

Town of Mesilla, New Mexico

PZHAC WORK SESSION

AGENDA

MARCH 7, 2016

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON MONDAY, MARCH 7, 2016 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA

1. Submitted by Davie and Kelly Salas, a request to discuss plans for the demolition and replacement of an existing adobe dwelling at 2415 Calle de Parian. Zoned: Historical Residential (HR). **(20 min.)**

Mr. Salas briefly explained that he had met with Harold Denton, an architect in Town that has had some experience with working with adobe. He showed a site plan drawn by Mr. Denton that showed that about one third of the existing exterior walls of the original structure could be saved as patio and privacy walls for the proposed replacement structure. He stated that Mr. Denton did not believe that the existing structure was architecturally or structurally worth saving as a complete enclosed structure. According to Mr. Salas, the architectural integrity of the walls to be saved would be preserved by not removing the doors or windows from the walls. There would be no roof on the preserved walls, and the walls would be capped. The overall height of the walls would vary due to condition, but would be a maximum of 7 feet once the damaged courses of cinder block and roof at the top were removed. Bracing of the remaining original walls would be provided by a small wall at one end of the preserved wall. Mr. Salas will try to preserve as much of the existing wall as possible, but the amount of wall saved will depend on how weak the structure has become.
2. Submitted by Anna Biad, a request to discuss plans for the demolition of an existing dwelling at 2196 Calle de Arroyo. Zoned: Historical Residential (HR). **(20 min.)**

Ms. Biad explained that she is in the process of purchasing the property at 2196 Calle de Arroyo in order to demolish the existing structure, which was one a dwelling built in the 1980's, and use the property as a parking area for the structure she owns next door. She explained that the structure to be demolished has been vacant for over a year, and that it is currently badly run down and used as a drug house. (She referred to pictures of the house provided by staff in the PZHAC packet that showed the condition of the interior of the house over the past year, and the fact the Town Marshall's Department is constantly responding to calls about vagrants and drug use at the house, even though it is boarded up.)

Additionally, most of the structure appears to have been built haphazardly without permits, and cannot be repaired or renovated for a reasonable cost. The property is not historical in nature, and does not appear in the Historical Register for Mesilla.

Ms. Biad also explained that the neighboring property she owns is historical, and is currently used as a residence. It is zoned Historical Commercial and has been used in the past as a gift shop, a restaurant, and a laundry. She would like to convert it back to a commercial use, and would like to use the property being discussed to provide parking for the commercial use. Although the PZHAC will not be making a decision on the property at the regular meeting, the purpose of this discussion is for Ms. Biad to determine if the PZHAC will be in support of her plans before she proceeds. Ms. Biad was informed by Commission Chair Hernandez that since a decision cannot be made at a work session, and that no formal decision had been scheduled for the regular meeting, it would not be possible for her to get a determination at this time.
3. Submitted by Kyle Boyd, a request to discuss plans for a temporary shade structure and a sign on his property at 2589 Calle de Santa Ana. Zoned: Historical Residential (HR). **(20 min.)**

Mr. Boyd provided a brief description of his request, including the fact that he is using the shade structure as part of a project that he and his wife will conduct when he retires in 2017. Mr. Boyd explained that he and his wife intend to travel through Mexico and South America using techniques learned while using his structure to teach villagers how to safely cook in similar structures they can build. He also stated that cooking in the enclosed spaces that are currently used is dangerous, and he would like to teach better and safer methods in the countries they will be in. Mr. Boyd explained that his structure will not be used for commercial purposes, and his goal is not to sell the structure or any items from the structure.

**PZHAC MEETING
AGENDA
MARCH 7, 2016**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, MARCH 7, 2016 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. A quorum was present.

III. CHANGES TO THE AGENDA

The commission removed Case 012409, a construction permit for Davie Salas from the agenda until the site plan for the structure is presented to the PZHAC. The remainder of the agenda was approved 3-0 as amended.

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 Lucero made a motion to approve the agenda, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.

a. *PZHAC MINUTES:

PZHAC Meeting Minutes of February 16, 2016
Approved as part of the Consent Agenda.

b. *ADMINISTRATIVE APPROVALS:

Building Permit Requests:

- 1. Case 012497** – 3068 McDowell Road, submitted by Allstate Roofing for Josh Beyer; a request for a building permit to reroof a dwelling at this address. Zoned: Single Family, one acre (R-1).
Approved as part of the Consent Agenda.
- 2. Case 012504** – 2267 Calle Jon Guerra, submitted by De La Paz Construction for Richard Vigil; a request for a building permit to reroof a dwelling at this address. Zoned: Historic Residential (HR).
Approved as part of the Consent Agenda.
- 3. Case 012505** – 2236 West Union Avenue, submitted by Allstate Roofing for Carmen Alvarez; a request for a building permit to reroof a dwelling at this address. Zoned: Rural Agricultural (RA).
Approved as part of the Consent Agenda.
- 4. Case 012507** – 1700 West Union Avenue, submitted by Jack Curry; a request for a building permit to construct a backyard pergola/shade structure at this address. Zoned: Rural Farm (RF).
Approved as part of the Consent Agenda.
- 5. Case 012509** – 650 Ritter Road, submitted by Rhino Roofing for Raul Guerrero; a request for a building permit to reroof a dwelling at this address. Zoned: Single Family, one acre (R-1).
Approved as part of the Consent Agenda.
- 6. Case 012510** – 1689 Calle de Alvarez, submitted by Stefan Schaefer; a request for a building permit to complete the inside of an office structure at this address. Zoned: General Commercial (C).
Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

a. PUBLIC INPUT ON CASES

Susan Krueger – Made a comment that she did not see a sign permit for Kyle Boyd on the agenda. There were no other comments.

b. CASES:

Building Permits:

A PUBLIC HEARING MUST BE HELD PRIOR TO ACTION ON THE FOLLOWING ITEM.

