

1 **PLANNING & ZONING HISTORICAL APPROPRIATENESS COMMISSION**

2 **Work Session**

3 **August 18, 2008**

4 **4:30 PM**

5
6 **1. Rokoko Gallery architectural style review.**

7
8 Staff identified the architectural style as Spanish pueblo with some Spanish mission style features
9 to include the parapet and arched doorways. It was noted that there were other architectural
10 styles with the similar mixture in the development zone. With the exception of the mixture of
11 two styles, areas of concern were awnings which were not seen with any of Mesilla's
12 architectural styles and also the windows shown were even and uniform which was not typical of
13 Mesilla's Spanish Pueblo style.

14
15 Details of the discussion were that the style needed to be consistent with one particular style. The
16 awnings needed to be redesigned and the windows less uniform and particularly the clear story
17 windows needed to be randomly spaced. It was noted that square windows were more of a
18 modern feature and that length in the windows would be more appropriate and finally a request
19 was made by the Commission for the applicant to submit a picture of the proposal with changes
20 to the design.

21
22 **2. Bobby Gutierrez discussion of RF to RA zone change of property along**
23 **Highway 292.**

24
25 The applicant stated he wanted to try to separate the zoning issue from the full development. The
26 topic of affordable housing was discussed with the applicant wanting to pursue an R1 zoning
27 designation to integrate it with the affordable housing issue. If R1 was not possible he wanted to
28 pursue RA zoning which would allow them to create 38 units. Ultimately the applicant wanted to
29 know if the property would be considered with a higher density for affordable housing.

30
31 Staff stated that an affordable housing committee had not been formed and that although the
32 Town did not have an ordinance the applicant could still propose the idea of affordable housing
33 and define it as he saw fit. Staff suggested having Rose Garcia from Tierra del Sol at a future
34 work session to discuss the topic.

35
36 It was the consensus of the Commission that affordable housing was a primary concern and all
37 were anxious for more discussion and research. The applicant was directed to speak with the
38 BOT about opening dialogue concerning affordable housing as it was beyond the scope of the
39 Commission.

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41 **3. Santos Contreras presentation/review of proposed bus stop at Corner of Avenida de**
42 **Mercado and Avenida de Mesilla.**

43
44 **PLANNING & ZONING HISTORICAL APPROPRIATENESS COMMISSION**

45 **Regular Meeting**

46 **August 18, 2008**

47 **6:00 PM**

48
49 **COMMISSIONERS:** John Sullivan, Chair Pat Taylor (telecon) Gayle Lewis (absent)

1 Dax Contreras John Nelson (absent)
2
3 **STAFF:** Nick Eckert, CDD Rosanne Herrera, Recorder
4 Gina Gentile, BI
5
6 **PUBLIC:** Bonny Blue Hataitip Lorenzi
7

8 **PLEDGE OF ALLEGIANCE**

9 Chairman Sullivan led the Pledge of Allegiance
10

11 **ROLL CALL AND DETERMINATION OF A QUORUM**

12 **Roll Call.**

13 **Present:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor.

14 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson
15

16 **CHANGES TO THE AGENDA**

17 **Motion: Action:** Approve agenda **Moved by** Commissioner Taylor **Seconded by** Commissioner
18 Contreras
19

20 Remove item #6 and reschedule for the next regular meeting.
21

22 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3).

23 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor

24 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson
25

26 **ACCEPTANCE OF THE CONSENT AGENDA**

27 **Motion: Action:** Approve agenda **Moved by** Commissioner Contreras **Seconded by**
28 Commissioner Taylor
29

30 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3).

31 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor

32 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson
33

34 **PZHAC MINUTES:**

35 1. Work Session/Regular Meeting August 4, 2008
36

37 **PZHAC BUSINESS:**

38 2. **Case: 0317; Town Plaza, Hataitip Lorenzi, an application for a Mercado business**
39 **license. Zone: HC.**
40

41 **Motion: Action:** Approve Case 0317 **Moved by** Commissioner Taylor **Seconded by**
42 Commissioner Contreras
43

44 Mr. Eckert stated that the applicant's work had been reviewed by the Mercado on site manager
45 and staff recommended approval.
46

47 The applicant showed her work to the Commission.
48
49

1 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3).
2 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor
3 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson

4
5 **3. Case: 0318; 2551 Calle de Norte, Sandra Lowry, an application for a home**
6 **occupation business license. Zone: RF.**

7
8 **Motion: Action:** Approve Case 0318 **Moved by** Commissioner Taylor **Seconded by**
9 Commissioner Contreras

10
11 Mr. Eckert stated the applicant was proposing a home occupation for home décor and craft related
12 items. All work would be done inside the home and customers would be served by appointment
13 only. The applicant was aware of the home occupation rules and regulations and staff
14 recommended approval.

15
16 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3).
17 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor
18 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson

19
20 **4. Case: 080110; 2600 Avenida de Mesilla, Velia Chavez, a sign permit application**
21 **for a wall sign. Zone: HR.**

22
23 **Motion: Action:** Approve Case 080110 **Moved by** Commissioner Taylor **Seconded by**
24 Commissioner Contreras

25
26 Mr. Eckert stated that in the past the applicant had failed to comply with Town code regarding
27 banners and was now proposing a 3x5 wall sign with removable lettering to indicate up coming
28 events. It was noted there was nothing in the sign code against removable lettering. The
29 applicant was aware that the sign could not be larger than 3x5 and the removable letters could not
30 be larger than 12” in height. The applicant indicated that the top portion of the sign would have
31 the Budweiser logo which was not against the Town code. The sign met code requirements and
32 staff recommended approval.

33
34 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3).
35 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor
36 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson

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38 **5. Case: 080111; 3025 Snow Rd., Van Wamel, a building permit application for a**
39 **rock wall. Zone: RF.**

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41 **Motion: Action:** Approve Case 080111 **Moved by** Commissioner Taylor **Seconded by**
42 Commissioner Contreras

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44 Mr. Eckert stated that the application was for a rock wall that met all Town code requirements.

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46 **Vote:** Motion carried by unanimous vote (**summary:** Yes = 3).
47 **Yes:** Chairman Sullivan, Commissioner Contreras, Commissioner Taylor
48 **Absent/Excused:** Commissioner Lewis, Commissioner Nelson

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50 **6. Discussion/review of MTC Title 15 Buildings and Construction**

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Item removed from agenda.

***ADMINISTRATIVE APPROVALS**

1. Case: 080112: 2461 Calle de Guadalupe, Phillip Hughes, a building permit for a re-roof of flat roof. Zone: HR.

PUBLIC COMMENTS:

STAFF COMMENTS:

PZHAC COMMENTS:

Commissioner Taylor thanked staff for facilitating the teleconference.

PZHAC ADJOURNMENT:

Motion: Action: Adjourn **Moved by** Commissioner Contreras **Seconded by** Commissioner Taylor

The meeting was adjourned at 6:18 p.m.

John Sullivan, Commission Chairman