

# 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-MARCH 17, 2025 @ 5 PM  
(MINUTES)**

COMMISSIONERS	CHAIRPERSON WALKINSHAW VICE CHAIR ALBA SECRETARY MILLER COMMISSIONER GALLEGOS COMMISSIONER MULVIHILL ALT. COMMISSIONER ALVILLAR ALT. COMMISSIONER PAZ
STAFF	COMMUNITY & ECONOMIC DEVELOPMENT (CED) EDDIE SALAZAR HISTORIC PRESERVATION SPECIALIST LIANA AGUIRRE
PUBLIC	TOM HUTCHINSON MARY F LUCERO MORGAN SWITZER MARSHALL MCGINLEY ROSEMARY ALVILLAR SUSAN KRUEGER ANTON MAGALLONES

## **WORK SESSION**

**PZHAC CASE #061956** – 2750 Old Farm Road, submitted by Enrique & Melanie Vigil. Requesting approval to subdivide their recently rezoned property from RA (3-acres) to R1 3(1-acre) parcel.  
ZONED: Single-Family Residential (R1)

CED Salazar opened the work session giving time and date along with an introduction of the case 061956. The subdivision plat shows a driveway easement on the top north parcel where a current primary residence is in place. Purpose of this easement is to gain access to the middle parcel and also to meet the 1-acre R1 zone requirement. Solar panels in the middle parcel are along the northern part of the property approximately 11' from boundary line. Which meets the R1 zone setback requirement of 7 feet. The access road to the parcels is a private road therefore it is why the applicant requested an alternative summary subdivision. Applicant understands that the closest town water/sewer are University Ave and Old Farm Road. He will be responsible for running utilities to his properties. Because sewer and water are not immediately available to his property, applicant does have the option of digging a domestic well and having septic providing he meets all environmental/state engineer requirements.

Chair Walkinshaw commented that fire hydrants would probably have to be installed as well.

Anton Magallones stated the solar panels on the property will have a temporary utility easement to the current home until a new home is built.

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**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY-MARCH 17, 2025, @ IMMEDIATELY AFTER WORK SESSION  
(5:38 pm)**

COMMISSIONERS	CHAIRPERSON WALKINSHAW
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3/17/2025 PZHAC Regular/Workshop Minutes

VICE CHAIR ALBA  
SECRETARY MILLER  
COMMISSIONER GALLEGOS  
COMMISSIONER MULVIHILL  
ALT. COMMISSIONER ALVILLAR  
ALT. COMMISSIONER PAZ

STAFF COMMUNITY & ECONOMIC DEVELOPMENT EDDIE SALAZAR  
HISTORIC PRESERVATION SPECIALIST LIANA AGUIRRE

PUBLIC MARY F LUCERO  
ANTON MAGALLONES  
ENRIQUE VIGIL  
MORGAN SWITZER  
MARSHALL MCGINLEY  
TRINA WITTER  
MARY H RATJE  
DASA BAUSOVA

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

Commissioner Gallegos – present  
Commissioner Miller – present  
Chair Walkinshaw – present  
Vice Chair Alba - absent  
Commissioner Mulvihill – present  
Alt. Commissioner Alvillar – present  
Alt. Commissioner Paz – present

(Alt. Commissioner Alvillar to fill in seat of vice-chair in her absence as an alternate commissioner)

3. CHANGES / APPROVAL OF AGENDA

1st motion by Commissioner Miller  
2<sup>nd</sup> motion by Commissioner Mulvihill

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chair Walkinshaw – yes  
Alt. Commissioner Alvillar – yes  
Commissioner Mulvihill – yes

Approved, 5-0.

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.*

*Susan Krueger addressed the commission and requested a full review on the history of the proposed subdivision on the agenda along with surrounding properties.*

**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. \*March 3, 2025, PZHAC Regular meeting minutes**

1st motion by Commissioner Gallegos

2<sup>nd</sup> motion by Commissioner Miller

Commissioner Gallegos – yes

Commissioner Miller – yes

Chair Walkinshaw – yes

Alt. Commissioner Alvillar – yes

Commissioner Mulvihill – yes

Approved, 5-0.

**6. ACTION AND CONSIDERATION**

- a. PZHAC CASE #061956** \* 2750 Old Farm Road, submitted by Enrique & Melanie Vigil. Requesting approval to subdivide their 3-acres parcel into 3 one-acre parcels. ZONE: Single-Family Residential (R1)

1st motion by Commissioner Miller

2<sup>nd</sup> motion by Commissioner Gallegos

Commissioner Mulvihill asked to clarify the zoning of the parcel in question. In which it was explained by CED Salazar that 3-acres parcel has been recently rezoned from RA to R1. Also, access to property is a private road therefore, it is requested to consider the subdivision request as an alternative summary subdivision procedure. The private road has been in existence for a long time and under state statute would fall under the definition of a community road.

Commissioner Gallegos asked to confirm enough room for the installation of utilities to the property with the driveway easement being proposed. CED Salazar explained that utilities are required to go underground, and the driveway easement would not have a negative impact on the installation. The easement on the plat is primarily to give the middle parcel its minimum size requirement.

