

Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL HOLD A WORK SESSION AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
WEDNESDAY- JANUARY 15, 2025, AT 5:00 PM

WORK SESSION

Minutes

A REQUEST TO SUBDIVIDE HISTORICAL RESIDENTIAL PROPERTY INTO 3
PARCELS, 2615 CALLE DEL SUR, HAS BEEN SUBMITTED. CURRENT PROPERTY
IS APPROXIMATELY 47,480 SQUARE FEET.



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 1/6/2025 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/>

ATTENDEES

COMMISSIONERS

Madam Chair Alba
Vice Chair Walkinshaw
Secretary Miller
Commissioner Gallegos
Commissioner Mulvihill
Alt. Commissioner Reeves

STAFF

Community & Economic Development Director
(CED)Salazar

PUBLIC

Mary H Ratje
Mary Lucero
Nora Barraza

Yolanda Lucero
Rebecca Segovia

WORKSHOP STARTED @ 5PM-PRESENTED BY CED SALAZAR

CED SALAZAR – Introduced case, 2615 Calle del Sur, submitted by Sam Bernal. Reviewed the process of a subdivision to the PZHAC to educate them on what process will be followed.

Property in question was described and a review on the sizes and amount of parcels.

Mr. Bernal had previously requested a subdivision approval on approximately 2017. Application did not move forward after meeting with PZHAC back then.

Mr. Bernal is requesting to use a community road approved by the town of Mesilla in 1977 when the Dan Lorry subdivision was approved. The community road gives access to tract 3, tract 4, tract 5, tract 6 and tract 7. The community road has since then been deeded from Dan Lorry to Mrs. Rebecca Segovia in 2015.

Town attorney was contacted to advise staff if the community road in question was indeed a possible access road to Mr. Bernal's property, tract 4.

If the private road were to be an access point, what infrastructure would Mr. Bernal require due to having a private gravel road before and after his property. Town engineer was contacted to advise what requirements should the town impose on such request. A variance was requested by applicant from meeting all subdivision requirements on paved road, curb and gutter.

Town engineer firm, Mozen & Corben advised in a written statement, due to the unique circumstances, PZHAC should seek an alternative procedure summary procedure.

Fire department also reviewed subdivision requirements and stated hydrants and road capacity to sustain their fire truck will need to be met. Minimum private road ingress/egress of 20 ft. Specific material of the road will be determined by the fire code.

Subdivision approval process was explained according to Mesilla code which follows same process as many other municipalities. Request is reviewed by staff and commission before a preliminary plat application is submitted. Once preliminary plat is reviewed and approved. Developer/subdivider has 22 months to comply with all requirements set forth during the preliminary plat approval. Once all requirements have been met, the developer/subdivider returns back to municipality for final approval. At that point, municipalities review final plat and assure all requirements/conditions set during preliminary plat were met. At the time of approval, all infrastructure for the subdivision is absorbed by the municipality and responsible thereon after for care and maintenance.

A letter submitted by Mrs. Rebecca Segovia was then read concerning giving access to Mr. Bernal's tract (letter attached).

Following, an email was read sent in by Nora Barraza expressing concerns with the proposed subdivision. Copy emailed attached to these minutes.

An email was read sent by Frank Acosta. A nearby plat owner on track 7. Mr. Acosta was concerned utilizing being required would force him to give a utility easement on his property. CED Salazar advised commission that won't be the case as utilities will be supplied from Calle del Sur.

Commissioner Mulvihill concerned Mrs. Segovia has the deed for that property and does not feel comfortable the town takes the property away from her. She has paid taxes and maintained that road.

(public speaking over commissioners and staff were advised no public comment was being made during work session)

Commissioner Gallegos asked how and from where were the utilities going to be supplied from. Other commissioners and staff advised from Calle del Sur with a utility easement on his property adjacent to Calle del Sur.

Discussion was held between commissioners and staff for clarification of what was presented to them. Mr. Bernal was offered to split the road before and was denied. CED Salazar stated it is a civil dispute between neighbors and should not be taken into consideration.

Mr. Bernal stated it is unfortunate that it has caused a lot of issues but all he is trying to do is for his kids to be able to access the property once they inherit it. The structure on

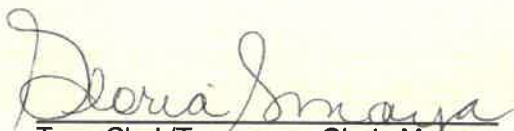
the opposite side of the property is not in the subdivision plans at the time. It will be up to his children to decide.

CED Salazar asked the commission if it is something they would consider approval or what direction they would like to go. Commissioners all agree to postpone and collect any other information regarding the case. New information will again be reviewed and presented to the PZACH.

Information will be reviewed and maybe our town attorney or engineer can attend next workshop. It is a suggestion not a commitment.

Work session adjourned at 6:04 pm.


PZHAC Chairperson – Eric Walkinshaw


Town Clerk/Treasurer – Gloria Maya

