



**PZHAC WORK SESSION
MINUTES
JUNE 5, 2017**

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

- 1. Item 1: Case 060569** – 2750 Boldt Street, submitted by Jerome Walker and Marcia Williams; a request to discuss final plans for the construction of a dwelling at this address. Zoned: Historic Residential (HR). **(10 min.)**
The applicant was not present to discuss the request.
- 2. Item 2: Case 060572** – 2138 Calle del Sur, submitted by Matthew and Tessa Davidson; a request to discuss plans to obtain a Certificate of Compliance and a building permit install a 3ft. by 12 ft. steel shade shelter, a fenced horse turn-out, and fencing around the rear yard of the dwelling at this address. Zoned: Historical Residential (HR). **(20 min)**
The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction to the cases involved, and explained that the applicant is planning on keeping up to three horses on the property. Staff explained that the keeping of horses is allowed in the Historic Residential district. Staff also stated that the purpose of this request was to obtain permission to construct a shade shelter with a wood and wire fence and a corral for the horses, and to construct a similar fence around the rear yard of the existing dwelling. Discussion centered around the style of the fence, the type of shade shelter that would be constructed, and the setbacks of the fence and the shade structure. There was also some discussion as to the location of the overhead powerline easements on the property. The applicant explained that the fence and the shade structure would meet the required setbacks, and that a survey of the property was being done to locate the actual property lines. There was no other discussion or issues.

**PZHAC REGULAR MEETING
MINUTES
JUNE 5, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JUNE 5, 2017 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL AND DETERMINATION OF A QUORUM

All commissioners were present. There was a quorum.

IV. 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 4 – 0.

V. *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.*

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 May 18, 2017.

Approved as part of the Consent Agenda.

B. *ADMINISTRATIVE APPROVALS:

1. **Case 060565** – 2958 La Mesilla Circle, submitted by Bob Hamilton; a request for a building permit to repair and repaint stucco on a dwelling at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda.

2. **Case 060566** – 2750 Calle Principal, submitted by Bill Cook; a request for a building permit to allow the addition of two photoelectric panels to an existing array of photoelectric panels on a dwelling at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda.

3. **Case 060571** – 680 Ritter Road, submitted by Carlos and Marcia Martinez; a request for a building permit to allow the replacement of windows and painting of the interior walls of a dwelling at this address. Zoned: Residential, one-acre (R-1).

Approved as part of the Consent Agenda.

4. **Case 060573** – 310 Capri Arc, submitted by S. Reynolds Co. for Eliot and Sara Orton; a request for a building permit to reroof a residence at this address. Zoned: Residential, one-acre (R-1).

Approved as part of the Consent Agenda.

5. **Case 060574** – 2975 Calle del Sur, submitted by Hank DiMatteo; a request for a building permit to reroof a residence at this address. Zoned: Rural Farm (RF).

Approved as part of the Consent Agenda.

VI. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060564** – 1701 Calle de Mercado, submitted by Gary Coppedge for Circle 7 Development; a request for a building permit to allow the replacement of a porch that is collapsing at this address. Zoned: General Commercial (C).

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 Houston, and approved by a vote of 4 – 0.

2. **Case 060567**- 2750 Old Farm Road, submitted by Enrique Vigil; a request for a building permit to allow the relocation of a solar photo-voltaic array to be relocated from the roof of a dwelling at this address to a ground location on the property. Zoned: Residential/Agricultural (RA).

Staff provided a brief description of the request, explaining that the photovoltaic panel was originally located on the roof of the dwelling, but that the installation was causing leaks in the roof. Because of the leaks, the applicant was moving the panels to a ground location. There were no issues. A motion was made by Commissioner Prieto to approve the request, seconded by Commissioner Lucero, and approved by a vote of 4 – 0.

3. **Case 060568** – 2557 Calle de Parian, submitted by Andrea Bryan; a request for a building permit to allow the installation of a wooden fence and two gates at the back of a property at this address. Zoned: Historical Residential (HR).

Staff provided a brief description of the request. There were questions as to why there were two gates leading to a property to the west. Staff did not have an answer, and the applicant was not present to answer questions. A motion was made by Commissioner Lucero to postpone the request to allow the case to be discussed at a work session, seconded by Commissioner Prieto, and approved by a vote of 4 – 0. The case was postponed.

