



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

MONDAY-NOVEMBER 3, 2025, AT 6PM

(MINUTES)

COMMISSIONERS

Eric Gallegos – Vice Chairperson
Lori Miller – Secretary
Rosemary Alvillar – Commissioner
Martha Mulvihill – Commissioner

STAFF

Eddie Salazar – Community/Economic Development (CED)
Thomas Maese – New Mexico Construction Industries Division (CID)

PUBLIC

Michael Landford Brady Reno
Andrea Bryan Trina Witter
Greg Lester
Bill Cook
Janice Cook

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

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

Quorum 4/5

- 3. CHANGES / APPROVAL OF AGENDA**

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

No Discussion

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Alvillar	yes

Commissioner Alvillar - I make a motion to approve business license number 1423, on 2309 Calle Guadalupe.

Commissioner Miller - Second.

CED Salazar - First motion by Commissioner Alvillar. Second motion by Commissioner Miller.

Vice Chair Gallegos - Mr. Salazar, I've got a question. So, I'm seeing a picture of the current sign, but it doesn't show the name of the business the fancy phone boutique? I'm looking at why I did not see that name.

CED Salazar - Yes, I did want to discuss that Mr. Vice Chair, thank you for bringing that up. The owner did call me this afternoon because there was a report to the codes department that the business had put up their signs up already. Mrs. Reno is here tonight. She drove all the way from Albuquerque just for this particular reason. She's sorry for doing so. She was not aware that she needed to get a sign permit. If you have any questions for her, she will be more than happy to answer. I recommend that she submits a signed permit application, which I think she can do tonight. I asked her to bring some pictures. Hopefully she did and the commission can look at the signage and see if it meets our requirements, our code. If it does, it should be put on the agenda on our next meeting for consideration and then forwarded to the Board of Trustees for final approval.

Now, as far as the enforcement part of it, that's going to have to be handled through to the codes department. We're just here to make sure that compliance is met when it comes to approving signage.

Commissioner Alvillar - So, can I just ask if the sign is the same size or do you know?

CED Salazar - No, she is here tonight. I welcome her to come up.

Brady Reno (applicant) - Yeah, sure. We did read the codes ahead of time...

CED Salazar - For the record, please state your name.

Brady Reno - So, I'm Brady Reno and actually I'm working with my daughter. This is her project. She's about to graduate with a degree in business and economics from NMSU. Long story short, we did read the specs ahead of time and we used the local sign company. Oversight on my part. I didn't realize that we had to pull a sign permits on top of the business permit so, completely my fault. I did talk to the contractor today and made him aware, hey, if you guys are doing signage at Mesilla, this is something you need to be aware of as well. But I did read the specs ahead of time and we're within range of your specs. Our signs are actually a little smaller than what were there previously. They're black and white, very classy, classic sign. Nothing lit up, nothing tacky. Sorry, I'm not sure if that's appropriate word. This is not the actual sign. Then as you can see here, they also have a sign on the corner with an arrow showing that there's businesses down and in the same area.

Commissioner Alvillar - So we are just looking at the business license. We're not approving the signage till the next time, correct?

CED Salazar - Today is just completely just the business, no signage.

Brady Reno - I'll just submit the application ASAP for the signage.

Commissioner Mulvihill - I have a question. Do you know how many parking spaces are in the back of the building. How many employees they're anticipating and are there other employees from different businesses parking back there as well?

CED Salazar - there are two parking spaces and those were designated for this business.

Brady Reno - Two employees working at one time. There's actually four available right now because they do have empty space upstairs.

CED Salazar - Any other questions? This is just for a business license. Mr. Vice, would you like me take a take a vote?

Vice Chair Gallegos – Yes, please.

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 4-0, only business license not the signage.

- b. **PZHAC CASE#062065** - 2920 Avenida de Mesilla, submitted by Austy LLC. Requesting approval to re-roof Lucky's commercial building. ZONE: Commercial (C).

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

This is PZHAC case # 062065. It is located at 2920 Avenida de Mesilla. It was submitted by Austy LLC. Requesting approval to re-roof Lucky's commercial building. The zone is commercial. If you look at the packet, there's actually a site plan of the actual building itself and where all the air conditioners and vents are on the roof. There is a contract along with this. Typically if it fell under \$10,000, it would be an administrative approval, but because it's beyond \$10,000, this is why it's being presented to you here tonight.
 I stand by for a motion and any questions.

