



Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL BE HAVING A PUBLIC HEARING AT THE MESILLA TOWN HALL,**

2231 AVENIDA DE MESILLA.

MONDAY-OCTOBER 6, 2025 @ 5PM

(MINUTES)

COMMISSIONERS

Eric Walkinshaw – Chairperson
Lori Miller – Secretary
Rosemary Alvillar – Commissioner
Martha Mulvihill – Commissioner
Stevie Paz – Alternate Commissioner
Mary F Lucero - Alternate Commissioner

STAFF

Eddie Salazar – Community/Economic Development (CED)
Liana Aguirre – Historic Specialist
Thomas Maese – NM Construction Industries Division (CID)

PUBLIC

Natalie B Ogaz	Mary H Ratje
Bill Cook	Trina Witter
Janice Cook	Eduardo Martinez
Andrea Bryan	Luis H Vigil
Greg Lester	

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

Eric Walkinshaw – Chairperson	present
Eric Gallegos – Vice Chair	absent
Lori Miller – Secretary	present
Martha Mulvihill – Commissioner	present
Rosemary Alvillar - Commissioner	present
Stevie Paz – Alternate Commissioner	present/fill in
Mary Lucero - Alternate Commissioner	present

REZONE CASE #062054 – 2886 Snow Rd, submitted by Jesus M Caro. Requesting approval to rezone his property from Rural Farm to Residential, Single-Family. ZONE: Rural Farm (RF).

CED Salazar explained in detail Mesilla town code 18.90-Amendments, Supplements, or Repeals. A request for a rezone is under this chapter and regarded as amending our ordinance (zoning map). The process and requirements were explained before the case summary.

Applicant Jesus M Caro requesting approval to rezone his property at the end of Fresquez road from Rural Farm (RF) to Single-Family Residential (R1). This would allow him to subdivide his property into 1-acre parcels. Currently Mr. Caro's property states it is 5-acres on the warranty deed but has a 37-foot road right-of-way to Elephant Butte Irrigation District (EBID). Doña Ana County parcel map describes this parcel in being 4.35-acres.

Mr. Caro had previously attempted to rezone his property in 2019 and was denied by Planning and Zoning Historic Appropriateness Commission (PZHAC). Mr. Caro appealed the decision to the Board of Trustees (BOT) and motion to approve did not carry.

Mr. Caro's property is the last property on Fresquez Road. He does have a 15-foot road easement from Snow Road to his property. It will not be considered to be spot zoning as the entire 14-acre adjacent on the north side of Fresquez road is R1 zone. Although Mr. Caro's reason for request is to subdivide property in the future, the focus and consideration need to be given to the rezone request and not the subdivision requirements.

Chair Walkinshaw asked if the EBID right away affected everyone on Fresquez Road.

CED Salazar stated Mr. Caro's property was the only one affected by the right-of-way due to it is the only property on Fresquez Road adjacent to the Del Rio Drain.

Chair Walkinshaw asked why Mesilla would install the fire hydrants and water hook ups for each property if the intent to develop that road was not going to be allowed.

CED Salazar stated, it is common for a municipality to invest in a private party such as the water line in this case to benefit the town. In this case, purpose of running the hydrants on Fresquez road (easement) was to be able to close the water hydrant's loop. This is done to increase or stabilize the water pressure.

Commissioner Mulvihill asked why the rezone request should be considered if the property is a non-conforming lot.

CED Salazar stated going from RF zone which requires 5-acre minimum, to R1 which requires 1-acre minimum will make all the properties conform. The warranty deed states it is 5-acres with a right-of-way easement lowering the property use to only 4.35-acres. So the property should be considered as a conforming lot. If Mr. Caro decides to subdivide, he will only be able to subdivide to 4 lots, each having 1+acres.

Commissioner Lucero asked about the subdivision that Mr. Caro is intending to do. It shows 4 lots. One where he lives, another for his daughter. What is he going to do with the other 2 lots?

Chair Walkinshaw asked anyone that wishes to speak during the hearing will need to be sworn in. Mr. Caro was the only one that was sworn in.

Mr. Caro stated there has been no farming at all on all of those properties since I bought. No water to irrigate. Asked the commission to please consider as his daughter wants to move back to the area and would like to live next to him.

Natalie Bustamante Ogaz was sworn in by the chair. Stated they have a farm next to Mr. Caro. The state gives farmers money not to farm due to the lack of water. Quoted her father, stating family has to take care of family. It is very hard to farm just one acre. It costs just as much to farm 10-acres. If her father had been allowed to sell one acre of his farm, he could have kept his farm alive. You get one watering from EBID a year. Farmers can't survive on that. People from Mesilla want to keep family together and allowing Mr. Caro to rezone will do just that.

No further questions or testimony, hearing was adjourned at 5:47pm.

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL BE HAVING A REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY-OCTOBER 6, 2025 @
IMMEDIATELY AFTER HEARING
APPROXIMATELY @ 6PM**

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

Eric Walkinshaw – Chairperson	present
Eric Gallegos – Vice Chair	absent
Lori Miller – Secretary	present
Martha Mulvihill – Commissioner	present
Rosemary Alvillar - Commissioner	present
Stevie Paz – Alternate Commissioner	present/fill in
Mary Lucero - Alternate Commissioner	present

3. CHANGES / APPROVAL OF AGENDA

1st Motion to approve made by Commissioner Miller
2nd Motion to approve made by Commissioner Mulvihill

No Discussion

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 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 at least seventy-two (72) hours prior to the meeting. All comments/questions need to be in a professional and respectful by EVERYONE while quorum is established. The Chairperson has the authority to determine when matters are distasteful and he/she will address them accordingly.

