



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

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

Item 1: Submitted by Johnny Talley; a request to discuss a concept for multi-family housing on a 0.55 acre property at 2569 Calle de Oeste. Zoned: Historical Residential (HR). (15 min)

Johnny Talley, builder, and William Burke, owner of the property, were both present. Staff presented a brief description of the request. Mr. Talley then further explained the applicant's rationale in asking for permission to construct a five unit set of attached town homes on the property and how the proposal meets all of the requirements of the Code for architectural compliance, as well as numerical requirements by having 4000 square feet of property for each dwelling. According to Mr. Talley, the owner needs to build five units on the property in order for the units to be profitable. He also stated that the structure is similar to other multi-family units that have been approved and built in the Town in the past, citing the apartments at 2151 Calle del Sur, the apartments at 2480 Calle de San Albino, four units (detached) being built by Davie Salas on Calle de Parian, and various duplexes throughout the Town.

Staff (and members of the PZHAC) explained that the apartments at 2151 Calle del Sur were built in 1938 as dwellings for farm workers and were converted to apartments in 1968. The structure at 2480 Calle de San Albino, which contains only four dwelling units, was built in the 1800's and was converted to apartments long before the existence of the current comprehensive plan and zoning ordinance. As for the four dwellings being built on Calle de Parian, these are all separate units on two properties, with two units per property. Additionally, the PZHAC stated that duplexes have been allowed on properties throughout Town provided that they meet the requirement of 4000 square feet or property per dwelling unit.

The primary issues that were brought up included parking (Calle del Oeste is too narrow to allow parking on the street); the fact that the number of dwelling units in one structure is not similar to any other structures in the development zone or Town; and the fact that allowing a multi-family dwelling unit with five dwellings would set a precedent for other similar or larger vacant properties in the immediate area. Mr. Talley stated that the applicant might be willing to build the five units as a duplex and a tri-plex on one property.

Item 2: Submitted by Gary Bell; a request to discuss plans for a dwelling and casita to be located at 2160 Calle del Norte. Zoned: Historic Residential (HR). (15 min.)

The applicant was not present. No discussion of the proposed construction was held.

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

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, FEBRUARY 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 Lucero was absent, Commission Chair Hernandez and Commissioners Prieto and Nevarez were present. A quorum was present. (Commissioner McLeod resigned on February 1, so there are currently only four commissioners.)

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Nevarez 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 remove for discussion.*

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 January 3, 2017, and acknowledgement that the January 17 meeting was cancelled due to lack of a quorum.**
Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS:

1. **Case 060468** – 2011 Avenida de Mesilla, submitted by Richard J. Jones; a request for a building permit to repair a portion of siding on a storage shed on the property at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda.
2. **Case 060474** – 2845 Boldt Street, submitted by P&S Construction for Sylvia A. Noel; a request for a building permit to allow a reroof of a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
3. **Case 060476** – 2550 & 2558 Calle de San Albino, submitted by Richard Perez; a request for a building permit to allow the replacement of four inoperable windows in two dwellings at these addresses. Zoned: Historic Residential (HR).
Approved as part of the Consent Agenda.
4. **Case 060477** – 2260 Calle de Santiago, submitted by Bill & Janice Cook; a request for a building permit to allow exterior wood trim on structures at this address to be re-oiled or repainted. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda.
5. **Case 060478** – 2330 Calle de Principal, submitted by New Mexico Historic Sites; a request for a building permit to allow the repair and replacement of an air conditioning unit at this address. Zoned: Historical Commercial (HC).
Approved as part of the Consent Agenda.
6. **Case 060479** – 2685 Calle de Parian, submitted by Carolmarie Chamberlin; a request for a permit to repair and replace damaged stucco on the exterior walls on a dwelling at this address. Zoned: Historical Residential (HR).
Approved as part of the Consent Agenda.
7. **Case 060482** – 2550 & 2558 Calle de San Albino, submitted by Richard Perez; a request for a building permit to allow the repair of the bottom 12 inches of adobe on the dwelling at these addresses. Zoned: Historic Residential (HR).
Approved as part of the Consent Agenda.
8. **Case 060485** – 2965 Calle de Guadalupe, submitted by Daniel Maldonado for Andres Montoya; a request for a building permit to replace a red metal roof with a similar roof on a dwelling at this address. Zoned: Residential/Agricultural (RA).
Approved as part of the Consent Agenda.
9. **Case 060480** – 2340 Avenida de Mesilla, submitted by McBe Partners, a request for a building permit to repair and paint a wall along a parking lot 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:

