

# 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 16, 2025 @ 5 PM  
(MINUTES)**

## **COMMISSIONERS**

Chair – Eric 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 Inspector – Thomas Maese

## **PUBLIC**

Trina Witter	Anton Magallanez
Eric Liefeld	Robert Perez
Felicia Fresquez	Andrea Bryan
Santana Ochoa	Greg Lester
Richard Fresquez	Richard Fresquez
Juan Padilla	
Armida Padilla	

## **WORK SESSION**

**PZHAC CASE #062017** – 3000 Snow Rd, submitted by Santana Ochoa. Property is on a private road, Fresquez Rd. Applicant is looking to install a 76' manufactured home. Town of Mesilla records do not reflect properties being subdivided as they currently are according to Dona Ana County parcel map. Single-Family Residential ZONE: (R1).

*Discussion about parcels not approved to be subdivided by the town of Mesilla. Doña Ana County has 14 acres along north side of Fresquez road as each one-acre parcels. Town of Mesilla has these 14 acres parcels as 5-acres, 4-acres, and 5-acres. A previous case was presented similar to this request on Fresquez road in 2023 by Juan Padilla. At that time, PZHAC reviewed subdivision request and considered approval providing the 14-acres follow our subdivision code and be subdivided before approving.*

*Anton Magallanes, from Moy Surveying, reviewed the proper steps and requirements necessary to legally subdivide a parcel. Mr. Magallanes reviewed Mesilla town code and minutes searching for dates or information when the subdivision code was adopted by the town. Mr. Magallanes stated he was not able to find a subdivision code on March 14, 1972, as mentioned in Mesilla's town code adopting our current*

*code. Based on the information he was able to find, it appears our subdivision title was adopted in 1989 as stated on Title 17. Doña Ana County adopted their subdivision policy in 1996. It is possible it is why there are properties today in Mesilla there were subdivided without Mesilla's consent because the county was not turning them away as they are today.*

*Upon various suggestions from the commissioners, it was eventually determined the best way to remedy the issue based on the information provided, to accept the properties as they are recorded with Doña Ana County.*

**PZHAC SUBDIVIONS #062018** – 3000 Snow Rd, submitted by Santana Ochoa. Requesting approval to subdivide in order to install a manufactured home on the property. ZONE: Rural Farm (RF).

*Postponed until Board of Trustees reviews recommendation to accept parcels along Fresquez private road as they are currently recorded.*

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**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY- JUNE 16, 2025 @ IMMEDIATELY AFTER WORK SESSIONS  
(MINUTES)**

**COMMISSIONERS**

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

**STAFF**

Community & Economic Development – Eddie Salazar  
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**PUBLIC**

Trina Witter	Anton Magallanez
Eric Liefeld	Robert Perez
Felicia Fresquez	Andrea Bryan
Santana Ochoa	Greg Lester
Richard Fresquez	Richard Fresquez
Juan Padilla	Mary Ratje
Armida Padilla	Dasa

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL AND DETERMINATION OF A QUORUM**

<i>Commissioner Gallegos</i>	<i>present</i>
<i>Commissioner Miller</i>	<i>present</i>
<i>Chair Walkinshaw</i>	<i>present (note, Chair will only vote in case of tie)</i>
<i>Vice Chair Alba</i>	<i>present</i>
<i>Commissioner Mulvihill</i>	<i>present</i>

Alt. Commissioner Alvillar present  
Alt. Commissioner Paz present

Quorum 4 – 0.

### 3. CHANGES / APPROVAL OF AGENDA

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

No Discussion

Approved Unanimously 4 – 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.

Susan Krueger commented on Fresquez road subdivision request on agenda. Asked the commission to delay consideration until all information is reviewed.

### 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. \*June 2, 2025, PZHAC Work Session, & Regular meeting minutes

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

No Discussion

Approved Unanimously 4 – 0.

### 6. ACTION AND CONSIDERATION

#### a. PZHAC CASE #062007 - 1730 Tierra de Mesilla, suite #6, submitted by Assembly Create LLC. Requesting approval for a sign permit. ZONE: Commercial (C).

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

No Discussion

Approved Unanimously 4 – 0.

#### b. PZHAC CASE #062008 - 1730 Tierra de Mesilla, suite #6, submitted by Assembly Create LLC. Requesting approval for a sign permit. ZONE: Commercial (C).

