



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.

MONDAY-NOVEMBER 20, 2023, AT 5:00 PM

MINUTES

ATTENDEES:

COMMISSIONERS

Yolanda Lucero, Chairperson
Davie Salas, Commissioner
Eric Walkinshaw, Commissioner
Daniel Jones, Commissioner
David Rockstraw, Commissioner

STAFF

Eddie Salazar, Community Development Coordinator (CDC)
Thomas Maese (CID Inspector Supv)

PUBLIC

Trina Witter	Adrea Bryan
Greg Lester	Edith W
Rosemary M	Chris S
Gary V	Les Williamson
Susan Krueger	Silvia D
Frank Torres	

PZHAC CASE# 061749 - 2128 Calle de Los Huertos, submitted by Les Williamson. Requesting approval for a summary subdivision. Zone: Historical Residential, (HR).

Mr. Williamson had previously requested a work session with the commission regarding property above. At the time of work session, dimensions of property were based off of Dona Ana County Assessors' Office current public records. It was found the county records had a discrepancy between their records and a survey done on the property in 1986 by Southwest Associates Inc. Mr. Les Williamson elected to do another survey and contracted Vista Grande Surveys. The new survey performed by Vista Grande Surveys matched the survey performed in 1986.

Therefore, this discrepancy adds 6+ feet to the front property line of the suggested summary subdivision which brings the property into conformance to the code for divide meeting its minimum 8000 sq feet per primary residence.

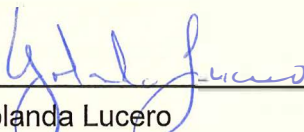
Madam Chair Lucero – started the work session by identifying date and time as, November 20, 2023 @ 5:15pm.

Mr. Salazar – Mr. Williamson had previously had a work session. New proposed lot split now that frontage road is met due to new dimensions. Commissioner Walkinshaw had sent an email suggesting revisiting this request.

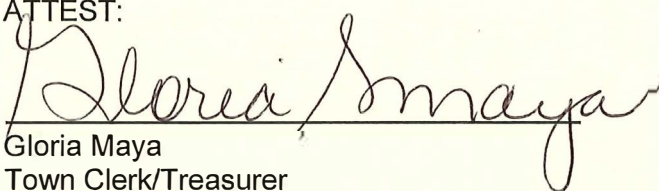
After a discussion, commissioners unanimously came to a conclusion that the new requested subdivision request still does not meet code requirements. A duplex is considered to be 2 dwellings and not one, regardless if there is only one building. According to town code 18.35.060 A & B, the max number of dwellings per lot is two providing each dwelling has 8000 sq feet each.

There is an option to split property but not were the split is being proposed. The lot has sufficient square footage. The surveyor will need to readjust survey to find the best way.

Mr. Williamson decided to keep request to subdivide on PZHAC agenda knowingly he will get a negative vote from the commission. Plans to appeal the decision to the Board of Trustees.



Yolanda Lucero
Chairperson

ATTEST:


Gloria Maya
Town Clerk/Treasurer

