



Town of Mesilla, New Mexico

PZHAC WORK SESSION

MINUTES

JANUARY 3, 2017

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, TUESDAY, JANUARY 3, 2017 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: Submitted by Lupe Garcia; a request to discuss plans to add a porch and a covered walkway to a dwelling located at 3005 Snow Road. (Case 060464) Zoned: Rural Farm (RF). (20 min.)

Lupe Garcia, owner of the property, was present and provided a brief description of her plans to cover a concrete patio that extends across the front of the dwelling on the property and down the south side of the dwelling to a garage at the rear of the dwelling. The proposed porch would be made of wood frame with a pitched roof and asphalt shingles, and would match the style of the dwelling. She also explained that the dwelling was built in its current location in 1940. According to Ms. Garcia, the primary reason for the porch was to protect the front and side of the dwelling from the rain and sun.

Staff stated that the dwelling is currently less than 15 feet from Snow Road and that the required setback of the RF zoning of the property is 30 feet. The proposed porch will extend to less than 10 feet from the road. Staff explained that although the Code would allow the porch along the side of the dwelling, the Code does not allow any further encroachment into the front setbacks of the property. Staff also explained that there did not appear to be any provisions in the Code that would allow a porch to be built along the side of the dwelling along the road. There were no other issues.

Item 2: Submitted by JD Builders, LLC for Russell and Kate Mott; a request to discuss plans for a 644 square foot addition to an existing dwelling at 2653 Snow Road. (Case 060469) Zoned: Rural Farm (RF). (20 min.)

The builder for the applicant was present to explain that the property owners' daughter and her family lived in the main dwelling, and that the addition would be used for the property owners. The builder also explained that the proposed addition would consist of a bathroom, two bedrooms, and a sitting area; and that the addition would be connected to the main dwelling by a ten foot covered breezeway. The exterior of the addition would be finished to match the style and color of the main dwelling.

Staff explained that the RF zoning of the property allowed a maximum size of 600 square feet for a guest house, and that the proposed addition was shown as 694 square feet in size, with 50 square feet being used for the breezeway. Staff pointed out that even though the proposed addition did not show a kitchen on the plans, it would not take much to turn the addition into an accessory dwelling, especially since the owners of the property intended to live in the addition. Staff recommended that the size of the addition be limited to 600 square feet to meet the requirements of the RF zoning of the property for "guest houses".

Item 3: Submitted by Antonio L. Fierro; a request to discuss plans for a summary subdivision of a 0.99 acre parcel located at 2138 Calle del Sur into two 0.49 acre lots. Zoned: Historical Residential (HR). (20 min.)

Antonio L. Fierro was present to discuss the proposed lot split, and explained that the property is part of an estate left by his father, and that the family would like to split the property in order to make it easier to sell. One of the 0.49 acre lots to be created will contain an existing dwelling and the other 0.49 acre lot will contain an existing pecan grove. Although sewer is available to the property, the existing dwelling is currently on a septic system.

Staff explained that the location of the property on Calle del Sur meant that utilities would be available to both of the lots to be created, and that both proposed lots would meet frontage and access requirements for properties in the HR zone. There was some concern expressed that, since the existing dwelling was on a septic system that was based on the size of the property being almost an acre, NMED might not allow the lot split unless the existing dwelling was connected to sewer.

**PZHAC REGULAR MEETING
MINUTES
JANUARY 3, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING TUESDAY, JANUARY 3, 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 McLeod was absent. All other Commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Lucero made a motion to accept 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.*

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 19, 2016.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS:

- 1. Case 060471** – 2001 Calle del Norte, submitted by Sidney T. Lopez; a request for a building permit to allow a reroof of a dwelling at this address. Zoned: Historical Commercial (HC).

Approved as part of the Consent Agenda.

- 2. Case 060468** – 2214 Calle de Guadalupe, submitted by Pat Taylor; a request for a building permit to install temporary plastic covers over windows while the original windows are rebuilt, patching of the roof, and repair and repainting of some of the exterior adobe of an existing dwelling 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 060464** – 3005 Snow Road, submitted by Lupe Garcia; an application to add a porch and a covered walkway to a dwelling located at this address. Zoned: Rural Farm (RF).

Information about this request was presented during the Work Session. It was determined that although the proposed porch is allowed under the RF zoning of the property, the dwelling was already in violation of the required 30 foot front setback required by the RF zoning of the property, and the proposed porch across the front of the dwelling would further increase the setback violation.

Since it was determined that the portion of the proposed porch along the side of the dwelling would be consistent with the code, Commissioner Nevarez made a motion to approve the building permit for the portion of the porch that extends along the south side of the dwelling to the garage, and that the porch shall not extend past the front line of the dwelling. This was seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

2. **Case 060469** – 2653 Snow Road, submitted by JD Builders, LLC for Russell and Kate Mott; a request for a building permit to build a 644 square foot addition and to replace some windows on an existing dwelling at this address. Zoned: Rural Farm (RF).

It was determined by the PZHAC that, since the main purpose of the proposed addition was to provide living space for the owners of the property in addition to the main dwelling on the property, the size of the proposed addition should be limited to 600 square feet in order to meet the requirements of the RF zoning of the property for guest houses. (The PZHAC identified the addition as a guest house since the Code does not appear to recognize any other type of accessory dwelling in the RF zoning district.)

There were no other issues with the proposed addition. Commissioner Lucero made a motion to approve the building permit with the following conditions: 1. The applicant files a new drawing of the addition limiting the addition to 600 square feet in size, and 2. The addition shall match the style of the existing dwelling. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Summary Subdivision

3. **Case 060473** – 2138 Calle del Sur, submitted by Antonio L. Fierro; a request for a summary subdivision to divide a 0.99 acre parcel at this address into two 0.49 acre lots. Zoned: Historical Residential (HR).

This case was discussed during the Work Session. It was determined that the proposed subdivision would be compatible with the Code, and would not have any negative impacts on the area. The only issue was how the liquid waste disposal for the new lots would be handled (NMED vs. sewer).

Commissioner Lucero made a motion to approve the requested subdivision with the condition that the applicant provide documentation that provisions for the necessary utilities, including liquid waste disposal, are available. This was seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

VI. **PUBLIC COMMENTS** - *None*

VII. **PZHAC/STAFF COMMENTS** - *None*

VIII. **ADJOURNMENT** – *The meeting was adjourned at 6:10 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 12/29/16 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.