No public comment

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. ***September 15, 2025, PZHAC Regular meeting minutes**

1st Motion to approve made by Commissioner Mulvihill
2nd Motion to approve made by Commissioner Paz

No Discussion

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 4 – 0.

6. ACTION AND CONSIDERATION

- a. **REZONE CASE #062054** – 2886 Snow Rd, submitted by Jesus M Caro. Requesting approval to rezone his property from Rural Farm to Residential, Single-Family. ZONE: Rural Farm (RF).

CED Salazar addressed a question asked during the hearing regarding Commissioner Lucero asking about what information regarding his subdivision. Not prepared to discuss subdivision requirements as the request is for a rezone. Those factors should not be considered but he does have 4.35-acres to work with. So if approved, he determine how many acres he wants to split as long as they meet minimum requirements of one acre.

The parcel is a 5-acres lot. He is just not able to build or block that 37-foot road right-of-away. At this point, there are still much more information he needs to gather.

1st Motion to approve made by Commissioner Alvillar

2nd Motion to approve made by Commissioner Miller

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	Abstain from voting

Approved 3 – 0.

- b. **PZHAC CASE #062055** - 2951 Glass Rd, submitted by Enedina H. Vigil. Requesting approval to build an addition to his house. ZONE: Rural Farm (RF).

CED Salazar gave summary of proposed request. Drawings/plans of addition submitted were drawn by Mr. Vigil. He will be doing the construction himself. The drawings will be submitted to NM CID and request a homeowner's building permit. Plans are not the typical plans commission is used to seeing. They were not professionally done and don't have to be in order to meet town code. MTC 15.15 Building Code Chapter regarding plans required and when an engineer stamp should be required.

Chair Walkinshaw confirmed property to be a legal non-conforming lot. Lot being under the required 5-acres in the RF zone. Property was in tacked since before 1972.

CID Maese confirmed Mr. Salazar's statement regarding plans and homeowner's permit issued by CID. There are more areas that will need to satisfy NM CID. The simple details on plans are accepted by CID. If it was to be a commercial structure or a total site build, then yes, more detailed plans would need to be submitted. It will be the building inspectors from CID responsibility to make sure the addition is built to code.

Mr. Vigil introduced himself and stated he has experience in building structures. Has worked with Mr. Maese in the past. He is getting ready to retire and would like to make an office out of the addition he is proposing.

1st Motion to approve made by Commissioner Alvillar

2nd Motion to approve made by Commissioner Mulvihill

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 4 – 0.

- c. **SIGN CASE #062057** – 1705 Tierra de Mesilla, submitted by Cesar Huizar, owner of El Parian de Mesilla. Requesting approval of a sign on new structure. ZONE: Rural Farm (RF).

1st Motion to postpone until our sign ordinance is reviewed, made by Commissioner Mulvihill

2nd Motion made by Commissioner Paz

CED Salazar advised request for the sign size to be outside of the allowed requirements by Mesilla code (25 sq ft). Although the sign looks nice and is size proportionate, the sign is approximately, 90 sq ft. The applicant was advised his request did not meet code but insisted on being brought forth for consideration. In the immediate area, there are other businesses with large signs similar to his request.

Amending Mesilla sign ordinance has been mentioned numerous times in the past regarding needing to be updated. Recommended to commission to postpone decision until our code is reviewed. The plaza is not done and won't be done for at least another 2 to 3 months. This gives us time to review/amend our code if need be.

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	no
Commissioner Mulvihill	yes

Approved 3 – 1.

- d. **SIGN CASE #062058** – 1705 Tierra de Mesilla, submitted by Cesar Huizar, owner of El Parian de Mesilla. Requesting approval of a sign on new structure. ZONE: Rural Farm (RF).

This sign request is identical to the previous case just on the other side of the building.

1st Motion to postpone until our sign ordinance is reviewed, made by Commissioner Miller

2nd Motion made by Commissioner Mulvihill

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	no
Commissioner Mulvihill	yes

Approved 3 – 1.

- e. **BUSINESS LICENSE #1412** – 2515 Snow Rd, submitted by Melissa Harris. Request approval for a Home Occupation business license. Wandering Waterhole is a mobile bar service (no alcohol) already established in Las Cruces. Looking to operate as a Home Occupation from her residence in Mesilla. ZONE: Rural Farm (RF).

CED Salazar gave summary of request. The business is a mobile bartending service. They will not be providing any alcohol, just serving it. Environmental department was contacted to assure the proposed business meets their requirements. Agency advised, since there is no food being prepped in trailer, it does not need to be inspected, as long as they serve in disposable cups. NM RLD does not regulate as they are not providing the alcohol it is considered a business service.

1st Motion to approve made by Commissioner Miller
2nd Motion to approve made by Commissioner Alvillar

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 4 – 0.

7. COMMISSIONERS / STAFF COMMENTS

CED Salazar reminded commission about Municipal League conference next week.
Upcoming hearing regarding CLG certification

Chair Walkinshaw reminded commissioners when packets are received to review and get back to Mr. Salazar if there are any questions or concerns. This way, he has time to research them and bring it to meetings.

8. ADJOURNMENT 6:55

1st Motion to approve made by Commissioner
2nd Motion to approve made by Commissioner

No Discussion

Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 4 – 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 10/3/25 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 Walkinshaw – PZHAC Chairperson



ATTEST:

Gloria Maya – Town Clerk/Treasurer