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

No Discussion

*Approved Unanimously 4 – 0.*

- c. **PZHAC CASE #062009** – 2320 Calle de Santiago, submitted by Eric Liefeld & Trina Witter. Requesting approval to construct a fence around the north, south and east property line. ZONE: Historical Residential (HR).

*1<sup>st</sup> motion to approve made by Commissioner Miller*

*2<sup>nd</sup> motion to approve made by Commissioner Gallegos*

*Approved Unanimously 4 – 0.*

- d. **PZHAC CASE #062010** – 2488 Calle de Guadalupe, submitted by Old Town Investments (Madelyn's). Requesting approval to build a wall/fence on commercial property. ZONE: Historical Commercial (HC).

*1<sup>st</sup> motion to approve made by Commissioner Gallegos*

*2<sup>nd</sup> motion to approve made by Commissioner Mulvihill*

*Approved Unanimously 4 – 0.*

- e. **SIGN PERMIT #062015** – 1730 Tierra de Mesilla, Suite #3A, Submitted by Kristin Knight. Seeking permission to put up a sign for her Mental Health business. ZONE: Commercial (C).

*1<sup>st</sup> motion to approve made by Commissioner Gallegos*

*2<sup>nd</sup> motion to approve made by Commissioner Miller*

*Approved Unanimously 4 – 0.*

- f. **PZHAC CASE #062017** – 3000 Snow Rd, submitted by Santana Ochoa. Requesting approval to install a manufactured home on the property. ZONE: Rural Farm (RF).

*1<sup>st</sup> motion to approve made by Commissioner Gallegos*

*2<sup>nd</sup> motion to approve made by Commissioner Mulvihill*

*Proposed to amend motion to postpone consideration until a decision is made by the Board of Trustees to allow subdivision/parcels to be accepted as they are recorded with Dona Ana County by Commissioner Gallegos*

*2<sup>nd</sup> motion by Commissioner Miller*

*Approved Unanimously 4 – 0 to postpone motion.*

- g. **PZHAC SUBDIVISIONS #062018** – 3000 Snow Rd, submitted by Santana Ochoa. Requesting approval to subdivide in order to install a manufactured home on the property. ZONE: Rural Farm (RF).

*1<sup>st</sup> motion to approve made by Commissioner Gallegos*

*2<sup>nd</sup> motion to approve made by Commissioner Mulvihill*

*Commissioner Mulvihill proposed every property member submit a sign document agreeing to record their parcel on a case-by-case basis.*



Discussion led to consider recommendation of approval to the Board of Trustees in accepting 14-acre parcel along north side of Fresquez road to be accepted and recorded in Mesilla as they are currently recorded with Doña Ana County.

Approved Unanimously 4 – 0.

- h. **RESOLUTION 2025-040** – approval of establishing standard practices for determining appropriate and practical modifications of required setbacks in all zones when the geometric shape, dimensions, or topography of a lot makes the literal application of setback requirement impractical.

1<sup>st</sup> motion to approve made by Commissioner Mulvihill

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

Approved Unanimously 4 – 0

## 7. DISCUSSION

- a. **Special Use Permit #061952** - 2662 Calle de Colon, applicant requesting amendment to conditions set by the PZHAC. Applicant submitted a hardship to construct metal building and is proposing to install a 6' fence and replace 14-foot car lift with a 8-ft car lift. In doing so, it should not be visible from the street. ZONE: Historical Residential (HR).

Commission unanimously discussed and denied the possibility to amend Special Use Permit.

## 8. COMMISSIONERS / STAFF COMMENTS

## 9. ADJOURNMENT

1<sup>st</sup> motion to approve made by Commissioner Mulvihill

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

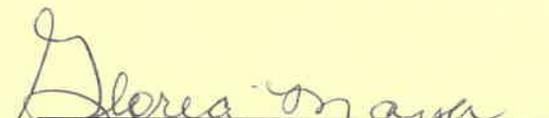
Approved Unanimously 4 – 0.

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**APPROVED THIS 7th DAY OF JULY, 2025.**

  
Eric Walkinshaw – PZHAC Chairman

**ATTEST:**

  
Gloria Maya – Town Clerk/Treasurer