1. **Case 012408** – 2417 Calle de Parian, submitted by Davie and Kelly Salas; a request for a demolition permit for an old adobe structure at this address. Zoned: Historic Residential (HR). **(Discussed during the Work Session)**

Susan Krueger – Referenced the worksheet about the structure in the application by the Town for inclusion in the National Register of Historic Place that stated the structure is important. (A copy of this document was in the PZHAC agenda provided to the PZHAC by staff.) She also stated that the site could contain important historic information, and mentioned that an exploration in one of the Town’s acequias revealed trash and items dating from the 1930’s. She expressed the concern that the structure being discussed could contain historic artifacts.

There was no other discussion and the Public Hearing was closed.

Commissioner Apodaca made a motion to approve the case, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

2. **Case 012409** – 2417 Calle de Parian, submitted by Davie and Kelly Salas; a request for a building permit to construct a new dwelling at this address. Zoned: Historic Residential (HR). **(Discussed during the Work Session)**

This case was removed earlier from the agenda by the PZHAC.

3. **Case 012508** – 3030 Mesilla Verde Terrace, submitted by Terriane Everhart; a request for a building permit to construct a new dwelling at this address. Zoned: Rural Farm (RF).

Staff provided a brief description of the request. There were no comments or problems. Commissioner Lucero made a motion to approve the case, seconded by Commissioner McLeod, and approved by a vote of 3 – 0.

4. **Case 012512** – 2589 Calle de Santa Ana, submitted by Kyle Boyd; a request for a building permit allow the construction of a temporary shade structure and a sign on the property at this address. Zoned: Historical Residential (HR). **(Discussed during the Work Session)**

There were some questions as to the possibility of the chimney on the portable stove used in the structure creating damage to the adjacent wood; and to the length of time before the applicant retires and moves from the property (about a year and a half). Answers were provided by the applicant. There were no other issues. Commissioner McLeod made a motion to approve the request, with the conditions that the structure be inspected by the Town Fire Chief; and that the structure be taken down in July, 2017. This was seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

5. **Case 012513** – 2202 Calle de Picacho, submitted by Robert Taylor; a request for a building permit to add a 10 ft. by 10 ft. addition to an existing shed at this address. Zoned: Historical Residential (HR).

Staff provided a brief description of the request. Mr. Taylor was available to answer questions. There were no issues. A motion was made to approve the request by Commissioner McLeod, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

6. **Case 012514** – 640 Ritter Drive, submitted by Joe Madrid of Certified Maintenance and Construction for Amy Castillo; a request for a building permit to build an extension on an existing dwelling at this address. Zone: Single Family (R-1).

Staff provided a brief description of the request. A motion to approve the request was made by Commissioner Apodaca, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

Sign Permits:

7. **Case 012514** – 1740A Calle de Mercado, submitted by Richard Coltharp for the Las Cruces Bulletin; a request for a permit to place a business sign and a wall sign on a commercial building at this address. Zoned: General Commercial (C).
Staff provided a brief description of the request and explained that the applicant was requesting a business sign for the Bulletin, and a directory sign for the building, changing the name of the building to “Bulletin Plaza”. Commission chair Hernandez stated that the building sign would need the building owner’s (Eddie Binns) permission, and should probably be requested by the building owner in a separate permit. It was suggested that separate permits be submitted, one for each sign, and that a decision on the permit be postponed. Commissioner McLeod made a motion to postpone a decision on the permit pending the building owner’s permission for the sign for the Bulletin, and a separate permit application for the building sign. This was seconded by Commissioner Lucero, and the decision was postponed by a vote of 3 – 0.
8. **Case 012515**– 1680 Calle de Alvarez, Suite B; submitted by Kate Schaefer; a request for a permit to replace a directory sign at this address. Zoned: General Commercial (C).
Staff provided a brief description of the request. A motion to approve the request was made by Commissioner Lucero, seconded by Commissioner Apodaca, and approved by a vote of 3 – 0.

Business Registration:

9. **Business License 0566** - Submitted by Jerry Grandle for “Spotted Dog Brewery”, two requests: 1). A four month extension of permission to use a trailer as an ancillary kitchen for food operations while a kitchen is being completed at 2900 Avenida de Mesilla. 2). A request for permission to use the trailer as a kitchen on Thursday evening, March 17, 2016 (St. Patrick’s Day). Zoned: General Commercial (C).
Staff provided a brief description of the request. Mr. Grandle was available to answer questions, and stated that there had been problems with getting the permits for the kitchen, but that these have been resolved. There were no further questions with either request. Commissioner McLeod mad a motion to approve both requests, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. ADJOURNMENT OF THE PZHAC MEETING

The meeting was adjourned at 6:50 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 3/2/16 at the following locations: Town Clerk’s Office 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.