioner Houston made a motion to postpone the case in order to enable staff to schedule the case on the next PZHAC work session and meeting. This was seconded by Commissioner Lucero, and the case was postponed by a vote of 3 – 0.

3. **Case 060646** – 2909 La Mesilla Circle, submitted by Tim Altamirano; a request for a building permit to replace the windows and repaint the exterior of a dwelling at this address. Zoned: HR Historical Residential (HR).

Staff presented a brief description of the request, explaining that although style of the dwelling is more or less in character with the historic appearance of the Town, the dwelling is not in the historical register, and the proposed windows would not be architecturally or historically inappropriate for the dwelling or the surrounding properties that would constitute the development zone. Commissioner Houston made a motion to approve the case, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

4. **Case 060647** – 2011 Glass Rd., submitted by Gary Rodriguez for the Decalced Carmelite Nuns of Las Cruces; a request for a building permit to construct a porch two covered porches on a dwelling at this address. Zoned: Rural Farm (RF).

Staff presented a brief description of the request, explaining that the proposed covered porches would not be out of character with the architectural; style of the existing dwelling or adjacent

chapel, and that the Code does not contain architectural standards for the RF zoning district. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

5. **Case 060649** - 2171 Calle de Guadalupe, submitted by Tim Nunley for Ken Dickson: a request for a building permit to repair deteriorated vigas and cover them in copper, and to repaint a dwelling at this address. Zoned: Historical Residential (HR).

Staff presented a brief description of the request, explaining that the vigas to be repaired consisted of viga ends that were attached to the wall of the dwelling and did not extend into the dwelling. The viga repairs would consist of replacing the viga ends with new ends, and wrapping the new ends with a sheet of copper to protect against weathering. Staff explained that this was a common, historic method of protecting exposed wood. The applicant would then repaint the dwelling in a color approved by the Town.

Commissioner Lucero made a motion to approve the case with the condition that the color chosen be one that is in the catalog of colors approved by the PZHAC. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

6. **Case 060651** - submitted by Robert Reynolds; a request for a building permit to construct a rock wall at this address. Zoned: Residential, One acre (R-1)

Staff presented a brief description of the request. There were no issues. Commissioner Lucero made a motion to approve the case, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

Historical Appropriateness

1. 2305 Calle de Colon, submitted by Gerard Nevarez; a request for a determination of Historical Appropriateness for a dwelling to be built at this address. Zoned: Historical Residential (HR).

Since this was his case, Commissioner Nevarez recused himself from voting on this case.

Staff presented a brief description of the case, explaining that the Case was discussed during the Work Session held prior to the regular meeting. The PZHAC determined that the proposed architectural style of the dwelling would be appropriate for the area, and that the proposed eight foot high privacy wall at the rear of the structure could extend to the property line as shown in the site plan submitted. The PZHAC did not make a determination at this time as to whether the power line had to be underground.

Commissioner Lucero made a motion to recognize the proposed plans for the dwelling as Historically Appropriate, seconded by Commissioner Houston, and approved by a vote of 3 – 0.(Commission Chair Hernandez voted in order to provide a quorum.)

VI. PUBLIC COMMENTS – None

VII. PZHAC/STAFF COMMENTS

Discussion of the 2017 Update of the Mesilla Comprehensive Plan, with comments to be forwarded to the BOT

Staff stated that a copy of the latest draft of the Comprehensive Plan had been emailed to the PZHAC the prior week, and requested any comments from the PZHAC so that they made be forwarded to the BOT for their next meeting. There would be a Public Hearing at the BOT meeting.

Each of the PZHAC members present stated that they had made their comments at previous Comprehensive Plan meetings and that they had no further comments to add. There were no comments to forward to the BOT.

VIII. ADJOURNMENT

The meeting was adjourned at 6:38 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 11/2/17 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.