



**THE PLANNING, ZONING AND  
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)  
THURSDAY, AUGUST 1, 2022, 2:30 PM**

**MINUTES**

**1. PLEDGE OF ALLEGIANCE**

Chair Lucero led the Pledge of Allegiance.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

Commissioner Jones, Walkinshaw, Lucero, Salas, and Nevarez present. Commissioner Lucero declared a quorum.

**3. CHANGES/APPROVAL OF THE AGENDA**

**Three changes: F will be deleted from the agenda. H, PZAC case #061432 and L, PZAC case #061434. These cases will not be moving forward.**

**Motion to approve agenda was made by Commissioner Jones and seconded by Commissioner Walkinshaw.**

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas- Yes  
Commissioner Nevarez- Yes

**Motioned passed**

**4. PUBLIC INPUT**

None

**5. APPROVAL OF CONSENT AGENDA**

- a. **\*PZHAC MINUTES: July 5, 2022, Regular Minutes**
- b. **\*PZHAC MINUTES: July 8, 2022, Regular Minutes.**

**Motion to approve consent agenda was made by Commissioner Jones and seconded by Commissioner Walkinshaw.**

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas- Abstains  
Commissioner Nevarez- Abstains

**Motioned passed**

**Motion to close the regular meeting was made by Commissioner Nevarez and seconded by Commissioner Walkinshaw.**

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas- Yes  
Commissioner Nevarez- Yes

**6. Public Hearing**

**a. PZHAC Case #061422-** Palacio Bar Plat of Survey showing location of improvements on 0.319 acres in section 25, T.23S, R.1E, N.M.P.M., U.S.R.S. surveys being U.S.R.S. Tracts 11A-10A1 & 11A-11B Mesilla, Dona Ana County, New Mexico. **Zoned: Historical Commercial.**

Second phase of the project for approval, the public hearing and pre-determination to move forward with splitting the Palacio Bar parking lot which was previously the tire shop and hardware store to combine into one lot. Mr. Chavez is present for questions.

Commissioner Lucero stated that this time is to hear the public input and not for comment on the case. Mr. Chavez represents Palacio Bar who advised they would like to merge the property area into one lot. No comments by the public.

**Motion to close out the public hearing was presented by Commissioner Jones and seconded by Commissioner Nevarez.**

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas- Yes  
Commissioner Nevarez- Yes

**7. NEW BUSINESS**

8. a. **PZACH Case #061422-** Palacio Bar Plat of survey showing location of improvements on 0.319 acres in section 25, T.23S, R.1E, N.M.P.M., U.S.R.S. surveys being U.S.R.S. Tracts 11A-10A1 & 11A-11B Mesilla, Dona Ana County, New Mexico. **Zoned: Historical Commercial.**

**Motion to approve was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.**

Staff presented facts of the case.

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw – yes  
Commissioner Lucero - Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

**Motioned passed**

c. **BL #1003-** 2309 San Albino #3 submitted by Marshal McGinley of DBA, NM Cannabis Cowboy for Cannabis Dispensary business license, **Zoned: Historical Commercial (HC).** The applicant proposed an open business retail of cannabis, this application falls under the new ordinance just passed by the board of trustees on December 30, 2021 and went into effect January 4, 2022.

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Nevarez.**

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

**Motioned passed**

d. **BL #1004 –** 2309 San Albino #3 submitted by Marshal McGinley of DBA, NM Cannabis Cowboy for Cannabis Dispensary business license, **Zoned: Historical Commercial (HC).**

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero – Yes  
Commissioner Salas – Yes

Commissioner Nevarez – Yes

**Motion passed**

- e. **BL #1006-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis Dispensary business license, **Zoned: Historical Commercial (HC)**. The applicant proposed an open business retail of cannabis, this application falls under the new ordinance just passed by the board of trustees on December 30, 2021 and went into effect January 4, 2022.

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

Staff presented facts of the case. Discussion followed. Case will be tabled.

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero – Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

**Motion to table this case -passed**

- f. **BL #1005-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis Dispensary license, **Zoned: Historical Commercial (HC)**

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

Staff presented facts of the case. Discussion followed. Case will be tabled.

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero – Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

**Motion to table this case -passed**

- g. **Case #0611433-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC to display a business sign for Cannabis Dispensary. **Zoned: Historical Commercial (HC)**

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner Walkinshaw.**

This case will be tabled.

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes

Commissioner Lucero – Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

**Motion to table this case -passed**

- h. **Case # 061435-** 3380 McDowell Road submitted by Jordan and Bethany Carvalho for backyard patio and two concrete slabs. **Zoned: Historical Residential (HR)**

**Motion to approve was presented by Commissioner Nevarez and seconded by Commissioner Jones.**

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero – Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

**Motion passed**

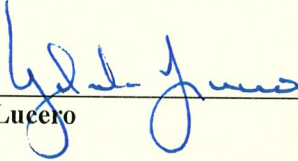
7. **COMMISSIONERS/STAFF COMMENTS**

Commissioner Nevarez apologized for missing meetings. Commissioner Salas stated there was discussion during the last meeting about missing meetings and he had discussed this with Mr. Padilla and Rami that he would be gone for 6 months but would not be absent for the meetings. He requested that he be asked in the future about his intentions as he intends to attend telephonically.

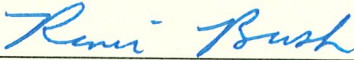
8. **ADJOURNMENT**

Meeting adjourned at 3:06 p.m.

**APPROVED THIS 15th DAY OF AUGUST 2022.**

  
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Yolanda Lucero  
Chair

**ATTEST:**

  
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Rani Bush  
Town Clerk-Treasurer