Work Session Items

1. **Item 1** - 2569 Calle de Oeste, submitted by Johnny Talley; a request for a determination of Historical Appropriateness for a proposal to build a set of five attached townhomes on a 0.55 acre property at 2569 Calle de Oeste. Zoned: Historical Residential (HR).

Staff provided a brief synopsis of the request, including the fact that information about the request was heard during the Work Session.

Further discussion took place with respect to the fact that, with five dwellings in one unit, the structure would not be similar to other dwellings in the area, and that it would create a negative precedent for other, larger vacant lots in the immediate area.

Commissioner Nevarez made a motion to postpone making a decision on the request to give the Commissioners an opportunity to become familiar with the area around the proposed unit, and how the proposed unit would affect the other dwellings in the area. This was seconded by Commissioner Prieto, and approved by a vote of 3 – 0. A decision on the request was postponed.

Building Permits

2. **Case 060394** – 2195 Calle de Arroyo, submitted by Jenna Emerick for Anna Emerick-Biad; a request for a building permit to allow construction of a parking area at this address. Zoned: Historical Commercial (HC).

Staff provided a brief description of the case. There were no issues. Commissioner Nevarez made a motion to recommend approval of the case to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3-0.

3. **Case 060464** – 3100 McDowell Road, submitted by Rick Hall; a request for a building permit to construct an addition to an existing barn at this address. Zoned: Single Family (R1).

Staff provided a brief description of the case. There were no issues. Commissioner Prieto made a motion to recommend approval of the case to the BOT, seconded by Commissioner Nevarez, and approved by a vote of 3-0.

4. **Case 060483** – 2414 Snow Road, submitted by Sam Preece; a request for a building permit to build a detached carport and enclosed room near the side of a dwelling at this address. Zoned: Rural Farm (RF).

Staff provided a brief description of the case. There were no issues. Commissioner Nevarez made a motion to recommend approval of the case to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3-0.

5. **Case 060484** – 2550 & 2558 Calle de San Albino, submitted by Richard Perez; a request for a building permit to allow the repainting of two dwellings at these addresses. Zoned: Historic Residential (HR)

Staff provided a brief description of the case. There were no issues. Commissioner Nevarez made a motion to recommend approval of the case to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3-0.

6. **Case 060488** - 2320 Calle de Santiago, submitted by Martha Liefeld; a request for a demolition permit for a wood framed greenhouse at the rear of a dwelling at this address. Zoned: Historical Residential (HR).

Staff provided a brief description of the case, including the fact that the subject greenhouse is not listed in the Historic Register and is not considered a historic structure. There were no issues. Commissioner Nevarez made a motion to recommend approval of the case to the BOT, seconded by Commissioner Prieto, and approved by a vote of 3-0.

7. **Case 060489** – 2820 Cielo Grande Court, submitted by Shawna Runyan; a request for a building permit to allow construction of a detached garage, and a separate screened outdoor kitchen and dining area near a pool and dwelling at this address. Zoned: Rural Farm (RF).

Staff provided a brief description of the case including the fact that nothing in the plans presented by the applicant would suggest that either structure could be used as a second dwelling on the property. There were no issues. Commissioner Prieto made a motion to recommend approval of the case to the BOT, seconded by Commissioner Nevarez, and approved by a vote of 3-0.

8. **Case 060490** – 1680 Calle de Alvarez, Suite C, submitted by Stefan Schaefer; a request for a building permit to allow the build-out of a building shell to accommodate a craft distillery at this address. Zoned: General Commercial (C).

Staff provided a brief description of the case. There were no issues. Commissioner Nevarez made a motion to recommend approval of the case to the BOT, 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 6:35 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 2/2/17 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.