



**PZHAC WORK SESSION
AGENDA
JULY 3, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, JULY 3, 2017 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: 2700 Snow Road, submitted by Michael and Jennifer Castillo; a request to discuss plans to construct a dwelling on a property at this address. (Building Permit 060589) Zoned: Rural Farm (RF).

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 had subdivided the property with the intent of building a dwelling on the north half of the property. Access will be from the 30 foot wide road easement provided along the north edge of the property as part of the original subdivision, along with an extension that will serve the applicant's property and the property to the south to be occupied by the applicant's mother. The dwelling will meet setbacks for the RF district, and will not be architecturally out of character with other dwellings in the area. There were no issues.

Item 2: 2188 Calle del Norte, submitted by Miguel Lucero for Quality Firewood and Materials (property owner); a request to discuss plans for the addition of "coyote" fencing to existing walls, a new gate and framework in a carport wall, and the installation of a small backyard flagstone patio. (Building permit 060590) Zoned: Historic Residential (HR).

The applicant's real estate agent 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 was trying to improve the property prior to putting it on the market. Staff explained that the structure is in the Historic Register, but that it is considered to be architecturally neutral to the area. The proposed work can actually improve the character of the structure and its impact on the surrounding properties. There was a question as to the overall height of the front fence. There were no other issues.

**PZHAC REGULAR MEETING
AGENDA
JULY 3, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, JULY 3, 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 Houston were absent. All other Commissioners were present. There was a quorum

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 Roman, 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 Romano 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 June 19, 2017.

Approved as part of the Consent Agenda

B. *ADMINISTRATIVE APPROVALS:

1. **Case 060586** – 2392 Calle de Parian, submitted by Yolanda Lucero; 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

None (No one from the General Public was present.)

B. CASES:

Building Permits

1. **Case 060587**– 2392 Calle de Parian, submitted by Yolanda Lucero; a request for a building permit to allow the construction of a 15 foot by 25 foot brick patio with a 3 foot high wall at the front 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 Nevarez to approve the request, seconded by Commissioner Prieto, and approved by a vote of 3 – 0.

2. **Case 060588** – 2145 Avenida de Mesilla, submitted by James Zapien; a request for a building permit to allow the reroof of a dwelling at this address, and to change the color of the roofing shingles. Zoned: Historical Residential (HR).

Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Roman to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

3. **Case 060589** – 2700 Snow Road, submitted by Michael and Jennifer Castillo; a request for a building permit to construct a dwelling on a property at this address. Zoned: Rural Farm (RF). **(Discussed during Work Session – Item 1)**

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 3 – 0.

4. **Case 060590** – 2188 Calle del Norte, submitted by Miguel Lucero for Quality Firewood and Materials (property owner); a request for a building permit to allow the addition of “coyote” fencing to existing walls, a new gate and framework in a carport wall, and the installation of a small backyard flagstone patio. Zoned: Historic Residential (HR). **(Discussed during Work Session – Item 2)**

Staff provided a brief description of the request and explained that the Code allowed a height of six feet for front walls in the HR district, but that the clear-sight-triangle requirements would have to be met for the driveway. There were no other issues. A motion was made by Commissioner Roman to approve the request with the condition that the fence across the front of the property meet “clear-sight-triangle” requirements for the driveway. The motion was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

5. **Case 060591** – 2456 Calle de Guadalupe, submitted by Tenniel Salopek and Heather Salopek for “Legacy Pecans & Company”; a request for a building permit to paint a door frame and sign holder, and allow the installation of an awning over the Calle de Guadalupe 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 Prieto, and approved by a vote of 3 – 0.

6. **Case 060592** – 2635 Calle de San Albino, requested by Rhonda Brezek; a request for a building permit to allow the installation of a 4 foot high by 64 foot long white picket fence along the front property line 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 Roman to approve the request with the following conditions: 1.the owner of the property must provide permission for the fence; and 2. the fence shall meet “clear-sight-triangle” requirements for the driveway. The motion was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Business Permits

7. 2011 Avenida de Mesilla, submitted by Samantha Kindred for “The Bean Café of Mesilla”; a request for a business license to transfer ownership of the café to the applicant. 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 Prieto, and approved by a vote of 3 – 0.
8. 2456 Calle de Guadalupe, submitted by Tenniel Salopek and Heather Salopek for “Legacy Pecans & Company”; a request for a business license to operate a gift shop 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 Roman to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Sign Permits

9. **Case 060593** – 1950 Calle del Norte, submitted by Andrea Schneider for “Andele’s Restaurant” a request to use part of a widow shading design as a sign for the business at this address. 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 Prieto, and approved by a vote of 3 – 0.
10. **Case 060594** – 2456 Calle de Guadalupe, submitted by Tenniel Salopek and Heather Salopek for Legacy Pecans & Company; a request for a permit to allow a hanging sign 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 Roman to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT

The meeting was adjourned at 6:36 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 6/29/17 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.