Commissioner Mulvihill made a motion to amend the original motion and did not receive a second. Motion died.

Commissioner Gallegos – yes

Commissioner Miller – yes

Chair Walkinshaw – yes

Alt. Commissioner Alvillar – yes

Commissioner Mulvihill – no

Approved, 4-1.

- b. PZHAC CASE #061965** – 2410 Calle de San Albino, submitted by Tom Hutchinson (MCBE Partners LTD). Requesting approval to construct entry/exit sites between La Posta and La Posta parking lot and add small addition. ZONE: Historical Commercial (H-C).

1st motion by Commissioner Miller

2<sup>nd</sup> motion by Commissioner Mulvihill

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When asked about the proposed addition attached to the building, Mr. Hutchinson responded it is yet to be determined what the addition will be used for. Ideas for kitchen expansion, storage, bakery, taqueria, etc.

Chair Walkinshaw was concerned the proposed addition looks too familiar with the historic structure. According to Secretary of Interior Standards, the addition needs to have the same historic design but still needs to be visibly different. Mr. Hutchinson was very receptive to the request and will be providing more architectural details when the addition zoning request is submitted. Another concern Chair Walkinshaw was weakening the structural integrity of the existing historic structure if one day the addition needs to be removed. According to Secretary of Internal Standards, addition can't compromise the historic structure.

CED Salazar stated the packets are typically reviewed and approved by department heads; public works, fire, community development + NM CID review. Fire department and NM CID reviewed application and did not approve due to no official plans being submitted with application. The proposed application submitted included the request for the addition but will have a separate zoning application when Mr. Hutchinson determines what it will be used for. At this time, consideration is requested to allow an addition along with the rest of the parking lot plans with the condition plans which will be submitted for PZHAC and BOT review at a later date.

The sign in front entrance to the patio has been in place for time, could be considered historic significant. Mr. Hutchinson agreed to move the sign away from the entrance causing a possible obstruction to the side next to the wall. The "Bienvenidos" and "Adios" written on the proposed entry was considered to be directional signs which are an exception to Mesilla Town Code sign regulations.

The opposite side of the intersection is La Posta Parking lot. It also will have an entry structure. Commission and applicant both agreed that the sign on the archway will read Katy's Corner on the west side and Parking on the east side.

Commissioner Gallegos – yes

Commissioner Miller – yes

Chair Walkinshaw – yes

Alt. Commissioner Alvillar – yes

Commissioner Mulvihill – yes

Approved, 5-0, conditions; applicant is to submit zoning application for addition once he decides what he wants to do with it.

- c. **PZHAC CASE #061964** –2310 Avenida de Mesilla, Submitted by Morgan Switzer.  
Requesting approval to put up pergolas ZONE: Historic Commercial (H-C).

1st motion by Commissioner Gallegos

2<sup>nd</sup> motion by Commissioner Miller

CED Salazar due to the proposed pergola/porch is up to the southern property line, a right of entry form is required by code which is already on file from a previous case that was approved for this location. According to Mesilla town code, structures are aloud to the zero-lot line providing they are constructed with fire resistant material.

Roof is up to the property line and a gutter system is being proposed to control the runoff of rainwater. Currently the rainwater will be contained by gravel French drain type. NM CID will need to look at the plans and determine the appropriate system.

Chair Walkinshaw stated in the HR zone, it states there is a requirement to have 40% of the property undeveloped but there is no requirement of that type for Historical Commercial which is where this is located.

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Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chair Walkinshaw – yes  
Alt. Commissioner Alvillar – yes  
Commissioner Mulvihill – yes

Approved, 5-0.

- d. **PZHAC CASE #061966** –2808 Snow Rd., Submitted by Russell Hernandez. Requesting permission to repair crack in stucco wall. ZONE: Residential Agricultural (R-A).

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

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chair Walkinshaw – yes  
Alt. Commissioner Alvillar – yes  
Commissioner Mulvihill – yes

Approved, 5-0.

- e. **PZHAC CASE #061967** –2808 Snow Rd., Submitted by Russell Hernandez. Requesting permission to replace door. ZONE: Residential Agricultural (R-A).

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

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chair Walkinshaw – yes  
Alt. Commissioner Alvillar – yes  
Commissioner Mulvihill – yes

Approved, 5-0.

**7. COMMISSIONERS / STAFF COMMENTS**

CED Salazar commented on a document outlining Robert's Rules of Order and will send to commission. Also, NM League training in Taos, NM. I would like to know who is interested to get it all lined up in advance.

Chair Walkinshaw asked about training session for PZHAC on April 7<sup>th</sup> @ 5pm regarding. CED to send email regarding details on this training.

**8. ADJOURNMENT**

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

Commissioner Gallegos – yes  
Commissioner Miller – yes  
Chair Walkinshaw – yes  
Alt. Commissioner Alvillar – yes  
Commissioner Mulvihill – yes

Approved, 5-0.

**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 3/14/2025 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Lucky'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/>



Gloria Maya – Town Clerk/Treasurer



Eric Walkinshaw – PZHAC Chairman