



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- APRIL 21, 2025 @ 5 PM
(MINUTES)**

COMMISSIONERS

Chair Walkinshaw
Vice Chair Alba
Secretary Miller
Commissioner Gallegos
Commissioner Mulvihill
Alt. Commissioner Alvillar
Alt. Commissioner Paz

STAFF

Liana Aguirre – Historic Preservation Specialist
Eddie Salazar – Community & Economic Development

PUBLIC

Mary H Ratje

WORK SESSION

Review draft ordinances, ARTS & CULTURE, being proposed for adoption.

All commissioners received a copy of the proposed ordinance. Was previously discussed by the Board of Trustees (BOT). The BOT request it be reviewed by PZHAC first before consideration is given for approval. Some amendments made to ordinance as requested by the Trustees.
Arts & Culture ordinance will be forming a committee to review all requests such as: murals, sculptures, and art. A committee will be formed to review all requests called Public Arts & Culture (PAC).

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) PUBLIC HEARING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY- APRIL 21, 2025 @ IMMEDIATELY AFTER WORK SESSION
(MINUTES)**

COMMISSIONERS

Chair Walkinshaw

Vice Chair Alba
Secretary Miller
Commissioner Gallegos
Commissioner Mulvihill
Alt. Commissioner Alvillar
Alt. Commissioner Paz

STAFF

Liana Aguirre – Historic Preservation Specialist
Eddie Salazar – Community & Economic Development
Dasa Bausova – public ad hoc representative

PUBLIC

Mary H Ratje
Susan Krueger
Trina Witter

Hearing #1

Adopt proposed amendments to Mesilla Town Code 18.54-Telecommunications Wireless Facilities (WTF).

Commissioner's Roll Call

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes
Alt. Commissioner Alvillar	yes
Alt. Commissioner Paz	yes

Sworn in to give testimony

Dasa Bausova
Susan Krueger

Proposed Wireless Communications Facilities draft ordinance is to repeal current ordinance in its entirety and adopt it in its place. Purpose is to help preserve historic culture in Mesilla.

Chair Walkinshaw – ordinance is written to help protect Mesilla but not deny any WTF to an opportunity to do business in Mesilla. Would need to meet all requirements of our code.

Draft reflects some changes from what we learned from previous WTF case. Applicant responsible to submit funds for Town of Mesilla (TOM) to use for any necessary consultation from respectable agencies in the subject matter.

Dasa Bausova gave presentation on new proposed ordinance. Ordinance was mirrored from another municipality similar to ours in Washington. The ordinance was put together by a well known attorney with experience in cell towers.

View corridors are to include but are not limited to the Butterfield Trail, view of the Organ Mountains – Desert Peaks National Monument, Picacho Peak. The view corridors are established by the Board of Trustees of the Town of Mesilla as per resolution.

Commissioner Mulvihill asked what the maximum violation fee could be imposed in case there was a violation. Maximum fee would be \$500.

Susan Krueger stated as far as she can recollect. When the ordinance first came out, the state sent a model ordinance because communities could not reject these facilities. You could amend it to your code and allow into particular zone such as Rural Farm zone.

No other further comment from public. First hearing adjourned.

COMMISSIONERS

Chair Walkinshaw

Vice Chair Alba

Secretary Miller

Commissioner Gallegos

Commissioner Mulvihill

Alt. Commissioner Alvillar

Alt. Commissioner Paz

STAFF

Liana Aguirre – Historic Preservation Specialist

Eddie Salazar – Community & Economic Development

PUBLIC

Mary H Ratje

Trina Witter

Greg Lester

Mary F. Lucero

Andrea Bryan

Brenda McFarlane

Dasa

Susan Krueger

Hearing #2

Adopt proposed amendments to Mesilla Town Code Title 18 relating to Planning and Zoning
Historical Appropriateness Commission.

Purpose of this proposed amendments is to include in our code the two appointed alternate commissioners. Also, to amend the voting of commissioners where the chair only votes on a tie vote to avoid a stalemate.

Proposed amendments have been reviewed by commissioners in length. There was no further discussion during hearing. Also, no public comment.

Hearing adjourned.

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.**

MONDAY-APRIL 21, 2025, @ IMMEDIATELY AFTER WORK SESSION

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM @ 5:47pm

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes
Alt. Commissioner Alvillar	yes
Alt. Commissioner Paz	yes

5-0 Quorum established.

3. CHANGES / APPROVAL OF AGENDA

1st motion to approve made by Commissioner Miller

2nd motion to approve made by Commissioner Gallegos

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 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 at least seventy-two (72) hours prior to the meeting.

Trina Witter commented on agenda item 6.J. about proposed sign. Town looking to see what information is on plaques. To mention the school that was there as well.

Susan Krueger asked that all of the proposed amendments be reviewed by the town attorney.

