



**PZHAC WORK SESSION  
AGENDA  
MARCH 29, 2017**

**(Meeting originally advertized for, and postponed from, March 20, 2017.)**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, WEDNESDAY, MARCH 29, 2017 AT 11:00 A.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

**Item 1:** Submitted by Jerome Walker, a request to discuss plans for a dwelling to be built at 2750 Boldt Street. Zoned: Historic Residential (HR). (15 min.)

*The applicant, Jerome Walker, was present to discuss this case. Staff provided a brief overview of the request, including a description of the property and its location. Discussion between the PZHAC and the applicant included concern by the PZHAC over the fact that, although the plans provided appeared to meet all of the requirements of the HR zone with respect to the development zone for the property, the plans also had to satisfy the requirements of the Homeowners Association for the subdivision. There were no other issues.*

**Item 2:** Submitted by Anna Emerick-Biad; a request to discuss plans to amend SUP15-001 for Acton Academy at 1730 Tierra de Mesilla to allow up to 100 students and 7 staff members for a period of 10 years. Zoned: General Commercial (C). (15 min.)

*The applicant, Anna Emerick-Biad, was present to discuss this case. Staff provided a brief overview of the request, including a description of the property and its location. The applicant stated that there was adequate room in the current facility for the additional students and faculty without changes to the structure, and that the additional students and faculty would have no negative effects on the surrounding properties. The applicant also stated that the extended time period would enable the operation to continue and to obtain additional financing (if needed) without interruptions caused by short time limits. It was agreed that if the operation were to continue as it has without causing problems to the Town or the surrounding area, increasing the time allowed for the SUP would not cause any issues.*

**PZHAC SPECIAL MEETING  
AGENDA  
MARCH 29, 2017**

**(Meeting originally advertized for, and postponed from, March 20, 2017.)**

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A SPECIALLY SCHEDULED MEETING WEDNESDAY, MARCH 29, 2017 AT 11:30 A.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**

*All commissioners were present. A quorum was present. Commission Chair Hernandez chaired the meeting.*

**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 Nevarez, and approved by a vote of 4 – 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 4 -0.*

- A. \*PZHAC MINUTES – Meeting Minutes of March 6, 2017 and acknowledgement that the February 22, 2017 PZHAC meeting was cancelled due to lack of a quorum.  
*Approved as part of the Consent Agenda.*

#### B. \*ADMINISTRATIVE APPROVALS:

1. **Case 060514** – 2515 Snow Road, submitted by Baldemar Parra for John and Judy Harris; a request for a building permit to reroof a dwelling at this address. Zoned: Residential one acre (R-1).  
*Approved as part of the Consent Agenda.*
2. **Case 060517** – 1891 Avenida de Mesilla, submitted by Tom Hutchinson; a request for a building permit to modify the layout of the guest bedrooms on the second floor of the bed and breakfast operation at this address. Zoned: General Commercial (C).  
*Approved as part of the Consent Agenda.*
3. **Case 060518** – 1891 Avenida de Mesilla, submitted by Tom Hutchinson; a request for a building permit to modify the interior of the entrance of a bed and breakfast operation at this address to create a larger lobby for guests. Zoned: General Commercial (C).  
*Approved as part of the Consent Agenda.*
4. **Case 060521** – 219 Capri Road, submitted by Solar City Corp for Louis Jr. and Delfina Amezaga; a request for a building permit to install photo-voltaic electric panels on a dwelling at this address. Zoned: Residential One Acre (R-1).  
*Approved as part of the Consent Agenda.*
5. **Case 060522** – 2231A Calle de Parian, submitted by Teresa Sanchez; a request for a building permit to repair and repaint damage stucco on a structure at this address. Zoned: Historical Commercial (HC).  
*Approved as part of the Consent Agenda.*

#### V. PZHAC NEW BUSINESS:

##### A. PUBLIC INPUT ON CASES -None

##### B. CASES:

###### Historical Appropriateness Determinations

1. 2750 Boldt Street, submitted by Jerome Walker; a request for a determination of Historical Appropriateness for a proposal to build a dwelling on a property at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 1)**  
*This case was discussed during the work session. Staff provided a brief overview of the case. There were no issues. The PZHAC determined that the structure was appropriate for the area, and that the applicant should continue with the building permit process provided that the plans also be approved by the Mesilla Farms HOA. A motion was made by Commissioner Nevarez to approve the request with the condition of HOA approval, seconded by Commissioner Lucero, and approved by a vote of 4 – 0.*

###### SUP Amendment

2. 1730 Tierra de Mesilla, submitted by Anna Emerick-Biad; a request to amend SUP15-001 for Acton Academy to allow up to 100 students and 7 staff members for a period of 10 years. Zoned: General Commercial (C). **(Discussed during Work Session – Item 2)**  
*This case was discussed during the work session. Staff provided a brief overview of the case. There were no issues. A motion was made by Commissioner Lucero approve the request with the condition that any changes to the operation, including but not limited to: additions to the building, changes to the number of students or faculty, ownership, or any other changes to the operation, shall require review and approval by the PZHAC. This was seconded by Commissioner Prieto, and approved by a vote of 4 – 0.*

### **Building Permits**

3. **Case 060515** – 2160 Calle del Norte, submitted by Gary Bell and Saharu Oda; a request for a building permit to construct a house and casita on a vacant property at this address. Historical Residential (HR).

*The plans for this case received approval of Historical Appropriateness for the HR zone at a previous PZHAC meeting, and the applicant was able to provide proof that he had water, sewer and electricity available to the property, as well as legal access for emergency vehicles. Commissioner Prieto made a motion to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4- 0.*

4. **Case 060516** – 2930 N. Hwy 28, submitted by Trinidad Avalos; a request for a building permit to construct a 300 square foot guest house (mother-in-law quarters) in the back of a dwelling at this address. Zoned: Rural/Agricultural (RA).

*Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.*

5. **Case 060519** – 202 Capri Arc, requested by MasterCraft Metals, Inc. for Michael and Liz Ellis; a request for a building permit to allow a shingled pitched roof on a dwelling at this address to be covered with a standing seam metal roof. Zoned: Residential One Acre (R-1).

*Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Lucero to approve the request with the condition that the request be approved by the local HOA if there is any, seconded by Commissioner Prieto, and approved by a vote of 4 – 0*

6. **Case 060523** – 2820 Cielo Grande Court, submitted by Shawna Runyan; a request for a building permit to allow construction of a five foot high pipe rail fence around a five acre residential property at this address. Zoned: Rural Farm (RF).

*Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.*

### **Business Permits**

7. Submitted by Donna Siedow for “Mesilla Mercantile”, a request for a modification to Business Registration 0606 to allow the business to be relocated from 1937 Calle de Parian to 2310 Avenida de Mesilla.

*Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Lucero to approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 – 0*

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

## **VII. PZHAC/STAFF COMMENTS**

*The PZHAC welcomed Judy Houston as a new member to the Commission.*

*Staff gave a brief presentation on the upcoming NMLZO semi-annual meeting to be held in Albuquerque this May 3 -5, and invited those PZHAC members interested in attending to contact staff in order to be registered to attend, as well as to receive a “per diem” allowance for the meeting.*

## **VIII. ADJOURNMENT**

*The meeting was adjourned at 12:08 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 3/20/17 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; Ristramnn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.