



# Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WORKSHOP AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
TUESDAY- SEPTEMBER 3, 2024, AT 5:00 PM**

## **ATTENDEES**

Commissioner Walkinshaw  
Commissioner Gallegos  
Commissioner Miller

### Staff

Community & Economic Director (CED) Eddie Salazar  
Construction Industries Division Chief Inspector (CID) Thomas Maese

### Public

Trina Witter	Susan Krueger
Andrea Bryan	Mary H Ratje
Greg Lester	Rafael L Geck
Bill Cook	

**2410 Calle de Principal** - request to build a structure for the purpose of short-term rental. Historical Appropriateness Permit is necessary first before a zoning permit can be requested.

CED Salazar and commission reviewed proposed application to build a commercial structure for the purpose of operating short-term rental business. Concern was discussed about the property previously having a historic structure listed in Mesilla historic registry. The structure has since been demolished in the past leaving a basement which was backfilled.

New Mexico Department of Cultural affairs directory of qualified supervisory personnel in historic preservation, August 20123. Contacted a local agency on the list for a consultation. Brad from Epsilon Systems Solutions Inc stated property has no legal binding to SHPO as it is not being funded by the state. It is up to municipalities to determine outcome.

Karla McWilliams from Department of NM Cultural Affairs stated the same thing as Epsilon Systems Solutions Inc. She added if new construction is approved, new design should follow the

same pattern as the development zone but not the style. New addition needs to be apparent from the historic building(s).

Structure setbacks were discussed. A right of entry form will need to be submitted if applicant wishes to construct structure on property line as defined in MTC 18.40.040(A). A fire-resistant wall facing the perimeter if within 3-feet otherwise, a 7-foot setback is required.

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**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
TUESDAY- SEPTEMBER 3, 2024, AT 6:00 PM**

**ATTENDEES**

Commissioner Walkinshaw  
Commissioner Gallegos  
Commissioner Miller

**Staff**

Community & Economic Director (CED) Eddie Salazar  
Construction Industries Division Chief Inspector (CID) Thomas Maese

**Public**

Trina Witter	Susan Krueger
Andrea Bryan	Mary H Ratje
Greg Lester	Rafael L Geck
Bill Cook	Kevin McGinley
Connie McGinley	Michele Garcia
Jerome Garcia	

- 1. PLEDGE OF ALLEGIANCE** (started @ 6pm)
- 2. ROLL CALL AND DETERMINATION OF A QUORUM**

Commissioner Gallegos – present  
Commissioner Miller – present  
Chair Lucero – absent  
Vice Chair Salas – absent  
Commissioner Walkinshaw (acting chair) – present  
Commissioner Mulvihill (alternate) – absent

Quorum 3 of 5.

- 3. CHANGES / APPROVAL OF AGENDA**

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

Commissioner Gallegos - yes  
Commissioner Miller - yes  
Chair Walkinshaw -yes

Approved 3 – 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.*

No public input.

#### 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 27, 2024, Special Meeting Minutes (rezone)
- b. **PZHAC MINUTES** \*August 19, 2024, Regular Meeting Minutes
- c. **PZHAC Resolution 2024 – 9**, Rezone case #061870

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  
Chair Walkinshaw -yes

Approved 3 – 0.

#### 6. ACTION AND CONSIDERATION

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

Postponed voting until there is a full commission.

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

Commissioner Gallegos - yes  
Commissioner Miller - yes  
Chair Walkinshaw -yes

Approved 3 – 0.

- b. **PZHAC SUMMARY SUB #061889** – 2420 Calle de Bodegas, submitted by Kevin McGinley. Requesting approval to summary subdivide property. ZONE: Rural Farm (RF).

CED Salazar – informed the commission the case had gone through a variance process. Request to subdivide will have one of the two parcels under the RF zone requirement of 5 acres. Judge Arrieta of 3<sup>rd</sup> District Court ruled real property to be subdivided. Board of Adjustments approved request to be consistent with judge’s court order. The 1.14-acre parcel will be a legal non-conforming lot. The other 3.86-acre parcel will be absorbed by the applicant’s adjacent property.

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

Commissioner Gallegos - yes  
Commissioner Miller - yes  
Chair Walkinshaw -yes

Approved 3 – 0.

- c. **PZHAC CASE #061885** – 2939b Estrada Rd, submitted by Anna Aven. Requesting approval to build a residential home on property. ZONE: Residential Agriculture (RA).

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

Commissioner Gallegos – recused himself from voting due to applicant is his mother-in-law.  
Commissioner Miller - yes  
Chair Walkinshaw -yes

2 – 0 – motion did not pass due to not being the majority of commission. Case will be rescheduled.

- d. **PZHAC CASE #061890** – 2488 Calle de Guadalupe, submitted by Old Town Café & Cantina. Requesting approval for a freestanding sign. ZONE: Historic Commercial (HC).

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  
Chair Walkinshaw -yes

Approved 3 – 0.

- e. **PZHAC CASE #061891** – 2488 Calle de Guadalupe, submitted by Old Town Café & Cantina. Requesting approval for a freestanding sign. ZONE: Historic Commercial (HC).

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

Commissioner Gallegos - yes  
Commissioner Miller - yes  
Chair Walkinshaw -yes

Approved 3 – 0.

**7. COMMISSIONERS / STAFF COMMENTS**

- a. Community and Economic Development to give update on Ad Hoc Committee STR ordinance.

Have obtained total number of dwellings and total number of short-term rentals for consideration in total amount of permits being considered. Fees are also being discussed but not yet determined at this time.

Process after the ad hoc committee finishes putting together a proposed agenda was explained. PZHAC for review and BOT to consider recommendation from PZHAC and hold a hearing to consider approving.

- b. Community and Economic Development to discuss NM Municipal League training in Carlsbad, NM. Travel per Diem form to be filled.

Thanked commission those that are attending. Reviewed the per diem process to include itemized. Hotel rooms have been reserved and conference attendees have been registered.


**8. ADJOURNMENT (@ 6:27pm)**

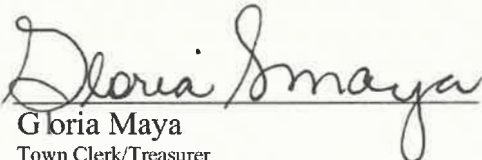
**NOTICE**

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 8/29/2024 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/>

  
Eric Walkinshaw  
Chairperson (acting)

  
Gloria Maya  
Town Clerk/Treasurer

