

# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A SPECIAL USE HEARING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.

MONDAY- APRIL 15, 2024, AT 5:00 PM

## ATTENDEES:

Chairperson Lucero  
Vice-Chair Salas  
Commissioner Gallegos

## STAFF:

Community Development Coordinator (CDC) Eddie Salazar

## PUBLIC:

Debra Garcia y Griego	Andrea Bryan
Michelle Roberts	Greg Lester
Matthew O'Reilly	Bill Cook
Stefan Schaefer	Mary H Ratjje
Susan Krueger	
Jesus Lopez	

### 1. PLEDGE OF ALLEGIANCE

Led by Chairperson Lucero

### 2. ROLL CALL AND DETERMINATION OF A QUORUM

Chairperson Lucero	Yes
Vice-Chair Salas	Yes
Commissioner Gallegos	Yes
Commissioner Rockstraw	No
Commissioner Arzabal	No

Quorum established 3 of 5

**SPECIAL USE PERMIT CASE #061805** – 2340 – 2350 Calle de Principal & 2330 Calle de Santiago, submitted by New Mexico Department of Cultural Affairs (DAC). Requesting approval to operate a museum within the Historical Zone known as the Taylor House and Reynold's & Barela's Stores. ZONE: Historical Commercial (HC).

CDC Salazar

Introduction of special use hearing (SUP). Introduced applicant NM Department of Cultural Affairs (DAC). Recommended approval of museum. People that were going to speak during the hearing were sworn in by CDC Salazar.

Matthew O'Reilly

Mr. O'Reilly spoke on behalf of DAC. Introduced the proposed SUP request and gave presentation to include timeline of events past, present and future. The proposed museum, The Taylor House, and two additional stores, Reynold's and Barela, will be managed by NM Department of Cultural Affairs -Historic Sites Division.

Vice Chair Salas

Will be great for Mesilla.

Commissioner Gallegos asked what the plan is to preserve the items within the museum with the changes to their atmosphere such as the new HVAC.

Cabinet Secretary of NM Department of Cultural Affairs – Garcia y Griego

Museum staff to include Collections Manager to inventory and storing items. Large highly valuable items will be taken to Farm & Ranch Museum for safe keeping.

CDC Salazar

Commented on an email sent for Mrs. Walkinshaw supporting museum proposed SUP Recommended approval of request.

Paty Taylor

Visitor center will be pursuing and collect history of some of the families been in the area for long period of time.

Vice Chair Salas asked if there would be a ranger at the museum.

Secretary Garcia y Griego

We have a structural coordinator, a register and a site manager. July 1<sup>st</sup> planned additional staff.

Chairperson Lucero

Asked if the community will know when the museums be opened.

Secretary Garcia y Griego

Yes, will definitely keep the community advised. Would like it to be a collective celebration on opening the museum with the community.

**3. CLOSE SPECIAL USE HEARING (5:20PM)**

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**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY- IMMEDIATELY FOLLOWING THE PUBLIC HEARING**

**ATTENDEES:**

Chairperson Lucero  
Vice-Chair Salas  
Commissioner Gallegos

**STAFF:**

Community Development Coordinator (CDC) Eddie Salazar

**PUBLIC:**

Greg Lester                      D. Bausova  
Mary H Ratje                      Pat Taylor

**4. OPEN REGULAR MEETING (5:21PM)**

**5. CHANGES / APPROVAL OF AGENDA**

1<sup>st</sup> motion to approve – Vice Chair Salas  
2<sup>nd</sup> motion to approve – Commissioner Gallegos

No Discussion

Chairperson Lucero                      yes

Vice Chair Salas                    yes  
Commissioner Gallegos            yes

**Vote: 3-0, approved.**

**6. PUBLIC INPUT**

*The public is invited to address the commission regarding items listed on the agenda as allowed by the chair. You can also email your comments to [clerktreasurer@mesillanm.gov](mailto:clerktreasurer@mesillanm.gov) at least seventy-two (72) hours prior to the meeting.*

Greg Lester

Spoke on behalf of Mr./Mrs. Walkinshaw email request.

See email attached.

Susan Krueger

As a resident feels very lucky to have NM Department of Cultural Affairs open the museum in Mesilla.

Mary H Ratje

Commented on an email sent for public record. Stated she has owned an short-term rental for about 6 years. It was a barn that was renovated. Asked to look at the letter she wrote carefully. Did not bring letter with her.

**7. APPROVAL OF CONSENT AGENDA**

*\*Note: Items on the Consent Agenda, indicated by an asterisk (\*), will be voted on with one motion unless a commissioner requests that a specific item be removed for discussion.*

- a. **PZHAC MINUTES: \*APRIL 1, 2024**, Regular Meeting minutes
- b. **PZHAC CASE #061806** – 2533 Calle Tercera, submitted by Robert S Lopez. Requesting approval to install a black square tube gate on his property. ZONE: Historical Residential (HR).
- c. **PZHAC SIGN PERMIT #061812** - 2319 Calle de Guadalupe, submitted by El Chanate Coffee Co. Requesting approval to place an exterior wall mounted store front sign. ZONE: Historical Commercial (HC).
- d. **PZHAC SIGN PERMIT #061813** – 2319 Calle de Guadalupe, submitted by El Chanate Coffee Co. Requesting approval to hang a store front sign on an existing sign hanger. ZONE: Historical Commercial (HC).

