

# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A REGULAR MEETING AT THE COMMUNITY CENTER LOCATED AT

2251 CALLE DE SANTIAGO.

MONDAY, FEBRUARY 5, 2024, AT 6:30 PM

## MINUTES

### ATTENDEES:

#### **COMMISSIONERS**

Commissioner Yolanda Lucero, Chairperson  
Commissioner Davie Salas, Vice-Chairperson  
Commissioner David Rockstraw (phone)  
Commissioner Carlos Arzabal - Secretary  
Commissioner Eric Gallegos

#### **STAFF**

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

#### **PUBLIC**

Maggie Fraga	Bill & Janice Cook	Patrick Vigil
Mary F. Lucero	Chris Schaljo	Kasandra Gamboa
Kathy Telgary	Lucas Woodruff	Rosie Gamboa
Nora L Barraza	Catherine Walkinshaw	
Eric Walkinshaw	Brenda Brown	
Lupe Garcia	Karena A.	
Lori Miller	Steward O.	
Marytt Ratje	Cecilia Vigil	
Dasa Bausova	Graham Chapman	
Rosemary Alvillar		

#### 1. PLEDGE OF ALLEGIANCE

Chair Lucero – started the meeting by leading us in the pledge of allegiance.

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

Commissioner Arzabal conducted roll call

Commissioner Gallegos – present  
Commissioner Salas – present  
Commissioner Rockstraw – present (called in)  
Commissioner Lucero – present  
Commissioner Arzabal – present

Quorum 5 out of 5



Motion to approve by  
1<sup>st</sup> – Commissioner Arzabal  
2<sup>nd</sup> – Commissioner Salas

CDC Salazar reminded commission, all requirements by our code have been met by the applicant. There were many good comments during SUP hearing but not related to Mesilla town code which the PZHAC is responsible to adhere to. Many of the concerns by the members of the public need to be addressed by our Board of Trustees.

Commissioner Arzabal asked CDC Salazar if he is confident the applicant has met all the codes required by town of Mesilla. In which, CDC Salazar answered with a "yes."

Town Attorney Mr. Dahl reminded decision needs to be made based on evidence gathered at the hearing and not during this meeting.

Commissioner Salas stated he feels all the codes have been met. Feels more of an investigation could have been made into other options such as the mini antennas.

Moved to amend motion on the floor to recommend to the BOT, the cell tower be pushed back further into the pecan orchard.

1<sup>st</sup> – Commissioner Salas  
2<sup>nd</sup> – Commissioner Gallegos

Madam Chair Lucero stated she is comfortable with the information to determine all the requirements set by the code were met. If conditions need to be set, Board of Trustees need to make them. This commission is only responsible requirements are met by code and not comfortable setting more conditions outside of them already being met by the applicant.

Town Attorney Mr. Dahl advised there is a provision in our code, 18.85.100, states that Board of Trustees can impose conditions and it is unclear that conditions can be set at this stage. You can pass this and definitely make recommendations to the BOT but in terms of actually imposing conditions, that needs to be made by the Board of Trustees.

The motion was clarified by the attorney to be, approval with the recommendation that the Board of Trustees consider including a condition moving it further into the pecan orchard. Both commissioners that made the motion were asked if that was acceptable. Both commissioners said it is acceptable.

Madam Chair asked all commissioners if they had any other questions before the vote.

Motion to amend the original passed 5 – 0.

Current motion now on the floor is to approve with the recommendation to the Board of Trustees to consider setting a condition if approved to move cell tower further into the pecan orchard.

Motion passed 5 – 0.

Madam Chair Lucero requested written findings be made and approved by the commission.

Next item on the agenda under action and consideration.

PZHAC Case # 061731 – Sun State Towers submitted a request for approval to build a wireless telecommunication Facility at 2800 Calle del Sur.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Salas

PZHAC Case # 061768 – Agave Properties LLC, requesting to construct a single primary residence at 2425 Calle de Santa Ana. It is in the Historical zone. A variance request was approved by the Board of Adjustments on a lot size smaller than 8000 square feet as required by code due to a mandated court order to divide properties.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Salas

Motion passes 5 – 0.

PZHAC Case #061769 – 325 Capri Arc, submitted by Kristin Spahn to request to install solar panels on the roof. Zone is single family residential.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Salas

Motion passes 5 – 0.

PZHAC Sign Permit #061766 – 2222 Avenida de Mesilla, submitted by Verna Dawson, requesting approval to change an existing sign already on the property to her own sign.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Gallegos

Motion passes 5 – 0.

Business License #1139 – 2691 Calle de Principal, submitted by Peregrinos Properties. Requesting approval to conduct a short-term rental on property.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Gallegos

Motion passes 5 – 0.

BUSINESS LICENSE #1179 – submitted by Pinnacle Consulting, from Gilbert AZ, if approved will be building the cell tower at 2800 Calle del Sur.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Salas

Motion passes 5 – 0.

BUSINESS LICENSE #1180 – submitted by Sun State Towers IV LLC, from Gilbert AZ, if approved will be operating and conducting business with Verizon at the leased property at 2800 Calle del Sur.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Salas

Motion passes 5 – 0.

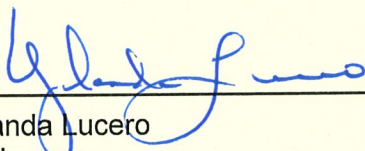
BUSINESS LICENSE #1182 – submitted by Solar Works Energy, based out of Albuquerque NM.  
Will be installing solar panes at 325 Capri Arc.

1<sup>st</sup> motion – Commissioner Arzabal  
2<sup>nd</sup> motion – Commissioner Gallegos

Motion passes 5 – 0.

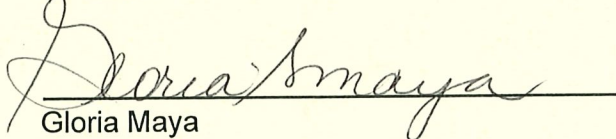
No commissioners or staff comments.

Motion to adjourn meeting made by Commissioner Arzabal and seconded by Commissioner Salas.

  
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Yolanda Lucero  
Chairperson



ATTEST:

  
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Gloria Maya  
Town Clerk/Treasurer



