

# Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WORK SESSION AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY-DECEMBER 16, 2024, @ 5:30PM.**

**COMMISSIONERS:**

Madam Chair Lucero  
Vice Chair Walkinshaw  
Secretary Miller  
Commissioner Gallegos  
Commissioner Alba  
Commissioner Mulvihill (alternate)

**STAFF:**

Community & Economic Development Director (CED) Eddie Salazar

**PUBLIC:**

Susan Krueger  
Catherine Walkinshaw

**WORK SESSION**

**PZHAC CASE #061934** – 2469 Calle de Guadalupe, Fountain Theater, submitted by MCBE Partners, LLC/Rodrigo Quevedo. Requesting approval to make modifications to the front box office window. Install a wooden door on window and possible enclose front area.

**Determination:**

Commission discussed the proposed request. Commissioner Walkinshaw proposed in lieu of considering approval of request, to research previous location of box office window. It is believed the box office window was located at the center of the entrance behind the marquee. If so, suggested box office window be moved back to the previous location.

It's current location is behind an entrance/exit door and could potentially cause issues with customers in line buying tickets and anyone trying to exit/enter the theater.

Applicant co-applicant Carol M. joined the discussion and agreed to postpone the application request to gather more information on previous location of box office window. If there is evidence of the window originally being at the front center of the theater, she agreed it would be best to place it there.

Commission agreed to move marquee in front of theater to the south side of the exterior wall only to allow relocation of box office window. Case will be postponed during the regular agenda with a motion.

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#### 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.

Susan Krueger expressed concern regarding discussion item 6(b), displaying merchandise outside store in the plaza area. Possible liability if items become a hazard for pedestrians to walk on and around sidewalks.

#### 5. APPROVAL OF CONSENT AGENDA

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

- a. \* December 2, 2024 – PZHAC Regular Meeting Minutes
- b. \***PZHAC CASE#061930** – Parque de Cura (across the community center), install a triple sided info center to post notices and information for the community. ZONE: Historic Commercial (HC).
- c. \***PZHAC CASE#061931** – Parque de Commemorativo (Avenida de Mesilla/University), replace and existing sign with a triple sided info center to post notices and information for the community. ZONE: Historic Residential (HR).
- d. \***PZHAC CASE#061932** – Mesilla Plaza, replace an existing old sign with new triple sided informational center to post notices and information for the community. ZONE :Historic Commercial (HC).

1st motion to approve consent agenda made by Commissioner Walkinshaw

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

Commissioner Gallegos – yes

Commissioner Miller – yes

Madam Chair Lucero – yes

Commissioner Walkinshaw - yes

Commissioner Alba – yes

Motion passes 5 – 0.

#### 6. DISCUSSION

- a. Signage discussion regarding case number 061922. What is considered to be a sign and how many signs would be allowed at the location.

Madam Chair Lucero stated the code states only 2 allowed and it should be adhered to it.

Commissioner Gallegos asked if there were any more signs or changes when the new owner of the property took over. Is a sign on the propane tank cage considered to be a sign? How about the water machine?

Commissioner Miller explained the intent for our code is specifically for the plaza area and a convenience store should not fall under this section. An exception should be made, and our code should be amended. A new owner would not know or should be held responsible for how the business was bought and was previously allowed prior to them purchasing it.

Commissioner Walkinshaw felt the same way, the specific sign section of our code does not regulate convenience stores. It is more directed to plaza area. Are the small signs on the pumps should be considered to be signs?

Madam Chair Lucero asked if a logo should be considered to be a sign such as the ones on the pumps,

CED Salazar responded to Commissioner Gallegos stating to his knowledge, no additional signs or changes were made when the new owner took over. Currently there are 14 signs. Does the commission feel all the signs need to be removed with the exception of 2? Does that support our businesses knowing the intent for our sign code did not consider a convenience store signage. As far as CED Salazar understanding, the location has always had those signs.

There are signs for advertising purposes. According to our code, no advertising of products are allowed in our code. Not outside. So it is very clearly, our sign ordinance did not consider this type of business.

