

# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL BE HAVING A WORK SESSION AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY- JUNE 2, 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 – Eddie Salazar  
Historic Preservation Specialist – Liana Aguirre  
NM Construction Industries Division – Thomas Maese

## PUBLIC

none

## WORK SESSION #1

**PZHAC CASE #062004** – 680 Ritter Rd, submitted by Maria Martinez. Requesting approval to extend her primary home living space. Also requesting approval to build an accessory building on her property. Single-Family Residential ZONE: (R1).

*Discussion regarding adding an approximately 4500-5000 square feet to her existing 3300 square feet residence. The addition will have the same structural design. A pool is also being proposed to be constructed in the backyard. A detached casita type structure will also be constructed for the purpose of possibly STR or family/visitors to stay in. Landscaping throughout the house front and back to add appeal to the property. Project will be constructed in 2-3 phases.*

*Architect/Contractor representing applicant. He understood consideration to approve is solely on the concept of the project. Before project commences, zoning/building permits will need to be submitted and approved by PZHAC and NM Construction Industries Division.*

## WORK SESSION #2

Draft resolution based on MTC 18.60.300, Commission may modify, establish standard practices by which to determine an appropriate and practical modification of required front, side, and rear yard depths or widths in all zones if geometric shape, dimensions or topography make impractical the literal



**3. CHANGES / APPROVAL OF AGENDA**

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

Discussion: None

Roll Call:	Commissioner Gallegos	yes
	Commissioner Miller	yes
	Chairperson Walkinshaw	yes
	Vice-Chair Alba	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.*

*Kathrine Walkinshaw- commented there were no agendas available to follow along with meeting. Agendas were printed and distributed.*

**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. \*May 19, 2025, PZHAC Work Session, & Regular meeting minutes**

1st motion to approve by Commissioner Mulvihill  
2<sup>nd</sup> motion to approve by Vice-Chair Alba

Discussion: None

Roll Call:	Commissioner Gallegos	yes
	Commissioner Miller	yes
	Chairperson Walkinshaw	yes
	Vice-Chair Alba	yes
	Commissioner Mulvihill	yes

Approved: 5-0

**6. ACTION AND CONSIDERATION**

**a. PZHAC CASE #062003 – 3021 Mesilla Verde Terrace, submitted by Jared Wallis.**  
Requesting approval to enclose an existing courtyard attached to the primary residence. ZONE:  
Residential Agriculture (RA).

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

Discussion: None

Roll Call:	Commissioner Gallegos	yes
	Commissioner Miller	yes
	Chairperson Walkinshaw	yes
	Vice-Chair Alba	yes
	Commissioner Mulvihill	yes

Approved: 5-0

- b. **PZHAC CASE #062004** – 680 Ritter Rd, submitted by Maria Martinez. Requesting approval to extend her primary home living space. Also requesting approval to build a accessory building on her property. Single-Family Residential ZONE: (R1).

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

Discussion:

*Chair Walkinshaw reaffirmed, this approval is for the conceptual plans and not for the structures.  
 Commissioner Mulvihill asked why the applicant did not apply for the structures.  
 CED Salazar stated the applicant looking for preapproval before investing in the project.*

Roll Call:	Commissioner Gallegos
	Commissioner Miller
	Chairperson Walkinshaw
	Vice-Chair Alba
	Commissioner Mulvihill

Approved: 5-0

- c. **DRAFT RESOLUTION-** Commission may modify, MTC 18.60.300. PZHAC may adjust setbacks if geometric shape, dimensions or topography make impractical the literal application of yard requirements.

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

Discussion:

*Motion was to approve resolution only for properties/lots and not for structures.  
 Commissioner Gallegos reminded commission about the changes to resolution proposed during work session.  
 Commissioner Miller amended her motion to reflect this. Section 7 of the proposed resolution, stating ...within 18 months of approval... language to 1 year and ability to extend for an additional 6 months.*

Roll Call:	Commissioner Gallegos	yes
	Commissioner Miller	yes
	Chairperson Walkinshaw	yes
	Vice-Chair Alba	yes
	Commissioner Mulvihill	yes

Approved: 5-0

**7. COMMISSIONERS / STAFF COMMENTS**

*Commissioner Miller discussed NM League training in Toas, NM. Was a great trip, learned a lot. Stated she was not aware about not a good idea to do site visits on cases pending. With the understanding that once a case is going to be heard, all the information should be provided here by staff.*

*Chair Walkinshaw added to her comment that if in case we did do a site visit, everyone would need to go and notice be posted.*

*Commissioner Mulvihill added that having pictures to the case packets helps a lot.*

**8. ADJOURNMENT**

1st motion to approve by Commissioner Mulvihill

2<sup>nd</sup> motion to approve by Vice-Chair Alba

Discussion:

Roll Call:	Commissioner Gallegos	yes
	Commissioner Miller	yes
	Chairperson Walkinshaw	yes
	Vice-Chair Alba	yes
	Commissioner Mulvihill	yes

Approved: 5-0

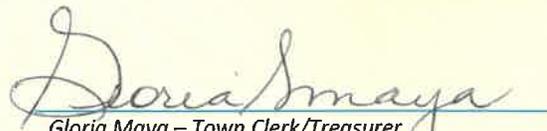
**APPROVED THIS 16th DAY OF JUNE, 2025.**



*Eric Walkinshaw – PZHAC Chairman*



**ATTEST:**



*Gloria Maya – Town Clerk/Treasurer*

**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 5/30/25 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/>