



# Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY- SEPTEMBER 16, 2024, AT 6:00 PM (REVISED)**

ATTENDEES:

Commission: Chairperson Lucero  
Commissioner Gallegos  
Commissioner Miller  
Commissioner Mulvihill

Staff: Community & Economic Director (CED) Eddie Salazar

Public: Felix Armijo                      Mary F. Lucero  
Jerome G.                                  Michele G.  
Greg Lester                                Andrea Bryan  
Trina Witter                                Bill Cook  
Sylvia D.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL AND DETERMINATION OF A QUORUM**

Chairperson Lucero – present  
Commissioner Eric Walkinshaw – absent  
Commissioner Lori Miller – present  
Commissioner Eric Gallegos – present  
Alternate Commissioner Martha Mulvihill - present

**3. CHANGES / APPROVAL OF AGENDA**

1<sup>st</sup> motion to approve made by Commissioner Gallegos  
2<sup>nd</sup> motion to approve made by Commissioner Miller

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chairperson Lucero – yes  
Alt. Commissioner Mulvihill – yes

Motion to approve passes 4 – 0.

#### 4. 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.*

Mary F Lucero

Commented on case #061823. Is concerned about the preservation of the property being listed as a historical site for the town of Mesilla. Approving the request to build on property could negatively impact its preservation.

Trina Witter

Mesilla town code allows residential use of the property it being in the Historical Residential zone and a short-term rental is considered to be a residential use.

#### 5. 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: \* August 19, 2024, Rezone Hearing/Regular Meeting
- b. PZHAC MINUTES: \* September 3, 2023, Work Session/Regular Meeting

1<sup>st</sup> motion to approve made by Chair Lucero

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

Commissioner Gallegos – yes

Commissioner Miller – yes

Chairperson Lucero – yes

Alt. Commissioner Mulvihill – yes

Motion to approve passes 4 – 0.

#### 6. ACTION AND CONSIDERATION

- a. **PZHAC SECRETARY** - vote for one of the commissioners to assume the responsibility of the commission's secretary.

1<sup>st</sup> motion to postpone voting for a secretary until full commission is present and allow town clerk to attest approval of subdivision case #061889 in signing the property replat along with Chairperson, made by Commissioner Gallegos

2<sup>nd</sup> motion to postpone voting for a secretary until full commission is present and allow town clerk to attest approval of subdivision case #061889 in signing the property replat along with Chairperson, made by Commissioner Mulvihill.

Commissioner Gallegos – yes

Commissioner Miller – yes

Chairperson Lucero – yes

Alt. Commissioner Mulvihill – yes

Motion to approve passes 4 – 0.

1<sup>st</sup> motion to approve made by Commissioner  
2<sup>nd</sup> motion to approve made by Commissioner

Commissioner Gallegos – recused himself from voting  
Commissioner Miller – yes  
Chairperson Lucero – yes  
Alt. Commissioner Mulvihill – yes

Motion to approve passes 3 – 0.

- c. **PZHAC CASE # 061823** – 2450 Calle de Principal, submitted by Armijo Felix. Requesting approval to build and operate a short-term rental unit. ZONE: Historical Commercial (HR).

CED Salazar

Application was submitted in May 2024 and postponed due to not first obtaining a historical appropriateness permit. A work session was scheduled and held on September 3, 2024 in which the commissioners (3) that attended found the request permissible.

The other concern from the commission was the structure previously on the property being listed in Mesilla’s historic registry. Cultural Affairs was contacted and advised since the property was private and are not requesting financial assistance from the state, it is up to the municipality to regulate the site.

1<sup>st</sup> motion to approve made by Commissioner Gallegos  
2<sup>nd</sup> motion to approve made by Commissioner Mulvihill

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chairperson Lucero – no  
Alt. Commissioner Mulvihill – no

Motion to does not pass 2 – 2.

Both Madam Chair Lucero and Commissioner Mulvihill voted no due to applicant not obtaining approval from the town of Mesilla to back fill an exposed basement from a previous structure that is listed in Mesilla’s historic registry approximately a year ago. Madam Chair Lucero stated if the applicant would consider moving the STR back where there is land. Building a structure over that location would negatively impact the historic preservation of that site.

- d. **PZHAC CASE # 061897** – 1250 Rosita Ct, submitted by Susan & Preston Williams. Requesting approval to construct their new residence. ZONE: Single-Family Residence (R1).

1<sup>st</sup> motion to approve made by Commissioner  
2<sup>nd</sup> motion to approve made by Commissioner

Commissioner Gallegos – yes

Commissioner Miller – yes  
Chairperson Lucero – yes  
Alt. Commissioner Mulvihill – yes

Motion to does not pass 4 – 0.

## 7. COMMISSIONERS / STAFF COMMENTS

CED Salazar

Discussed Ad Hoc committee update on short-term rental ordinance being put together. Draft ordinance will be scheduled for review on October 7, 2024, in a hearing setting.

Thanked the commission for attending NM Municipal League conference in Carlsbad. The entire commission attended, and it was very educational.

Madam Chair Lucero

Requested CED Salazar be registered with NM Municipal League to have voting rights within the league and getting his CZO certification.

Asked about alternate commissioners opening. CED Salazar responded by stating two people have shown interest in the position. Waiting on their resume to be submitted.

Asked how the town will recover Lodger's Tax once our short-term rental ordinance is adopted.

Commissioner Mulvihill

Discussed the importance of a grant writer to bring money to Mesilla.

CED Salazar

Town of Mesilla does not have a grant writer in house. Currently, we have a grant writer under contract. A position for grant writer has been approved by the Board of Trustees.

## 8. ADJOURNMENT @ 6:54pm.

### NOTICE

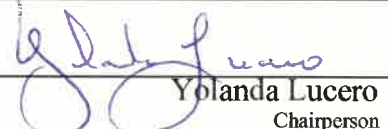
If you need any accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us on 524-3262 at least 48 hours prior to the meeting.

Posted on 9/13/2024 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 – 22e. 53 Calle de Parian; Mesilla website

<https://www.mesillanm.gov/minutes-agendas/>

  
Gloria Maya  
Town Clerk/Treasurer



  
Yolanda Lucero  
Chairperson