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. *April 7, 2025, PZHAC Work Session & Regular meeting minutes

1st motion to approve made by Commissioner Gallegos

2nd motion to approve made by Commissioner Miller

Chair Walkinshaw	yes
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Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

6. **ACTION AND CONSIDERATION**

- a. Repeal Mesilla Town Code 18.54-Telecommunications Wireless Facilities and adopt proposed Telecommunication Wireless Facilities in its place.

1st motion to approve made by Commissioner Gallegos

2nd motion to approve made by Commissioner Miller

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved to include a life span of the SUP of 5 years and pay a permit fee for SUP according to the fee schedule passed by BOT by resolution, 5-0.

- b. Adopt proposed amendments to Mesilla Town Code Title 18 relating to Planning and Zoning Historical Appropriateness Commission.

1st motion to approve made by Commissioner Miller

2nd motion to approve made by Commissioner Gallegos

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- c. Consideration to recommend approval of ARTS & CULTURE proposed ordinance.

Not ready to consider for approval. Need more time to review and discuss.

- d. **BUSINESS LICENSE #1365** -2309 #3 Calle de San Albino, Submitted by Michael Kevin Stratton. Requesting permission to operate another branch of his store, Ziryab's, that offers natural and handmade body care products. ZONE: Historic Commercial (HC).

1st motion to approve made by Commissioner Mulvihill

2nd motion to approve made by Commissioner Miller

Chair Walkinshaw	yes
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Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- e. **PZHAC BUSINESS LICENSE #1366** - 2245 Calle de Colon, submitted by Roberto Garcia. Requesting approval for a home occupation business license. ZONE: Historical Residential (HR).

1st motion to approve made by Commissioner Miller

2nd motion to approve made by Commissioner Gallegos

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- f. **PZHAC CASE # 061986** – 2600 Avenida de Mesilla, submitted by Velia Chavez. Requesting approval to replace 2 plastic sheds on her commercial property with one pre-manufactured shed. ZONE: Commercial (C).

1st motion to approve made by Commissioner Mulvihill

2nd motion to approve made by Vice-Chair Alba

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- g. **SIGN PERMIT# 061987** -1730 Tierra de Mesilla, Suite 1, Submitted by Joy Doucette. Seeking permission to put up a sign for her business, "Get it Together Therapy." She is a licensed clinical social worker. ZONE: Commercial (C).

1st motion to approve made by Commissioner Miller

2nd motion to approve made by Commissioner Gallegos

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes

Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- h. **SIGN PERMIT# 061990** -2309 #3 Calle de San Albino, Submitted by Michael K. Stratton. Requesting a sign permit for a projection sign in front of his new store for his handmade body care products. Sign brackets are in place from previous owner. ZONE: Historic Commercial (HC).

1st motion to approve made by Commissioner Gallegos

2nd motion to approve made by Commissioner Miller

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- i. **PZHAC SIGN #061993** -Town of Mesilla submitted sign application to install 40-inch steel sign at "Parque de Comemotivo" with the words "MESILLA." ZONE: Historical Residential (HR).

1st motion to approve made by Commissioner Miller

2nd motion to approve made by Vice-Chair Alba

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	no
Commissioner Mulvihill	yes

Approved w/o conditions, 4-1.

- j. **PZHAC SIGN #061994** -Town of Mesilla submitted sign application to install S'H x 1S'W plastered wall to hang a "Parque de Cura" sign in front & 4 historic information plaques in the back. ZONE: Historical Commercial (HC)

1st motion to approve made by Commissioner Gallegos

2nd motion to approve made by Commissioner Mulvihill

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 5-0.

- h. **PZHAC SIGN #061995** -Town of Mesilla submitted sign application to replace existing sign on the corner of Avenida de Mesilla & Calle de El Paso. Some small design changes will apply. ZONE: Historical Commercial (HC)

1st motion to approve made by Commissioner Mulvihill

2nd motion to approve made by Commissioner Miller

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/condition the frame/post be consistent with other similar signs in Mesilla that are made out of wood, 5-0.

7. COMMISSIONERS / STAFF COMMENTS

Salazar commented, we will be having our joint-work session with BOT on our comprehensive plan which is the following day, May 5th. Second community meeting with Site Southwest regarding comprehensive plan.

Will discuss Arts & Culture on our next regular meeting, May 5th. We should be able to make a consideration on our following meeting May 19th.

NM Municipal League training/event coming up soon, May 21st, need to reserve rooms and register commissioners. Will be registering by end of the month.

8. ADJOURNMENT

1st motion to approve made by Commissioner Gallegos

2nd motion to approve made by Commissioner Mulvihill

Chair Walkinshaw	yes
Vice-Chair Alba	yes
Secretary Miller	yes
Commissioner Gallegos	yes
Commissioner Mulvihill	yes

Approved w/o conditions, 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 4/17/2025 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;

April 21, 2025 Work Session/Regular Meeting/Hearing

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 Chairperson

