



**PZHAC WORK SESSION  
MINUTES  
DECEMBER 18, 2017**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, DECEMBER 18, 2017 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Natalia Bustamante; a request to discuss demolition of a dwelling at 2729 Calle de San Albino. 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, explaining that the case was heard during the Work Session held on 12/4/17. At the following regular meeting, the PZHAC determined that applicant should proceed with the process of obtaining a demolition permit for the existing dwelling, and that should work with Staff to supply the necessary documentation from an engineer or architect. The applicant has provided staff with a report on the structure from Southwest Engineering. The main issue discussed was whether or not the report fully addressed the need for demolition of the structure. There were no other issues.*

**Item 2:** Submitted by Artie Fountain and Emily Coss; a request to discuss requirements for various uses that might be allowed on the commercial property bordered by Calle Principal, Calle de Guadalupe, and Calle de Parian. Zoned: Historical Commercial (HR).

*Neither of the applicants were present to discuss the proposals. There was no discussion.*

**Item 3:** Submitted by Nicholas Tanner, a request to discuss plans to combine two properties through the Summary Subdivision process by eliminating a lot line between a property at 3333 Gandy Road and an adjacent property to the south. Zoned: Residential, one acre minimum (R-1)

*The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, explaining that the applicant owned both properties, and that one of the properties was unbuildable due to its configuration. There were no issues with combining the properties.*

**PZHAC REGULAR MEETING  
MINUTES  
DECEMBER 18, 2017**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, DECEMBER 18, 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**

*Commission Chair Hernandez was absent. All others were present. A quorum was present. Commissioner Lucero acted as chairperson for the meeting.*

**III. CHANGES/APPROVAL OF THE AGENDA**

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

##### A. \*PZHAC MINUTES – Meeting minutes of December 4, 2017.

*Approved as part of the Consent Agenda*

##### B. \*BUILDING PERMITS

1. **Case 060658** – 320 W. University; submitted by Leila Gomez; a request for a building permit to allow a test to be conducted on a gas line in a dwelling at this address. Zoned: Rural Farm (RF).

*Approved as part of the Consent Agenda*

2. **Case 060659** – 1875 Boutz Road, submitted by Mary F. Bird and Keith A. Bird; a request for a building permit to allow repairs to the roof and windows of 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

##### B. CASES:

###### Building/Demolition Permits

1. **Case 060660** - 2729 Calle de San Albino, submitted by Natalia Bustamante; a request for a demolition permit to demolish a dwelling on this property. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 1)**

*Staff presented a brief description of the case, explaining that the Case was discussed during the Work Session. The PZHAC determined that they would like to see a more in depth report on the condition of the structure, including a reason as to why the structure should be tprn down and not rebuilt. Commissioner Nevarez made a motion to postpone the case to allow the applicant to obtain more detailed information about the condition of the structure. This was seconded by Commissioner Houston, and approved by a vote of 3 – 0.*

2. **Case 060661** – 2951 Glass Road, submitted by Luis Vigil; a request for a building permit to allow the removal of part of a parapet on the rear of a dwelling at this address in order to improve the drainage of the roof. Zoned: Rural Farm (RF).

*Staff presented a brief description of the request. The only issue was that water might run onto the neighboring property to the west. There were no other issues. Commissioner Houston made a motion to approve the case with the condition that a gutter be provided to direct water to the rear of the property. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.*

###### Work Session Decision Item:

3. A property south of El Patio Bar; bordered by Calle Principal, Calle de Guadalupe, and Calle de Parian; submitted by Artie Fountain and Emily Coss; a request for a decision as to what uses would be allowed on the property and what would be required. Zoned: Historical Commercial (HR). **(Discussed during Work Session – Item 2)**

*Since the applicant was not present at the work session to discuss the case, Commissioner Nevarez made a motion to postpone the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

###### Business Registrations:

4. **Registration 0708** – 1750 Calle de Mercado #4, submitted by Sergio C. Lozoya for “Pistoleros Barber Shop, LLC”; a request for a business registration to operate a barber shop at this location. Zoned: General Commercial (C).

*Staff presented a brief description of the request, explaining that the new business was replacing “American Dog”, a dog grooming operation at this address. There were no issues. Commissioner Houston made a motion to approve the case, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.*

**Summary Subdivision:**

5. **Case 060662:** Submitted by Nicholas Tanner, a request to combine two lots by the elimination of a lot line between a property at 3333 Gandy Road and an adjacent property to the south through the Summary Subdivision process. Zoned: Residential, one acre minimum (R-1) **Discussed during Work Session – Item 3.**

*Staff presented a brief description of the request. There were no issues. Commissioner Nevarez made a motion to recommend approval of the request to the BOT, 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 6:15 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 12/14/17 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.