



**PZHAC WORK SESSION
AGENDA
JULY 17, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JULY 17, 2017 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: 2523 Calle del Norte, submitted by Michele Rasch; a request to discuss plans to obtain a building permit to construct a detached carport with a rooftop deck on a property with a dwelling at this address. (Building Permit 060597) Zoned: Historical Residential (HR).

The applicant was present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, and explained that the applicant would like to construct a carport at the rear of the existing dwelling. Staff explained that the dwelling was built around 1920, and is listed in the Historical Register for the Town. According to the Register, the dwelling is architecturally contributing to the area. Staff also explained that the proposed carport will need to match the architectural style and appearance of the dwelling, since the dwelling constitutes the development zone for the carport.

Staff also explained that the carport would be open on two sides (north and south), and that there would be an observation deck covering the roof. Access would be by an open stairway along the east side of the structure. The applicant assured the PZHAC that the two solid walls (east and west) would be stuccoed, and would be finished to match the dwelling. The main concern of the PZHAC was that the wrought iron railing proposed for the observation deck would not be in character with the dwelling. It was suggested that the railing be replaced with a parapet wall. There was no further discussion.

Item 2: 2138 Calle del Sur, submitted by Matthew and Tessa Davidson; a request to discuss plans to obtain a building permit to allow the construction of a perimeter fence around the western half of the property at this address. (Building Permit 060600) Zoned: Historical Residential (HR).

The applicant was not present, so there was no discussion of the proposal.

**PZHAC REGULAR MEETING
AGENDA
JULY 17, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JULY 17, 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

Commissioners Lucero and Prieto were absent. All others were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

Staff recommended that Case 060600 be removed from the Agenda since there had been no discussion of the case during the Work Session. Commissioner Houston made a motion to amend the Agenda accordingly, seconded by Commissioner Nevarez, 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 for discussion.*

There were no changes to the Consent Agenda. Commissioner Houston 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 July 3, 2017.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS:

1. **Case 060595** – 2991 Estrada Road, submitted by Positive Energy, Inc. for Abel G. and Gail A. Sanchez; a request for a building permit to allow the installation of a solar photo-voltaic system on a dwelling at this address. Zoned: Rural Farm (RF).

Approved as part of the Consent Agenda

2. **Case 060596** - 2462 Calle de Santiago, submitted by JAG Roofing Services for Pena Rentals LLC; a request for a building permit to reroof a dwelling at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

1. **Case 060597** – 2523 Calle del Norte, submitted by Michele Rasch; a request for a building permit to construct a detached carport with a rooftop deck on a property with a dwelling at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 1)**

Staff provided a brief description of the request, explaining that the case had been discussed during the Work Session. There were no further issues. A motion was made by Commissioner Houston to approve the Historical Appropriateness of the request, with final approval of the building permit to be based on final approval of a set of elevations for the requested carport. The motion was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

2. **Case 060598** – 2546 Calle de Parian, submitted by Mike B. Lopez; a request for a building permit to allow the repainting of a dwelling at this address. Zoned: Historic Residential (HR).

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 3 – 0.

3. **Case 060599** - 2067 Stithes Road, submitted by Jon Strain; request for a building permit to allow the installation of horse corrals on the property at this address. Zoned: Residential/Agricultural (R-A).

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 3 – 0.

4. **Case 060601** – 2138 Calle del Sur, submitted by Matthew and Tessa Davidson; a request for a building permit to allow the construction of a perimeter fence around the western half of the property at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 2)**

Removed from the agenda.

5. **Case 060537** – 2747 Calle de Guadalupe, submitted by Debbie Lujan for Mary Lou Medina; a request for a modification to allow a color change on a previously approved building permit for the replacement of faded and warped lattice work around the patio of a dwelling at this address. Zoned: Historical Residential (HR).

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 3 – 0.

Business Permits

6. 1850 Avenida de Mesilla, submitted by Samantha Simpson for “Simpson Creations, LLC”; a request for a business license to operate a photography business as a home occupation from a residence 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 Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS

Susan Kreuger – resident

Stated:

- 1. Livestock should not be allowed in the HR district because horses and other livestock can be a nuisance due to flies and smells. She said that although horses and other livestock have been historically allowed in the historic areas of Mesilla, the Code should be changed because they have been a nuisance. She cited the Quesada property as an example.*
- 2. Zoning of the properties in the cases should be checked. Cited the Castillo property on Snoww Road at the end of Calle del Sur as an example. She stated that in this case, since the zoning of the subject property was actually RF and RA, a variance to lot size was not needed.*
- 3. There are two adobe structures in Town that are collapsing and may be historical (one on the Castillo property and one near Snow Road and the California Lateral). She suggested that these need demolition permits so that the structures may be recorded properly before they collapse.*

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 7/13/17 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.