1<sup>st</sup> motion approve – Commissioner Gallegos

2<sup>nd</sup> motion to approve – Vice Chair Salas

No Discussion

Chairperson Lucero            yes  
Vice Chair Salas                yes  
Commissioner Gallegos        yes

**Vote: 3-0, approved.**

**8. ACTION AND CONSIDERATION**

- a. **SPECIAL USE PERMIT CASE #061805** – 2340 – 2350 Calle de Principal & 2330 Calle de Santiago, submitted by New Mexico Department of Cultural Affairs (DAC). Requesting approval to operate a museum within the Historical Zone known as the Taylor House and Reynold’s & Barela’s Stores. ZONE: Historical Commercial (HC).

No Discussion

Chairperson Lucero            yes  
Vice Chair Salas                yes  
Commissioner Gallegos        yes

**Vote: 3-0, approved.**

- b. **PZHAC SIGN PERMIT #061814** – 2729 Calle de San Albino, submitted by Ruben Smith. Requesting approval to paint a mural on his house. ZONE: Historical Residential (HR).

CDC Salazar

Two places in our code regarding murals. Yguado Plan and under the exception part of the sign permit section of our code. Exception to our code if the mural has historic value to the structure.

Request is listed under unclassified section of our code. If not listed in the permitted section of the zone, it should be considered prohibited. Is not able to support request.

Recommends to the commission to amend or propose to BOT regulations/ordinance to allow murals.

1<sup>st</sup> motion to approve – Vice Chair Salas  
2<sup>nd</sup> motion to approve – Commissioner Gallegos

Commissioner Gallegos asked about the Yguado Plan explanation on mural approvals, in which it was explained by CDC Salazar.

Chairperson Lucero

Advised murals to have not been approved before. Recommendation is the same as staff.

Vice Chair Salas

Agrees with Chair’s recommendation.

Commissioner Gallegos

Recommends residents seek approval from commission before something like this is proposed.

Ruben Smith (applicant)

Was told it had been approved before or else would not have applied. Just trying to finish out the construction to enhance the building with an artistic ledger.

When Mr. Smith was in the legislature, he sponsored a bill one percent for the arts. It is

already in place and would like to be included in the residential zone. Was not trying to request approval and create any issues.

Commissioner Gallegos asked what the process is to recommend an ordinance to the BOT. CDC Salazar explained, he can request either through a condition of the vote or in a general request to the commission to review.

Chairperson Lucero	no
Vice Chair Salas	no
Commissioner Gallegos	no

**Vote: 0 - 3, denied.**

- c. **PZHAC BUSINESS LICENSE #1225** – 2319 Calle de Guadalupe, submitted by El Chanate Coffee Co. Requesting approval to operate a coffee shop type business. ZONE: Historical Commercial (HC).

1<sup>st</sup> motion to approve – Vice Chair Salas  
 2<sup>nd</sup> motion to approve – Commissioner Gallegos

No Discussion

Chairperson Lucero	yes
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Vice Chair Salas            yes  
Commissioner Gallegos    yes

**Vote: 3-0, approved.**

**9. DISCUSSION –**

- a. **2090 SNOW ROAD** – property was recently summary subdivided. One parcel where the two buildings are located was divided into 10 acres and is being sold. Buyer is interested in purchasing the property, only if allowed to restore the 2 historical buildings and operate a venue type hall either through a variance or SUP. ZONE: Rural Farm.

Mr. Schafer

Is looking to purchase property to request approval to use property for a venue type business and short-term rentals. Wanting to preserve the two historic significance structures and is worried if they are not preserved, could be lost to deterioration with a buyer that is not willing to preserve.

Commission can't recommend proposed ideas as it is not in the code to allow. But stated if there was an avenue through our ordinance, commission would be interested in hearing more about the proposal.

CDC Salazar

Understands it is not currently in our code, but what would the avenues be to be able to consider this proposal. It is up to us to recommend it to BOT.

This property before Mr. Schafer stopped by my office, there was a buyer that was interested in purchasing it to develop into a subdivision with 5-acre parcel development. Mr. Schafer's proposal seems more ideal for Mesilla than to have 120 acres subdivided. The proposal will not be developing the area anymore that it is now, and the 2 buildings need preservation.

- b. **SHORT-TERM RENTAL** – ordinance rough draft has been put together and sent to PZHAC. Any questions or comments before our first work session is scheduled.

CDC Salazar

Is happy community is involved. Mrs. Ratje & Mr./Mrs. Walkinshaw/emailed her comments and concerns. The draft was sent for discussion purposes. The information is not a proposal but ideas from various municipalities.

Do recommend commission opens other zones for short-term rentals.

Any ordinance in any municipality that is implemented has already been reviewed by legal. Starting from scratch will be not only time consuming but also more expensive for legal to review. Why reinvent the wheel if we can benefit from other municipalities' hard work and time and just make amendments to best suit our town.

Second draft is being finished up now and will send to commission for review and possibly set up a workshop upcoming meeting.

**10. COMMISSIONERS / STAFF COMMENTS**

**CDC Salazar**

Remind commission of upcoming Municipal League training coming up.

**11. ADJOURNMENT**

1<sup>st</sup> motion to approve – Vice Chair Salas

2<sup>nd</sup> motion to approve – Commissioner Gallegos

Chairperson Lucero        yes

Vice Chair Salas            yes

Commissioner Gallegos    yes

**Vote: 3-0, approved.**

**NOTICE**

If you need any 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 4/11/2024 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; and the U.S. Post Office - 2253 Calle de Parian.



*x Yolanda Lucero*  
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Yolanda Lucero  
Chairperson

ATTEST:

*Gloria Maya*  
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Gloria Maya  
Town Clerk/Treasurer

