

# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) SPECIAL MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
TUESDAY- AUGUST 27, 2024, AT 6:00 PM

## ATTENDEES

Commissioner Walkinshaw (acting chairperson)  
Commissioner Gallegos  
Commissioner Miller

## STAFF

Community/Economic Director (CED) Eddie Salazar

## PUBLIC

|               |                  |
|---------------|------------------|
| Bill Cook     | Enrique Vigil    |
| Melanie Vigil | Diana Magallonez |
| Josh Smith    | Anton Magallonez |

### 1. PLEDGE OF ALLEGIANCE

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

Chairperson Lucero – absent  
Commissioner Gallegos – present  
Commissioner Miller – present  
Commissioner Walkinshaw – present  
Commissioner Salas – absent  
Alt. Commissioner Mulvihill - absent

### 3. ACTION AND CONSIDERATION

- a. **REZONE CASE #061870** - A request has been submitted to rezone a Residential Agriculture (RA), Dona Ana County parcel #4-007-137-162-321, at 2750 Old Farm Rd, to Residential (R-1) for the purpose of subdividing into three-1 acre lots.

CED Salazar – Action and consideration of the case came after a hearing held on 8/19/2024. The PZHAC heard the case but did not make a determination. Based on the presentation and testimony on the day of the hearing, a special meeting was held to make a determination.

A recap of the case was done by CED Salazar. Additional information was provided regarding the green belt being referenced on the 2017 comprehensive plan relates to 5-acre parcels, rural farm zone. Mr. Vigil's property is not rural farm but residential agriculture, 3-acres. Also,

Commissioner Miller - asked when the case was denied last year, it was stated it was denied due to the acres on the subdivision submitted was under one acre. She had looked at the subdivision plat submitted with the current packet and was not able to find that to be true.

CED Salazar reminded commission that the request is for a rezone only. A subdivision request will be submitted after approval and any concerns will be discussed at that time. Last year, a subdivision document was submitted to give reference to the location of property not the proposed replat to be approved.

Anton Magallonez (representing applicant) – no additional information at this time. Two concerns are heard from the public, one is setting a precedent. Every case should be reviewed and addressed independently depending upon the evidence.

Comprehensive plan is a guide and not code. The mention of green belt in it, has not been codified into code. Needs to be a define what are the boundaries of the green belt and not just an idea.

CED Salazar – recapped the request once again by the applicant to rezone his 3-acre parcel to 3 individual 1-acre parcels and zone single-family residential (R1).

Chair Walkinshaw – Mesilla has housing problems just like many other municipalities. Like the proposal to rezone to assist in building residential properties. Rezoning this parcel is very minor change to the rural farm, ‘green belt.’ Rezoning it to R1 will help correct the RA zone in the middle of R1 & RF, because it is spot zoning having it RA zoned.

Infrastructure available close to Old Farm Road. Extending the utilities into the property will need to be discussed if approved during the subdivision application. Sewage will be septic.

1<sup>st</sup> motion to approve rezone made by Commissioner Gallegos

2<sup>nd</sup> motion to approve rezone made by Commissioner Miller

Commissioner Gallegos – yes

Commissioner Miller – yes

Chair Walkinshaw – yes

Approved 3-0.

8. ADJOURNMENT @6:26 PM





**Gloria Maya**  
Mesilla Town Clerk/Treasurer



**Eric Walkinshaw**  
PZHAC Chairperson (Acting)