



**PZHAC WORK SESSION
AGENDA
AUGUST 7, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, MONDAY, AUGUST 7, 2017 AT 5:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

Item 1: 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 present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, and explained that the purpose of this discussion The applicant explained that the fence would be similar to the fence that was approved by the PZHAC previously for the horse corral and turn-out, and that the gate would be metal pipe in a color that is approved for the historic district.

Item 2: 2134 Calle de Principal; submitted by Eric Walkinshaw, a discussion of Phase 2 of the repair and alteration of several existing dwellings and structures at this address. The purpose of this discussion is to keep the PZHAC informed as to the progress of this project and to discuss this phase of the project. Zoned: Historical Residential (HR)

The applicant was not present at the work session. Discussion of the project did not take place.

Item 3: 1974 Union Avenue (4-Points Cotton Gin), submitted by Arturo and Pete Jurado; a request to discuss the uses allowed on a seven acre property containing a cotton gin, located at the northwest corner of Avenida de Mesilla and Union Avenue; Zoned: Rural Farm (RF).

The applicants were present to discuss the request and answer any questions that might arise. Staff provided a brief introduction of the case, and explained that the purpose of this discussion was to enable the applicants to determine what would be allowed on the property under the current zoning, and how a change of zoning might affect existing uses on the property. Staff also informed the PZHAC that the applicants have filed for a zone change for this property with a Public Hearing to be held on August 21, 2017; and reminded the PZHAC that the zone change could not be discussed specifically. Discussion was centered on the history of the cotton gin, and the relationship of the vehicles and equipment stored on the property with the applicants' agricultural businesses. There was also some discussion of what might be required of the existing cell towers which are allowed in RF zones if the zoning of the property were to be changed. No decisions were made and nothing was discussed that would require a decision.

**PZHAC REGULAR MEETING
AGENDA
AUGUST 7, 2017**

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING MONDAY, AUGUST 7, 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

Commissioner Prieto was absent, all other commissioners were present. There was a quorum.

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Lucero made a motion to approve the Agenda accordingly, seconded by Commissioner Houston, 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 Lucero, and approved by a vote of 3 – 0.

***PZHAC MINUTES – Meeting minutes of July 17, 2017.**

Approved as part of the Consent Agenda

A. *ADMINISTRATIVE APPROVALS (Approved by Staff):

1. **Case 060600**– 2550 Calle de Parian, submitted by Bonnie Poloner; a request for a building permit to allow the repair of an existing stucco wall and the replacement of windows on a dwelling at this address. Zoned: Historical Residential (HR).

Approved as part of the Consent Agenda

2. **Case 060605** – 2402 Avenida de Mesilla, submitted by Gilbert Chavez; a request for a building permit to reroof a commercial 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:

Building Permits

1. **Case 060504** – 2220 Cale del Sur, submitted by Steven Cadena; a request for a modification to a building permit to include the completion of a front wall around a patio at 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 Lucero to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

2. **Case 060543** – 3000 Snow Road, submitted by San Shields; a request for a building permit to erect a 20 by 25 foot metal building to replace a smaller metal building 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 Lucero to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

3. **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).

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 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 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 Lucero, and approved by a vote of 3 – 0.

5. **Case 060604** - 2134 Calle de Principal; submitted by Eric Walkinshaw, a request for a building permit to rehab a casita, reroof a shop/storage building, construct a carport/ and building a perimeter wall/fence around a property at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session – Item 2)**

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 Houston, and approved by a vote of 3 – 0.

Work Session Item

6. 1974 Union Avenue (4-Points Cotton Gin), submitted by Arturo and Pete Jurado; a decision as to what uses would be allowed on the property under the current RF zoning of a seven acre property at this address. Zoned: Rural Farm (RF). **(Discussed during Work Session – Item 3)**
Since the discussion item did not result in any decisions to be made, no vote was taken.

Business Permit

7. 2220 Calle de Parian, submitted by Alejandra Ancira for “Spa 232”; a request for a business license to operate a beauty spa 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 Houston, and approved by a vote of 3 – 0.

Sign Permit

8. **Case 060607** – 2220 Calle de Parian, submitted by Alejandra Ancira for “Spa 232”; a request for a permit to allow a two sided sign to be painted 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 Houston, and approved by a vote of 3 – 0.

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS

Staff had the following comments:

- 1. Staff mentioned that in the past, the PZHAC allowed administrative approval of fences and rock walls that were not part of structures in the RF, RA, and R-1 zones. Staff requested that the PZHAC allow such permits zones to be approved administratively, as they once were. The PZHAC agreed and stated that such permits could be approved administratively, as long as such approval did not violate the ordinance.*
- 2. Staff informed the PZHAC that there would be a meeting to discuss progress on the Town Comprehensive Plan to be held Tuesday, August 8, at 7:00 pm in the Mesilla Community Center, and that the PZHAC was invited to attend.*
- 3. Staff also informed the PZHAC that the NMLZO Annual Meeting and Workshop would be held in Ruidoso this year on September 20 – 22, and requested that anyone interested in attending contact staff by this Friday, August 11.*

VIII. ADJOURNMENT

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 8/3/17 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.