

Town of Mesilla, New Mexico

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

MONDAY- AUGUST 18, 2025 @ 6PM

(MINUTES)

COMMISSIONERS

- Chairperson – Eric Walkinshaw
- Vice Chair – Eric Gallegos
- Secretary – Lori Miller
- Commissioner 1 – Rosemary Alvillar
- Commissioner 2 – Martha Mulvihill
- Commissioner Alt 1 – Stevie Paz
- Commissioner Alt 2 – Mary Lucero

STAFF

- Community & Economic Director (CED) – Eddie Salazar
- NM Construction Industries Division (CID) – Thomas Maese
- Mesilla Attorney – Robert Cabello
- Mesilla Marshall – Ben Ascarate

PUBLIC

- Dustin Leonard
- Mary Leonard
- Andrea Bryan
- Greg Lester
- Trina Witter
- Bill Cook
- Janice Cook

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

Chair Walkinshaw	Absent
Vice Chair Gallegos (acting chair)	Present
Commissioner Miller	Absent
Commissioner Mulvihill	Present
Commissioner Alvillar	Present
Commissioner Alternate Paz	Present
Commissioner Alternate Lucero	Present

3. CHANGES / APPROVAL OF AGENDA

1st motion to approve made by Commissioner Mulvihill

2nd motion to approve made by Commissioner Lucero

CED Salazar requested regular minutes on consent agenda be removed from agenda as the minutes were not submitted in packets for review. Postpone approval for our next meeting.

Motion amended by Commissioner Mulvihill and seconded by Commissioner Lucero to remove approval of consent agenda.

Commissioner Alvillar	Yes
Commissioner Mulvihill	Yes
Commissioner Paz	Yes
Commissioner Lucero	Yes

4-0, Approved.

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.

No public input

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. ***August 12, 2025, PZHAC Regular meeting minutes**

postponed

6. ACTION AND CONSIDERATION

- a. **BUSINESS LICENSE #1402 –1730** Tierra de Mesilla, #3B. Submitted by Mary “Katie” Leonard. Seeking permission to operate her therapy business, Well Tended Christian Therapy, in the Town of Mesilla. ZONE: Commercial (C).

1st motion to approve made by Commissioner Alvillar

2nd motion to approve made by Commissioner Paz

Vice Chair Gallegos	Yes
Commissioner Alvillar	Yes
Commissioner Mulvihill	Yes
Commissioner Paz	Yes
Commissioner Lucero	Yes

4-0, Approved.

7. DISCUSSION

- a. **PERIMETER WALL HEIGHT** on properties adjacent to University Project. Propose an amendment to our ordinance to allow these properties (from Bowman to McDowell) to increase wall height to alleviate concern with privacy & safety.

CED Salazar stated this subject is being brought up in response to concerns being brought up by residents that are affected by the project on University Avenue. Proposing an amendment to Mesilla town code 18.60.340(H) maximum wall height of 6 feet. From the area of Bowman to McDowell Street, allow the residence to construct a rear wall adjacent to University Avenue, measuring the allowed 6-ft from the same grade as the walking trail being constructed.

Upon discussion, it was determined by the commission to move forward on the proposed amendment.

- b. **ZONING MAP** – refine zoning map to confirm existing zones according to our last comprehensive plan (2017) and define boundaries on each zone.

CED Salazar stated Mesilla zoning map has some properties “split-zoned.” Some properties showing two zones. Requested clarification on determining how to resolve the issue. According to Mesilla code; 18.50.030(B) –

Where a zone boundary divides a lot or parcel, the location of such boundaries, unless precisely indicated on the official zoning map by dimensions, shall be determined by the use of the scale appearing on the zoning map.

In summary, the commission agreed that whichever zone is more prominent on the parcel, that zone will be determined to be assigned. Also, agreed that the Board of Adjustments, according to Mesilla town code; 18.85.050(A) –

When in the public interest by action taken at a regular meeting, without publishing or posting of notices, the board of adjustment may consider cases involving slight modifications in the provisions of this title, limited to:

- A. *Area requirements may be reduced by not more than 10 percent.*

8. COMMISSIONERS / STAFF COMMENTS

CED Salazar informed commission about reassignment of emails due to changes in the commission seats. Expect to soon be contacted on making this move.

CED Salazar reminded commissioners about upcoming NM Municipal League conference in Red River. Whoever is interested to let him know so accommodations can be made. Commissioner Mulvihill stated she is interested.

Commissioner Mulvihill commented on last meetings case on Mr. Bernal’s approval by PZHAC. Asked for clarification on references made to Mesilla code in which requirements were not met. Statement about this has been attached to the minutes. See attach.

Commissioner Paz addressed the commission wanting to clarify something regarding the last meeting as well. Chooses to volunteer her time to be part of the commission because she cares about Mesilla. There are going to be differences and should be able to talk through that respectfully. That’s not what she saw. Criticism from the public should be expected, comes with the territory as commissioners. Reference a section on NM Municipal League Land Use Officials Handbook, chapter 3. See attached.

9. ADJOURNMENT 6:51pm

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 8/15/25 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/>



Eric Gallegos
PZHAC Vice Chairperson

ATTEST:



Gloria Maya
Town Clerk/Treasurer