- b. Business owners at the plaza requesting approval to allow display merchandise outside their store to help promote sales (Christmas).

Commission all determined not in Mesillas best interest to allow merchandise being displayed outside of store fronts as being proposed.

CED Salazar proposed maybe the business could join the farmer's market and also have their merchandise there too. Or maybe give brochures directing them to their store.

## 7. ACTION AND CONSIDERATION

- a. **PZHAC CASE #061922** – 2928 HWY 28, submitted by Lucky's (previous Shorty's) Requesting approval for a sign permit. ZONE: Commercial (C).

1st motion to approve made by Commissioner Gallegos

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

Commissioner Gallegos – yes, there was no changes as before the business was purchased

Commissioner Miller – yes, owner had no idea a permit was needed and it was already like that.

Madam Chair Lucero – no

Commissioner Walkinshaw - yes, see no changes in business as it is prior. Some of the pointed out signs, should not be considered as signs.

Commissioner Alba – no

Motion passes 3 – 2.

- b. **PZHAC CASE #061927** – 1010 Calle de El Paseo, submitted by Kent Chen. Requesting approval to replace 4 windows at this location. ZONE: Residential Agriculture (RA).

1st motion to approve made by Commissioner Walkinshaw

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

Commissioner Gallegos – yes

Commissioner Miller – yes

Madam Chair Lucero – yes

Commissioner Walkinshaw - yes

Commissioner Alba – yes

Motion passes 5 – 0.

- c. **PZHAC CASE # 061928** – 1891 Avenida de Mesilla, submitted by Thomas Hutchinson. Requesting approval to install a nautical flagpole on a commercial parking lot. ZONE: Commercial (C).

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

Commissioner Walkinshaw amended his motion to include the condition of the light should be mounted on top of the flagpole.

1st motion to approve with condition made by Commissioner Walkinshaw  
2<sup>nd</sup> motion to approve made by Commissioner Gallegos

Commissioner Gallegos – no  
Commissioner Miller – no  
Madam Chair Lucero – no  
Commissioner Walkinshaw - yes  
Commissioner Alba – no

1 – 4, motion with condition does not pass.

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

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Madam Chair Lucero – yes  
Commissioner Walkinshaw - no, concern with light pollution. Light should be mounted on top of flagpole.  
Commissioner Alba – yes

Motion passes 4 – 1.

- d. **PZHAC CASE#061934** – 2469 Calle de Guadalupe, Fountain Theater, submitted by Rodrigo Quevedo. Requesting approval to install wooden cover to front box office window. ZONE: Historic Commercial. (HC).

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

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Madam Chair Lucero – yes  
Commissioner Walkinshaw - yes  
Commissioner Alba – yes

Motion passes 5 – 0.

## **8. COMMISSIONERS / STAFF COMMENTS**

Madam Chair Lucero stated 3 commissioner positions will be available at the beginning of the year, Commissioner Walkinshaw, Commissioner Alba, and herself position will be available.

CED Salazar will look up the dates for each commissioner and confirm their term dates.

Commission was advised of the first meeting for the comprehensive plan date has been set for January 14, 2025 from 5:30 – 7:00 pm at the community center. Asked to spread the word and get the community involved as much as possible.

Asked what would be the process in splitting up two properties listed in Dona Ana County Assessor's office that are under the same roof. He was advised, it would be submitted similar to a zoning permit process.

Informed the commissioners regarding an STR draft ordinance workshop held by the BOT. No determination has been made yet but some discussion was held regarding the 200-foot distance requirement.

Madam Chair Lucero gave her goodbyes as she will not be serving in the PZHAC the upcoming year. Asked to continue following our code. Commission thanked madam chair and her dedication.

**9. ADJOURNMENT @ 6:48pm**

**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 12/13/2024 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 – 2253 Calle de Parian; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>

  
PZHAC Chairperson – Kristina Alba

  
Town Clerk/Treasurer – Gloria Maya