4. **Case 060569** – 2750 Boldt Street, submitted by Jerome Walker and Marcia Williams; a request for a building permit to allow the construction of a dwelling at this address. Zoned: Historic Residential (HR).

The case was not discussed during the work session because the applicant was not present to provide a presentation. Staff provided a brief description of the request, explaining that applicant has appeared before the PZHAC in the past to obtain approval of Historical Appropriateness for the project. This was granted by the PZHAC with the condition that the final plans for the dwelling be approved by the Mesilla Farms HOA. This has been done. 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.

5. **Case 060570** – 3068 Mc Dowell Road, submitted by Josh Beyer; a request for a building permit to allow the addition of a garage and an RV garage to a dwelling at this address. Zoned: Residential, one-acre (R-1).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 4 – 0.
6. **Case 060572** – 2138 Calle del Sur, submitted by Matthew and Tessa Davidson; a request for a building permit to allow the construction of a 3ft. by 12 ft. steel shade shelter, a fenced horse turn-out, and fencing around the rear yard of the dwelling at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 2)**
Staff provided a brief description of the request. The main concerns were the setbacks from the front property line and the location of overhead power line easements on the property. A motion was made by Commissioner Lucero to approve the request with the following conditions: 1.) The shade structure and corral shall not be built under any overhead electric easements; and 2.) No structures or fences shall be built in the front setback. This was seconded by Commissioner Prieto, and approved by a vote of 4 – 0.
7. **Case 060575** – 3260 N. Highway 28, submitted by Roman Prieto; a request for a building permit to allow a wood and metal fence with a gate to be constructed as a continuation of an existing wall at the side of a residential property at this address. Zoned: Rural Farm (RF).
Staff provided a brief description of the request. Commissioner Prieto recused himself from the case. There were no issues. A motion was made by Commissioner Nevarez approve the request, seconded by Commissioner Lucero, and approved by a vote of 3 – 0.
8. **Case 060580** – 2015 Glass Road; submitted by R. Builders, Inc. for the Discalced Carmelite Nuns of Las Cruces, a request for a building permit to replace a tile roof with a metal roof of R-19 panels on a dwelling 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 Prieto to approve the request, seconded by Commissioner Houston, and approved by a vote of 4 – 0.

Business Permits

9. 1740 Calle de Mercado, submitted by Kathleen Albers for the Dona Ana Arts Council; a request for a business license to allow the applicant to operate an office for the Council in a commercial building at this address. Zoned: General Commercial (C).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Houston approve the request, seconded by Commissioner Prieto, and approved by a vote of 4 – 0.
10. 1937 Calle de Parian, submitted by Bernadette Serna for “Mystery Woman Boutique”; a request for a business license to allow the applicant to operate a retail women’s clothing shop in a commercial building at this address. Zoned: Historical Commercial (HC).
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 Lucero, and approved by a vote of 4 – 0.
11. 2410 Calle de Parian, submitted by Phillip Gibson for “Caliente de Mesilla”; a request for a business license to allow the applicant to operate a retail salsa and gift shop in a commercial building at this address. Zoned: Historical Commercial (HC).
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.
12. 2319 Calle de Santiago, submitted by Morgan Switzer for “Old Barrel Tea Co.”; a request for a business license to allow the applicant to operate a retail tea and spice shop in a commercial building at this address. Zoned: Historical Commercial (HC).
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 Lucero, and approved by a vote of 4 – 0.

Sign Permits

- 13.** 2410 Calle de Parian, submitted by Phillip Gibson for “Caliente de Mesilla”, a request for a sign permit to install a small 2-sided hanging sign, a wall sign above the awning, and a wall sign near the entrance to the business at this address. Zoned: Historical Commercial (HC).

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 Lucero, and approved by a vote of 4 – 0.

- 14.** 2319 Calle de Santiago, submitted by Morgan Switzer for “Old Barrel Tea Co.”; a request for a sign permit to install a 2-sided hanging sign for the business at this address. Zoned: Historical Commercial (HC).

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

VII. PUBLIC COMMENT: - *None*

VIII. PZHAC/STAFF COMMENTS: - *None*

IX. ADJOURNMENT - *The meeting was adjourned at 7:43 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 6/1/17 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.