Commissioner Alvillar - I have a question, They're going to dispose of the existing translucent panels only, is what it says. What are they going to replace it with?

CED Salazar - They're the same. Yes, it's there. There is a description there on the contract.

Vice Chair Gallegos - Point of order. I do think we need a motion.

CED Salazar - I apologize...

Commissioner Alvillar - I make a motion for approval for case number 062065 submitted by Austy to re- roof.

Commissioner Mulvihill - Second.

CED Salazar - All right. First motion by Commissioner Alvillar. Second motion by Commissioner Mulvihill.

Commissioner Alvillar - So the existing translucent panels only will be replaced with newer translucent panels. Don't really see where it's what it's going to be replaced. I see flashing. I see all that other stuff. It is a roof to wood deck with translucent panels. So the question is what type of roofing are they going to be using? How are they they're going to replace it or are they going to inspect it and they're and they're going to see. The contract here is all that they're doing. Right?

CED Salazar - They're just removing the deck, the covering, the CRS and they're going to be patching it up. They're going to be placing the CRS Inc. Shop, fabricated install new scuppers, flashing and such. Now, as far as re-roofing the whole roof, maybe like an elastomeric, usually when they do and they cover the whole building. That's not mentioned here.

Commissioner Alvillar - Like I said, I saw all the flashing and the removal of the existing translucent panels, but it didn't really say what they were going to replace it with. So, I'm assuming that there's certain panels that are not good, correct?

CED Salazar - First, first comes the inspection and whatever they find is what they're going to be. Sounds good. And I believe they might have done the inspection already.

Vice Chair Gallegos - Mr. Salazar, I'm unfamiliar with Graco coding. Do we know the answer to that?

CED Salazar - I have to reread this again to remind my memory. But Graco, says provide and install new Graco and translucent panels replacement. Remove and expose the existing translucent panels only and provide install new Graco coating. That's for the panels themselves.

CID Maese - Commissioner, um, as far as the Graco coating is, more of an elastic type coating to seal everything that it's it gets exposed. They'll seal it up and then they'll come in and replace it with their final roof coverings. So, it's more of a sealant than an actual coating.

CED Salazar - It's not something they would use to coat the whole roof, though, right?

CID Maese – Yeah, this is something that they'll use it for patching or sealing of penetrations where it's leaking. So, it's more of a sealant in a patch material than in a full roof assembly where you would do the whole roof with this. Now, you can do that, but in this case, that's not what it's calling for.

CED Salazar - Thank you, Mr. Maese. Any more discussion? No questions?

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Alvillar	yes
Commissioner Mulvihill	yes

Approved 4-0.

- c. **PZHAZ CASE #062068** - 1901 Calle Pacana, submitted by EMG Construction. Requesting approval to erect a rock wall. ZONE: Historical Residential (HR).

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

Mr. Judd Singer, owner contractor Villa Custom Homes, was recently approved to construct a primary site-built residential home on the property. He has subcontracted EMG construction, Inc. to erect a 5.5-foot rock wall on the back property line and a rock wall on the eastern property line property line adjacent to Calle de Paso. Various sizes starting at 5.5 and the back and as it goes forwards to four and a half feet and then finally it'll end up at two feet towards the front to be meeting the clear sight triangles. The clear sight triangle is given again consideration to adhere to the Mesilla town code 18.60.340 60.340(D). EMG construction applied and issued a Mesilla business license. Mesilla town code 1860 340(D); there shall be no fence, wall, hedge, or obstruction more than three feet above street curb level or ground level at edge of street in the clear sight triangle measured 30 feet in both directions and the property line from a corner. Application, contractor license, site plan, and street view pictures have been submitted. I recommend approval and I stand by for a motion and any questions.

Commissioner Alvillar - I make a motion for approval for case number 062068 on Calle Pacana for a rock wall.

Commissioner Miller - Second.

CED Salazar - All right. First motion by Commissioner Alvillar. Second motion by Commissioner Miller.

Commissioner Alvillar - I just have a quick question. There are already other houses there. Correct? Are there rock walls the same way where they go from four to five and they go down to two? Does everybody else look alike?

Residential 1 zone and I saw it in the RA zone. There is no mention in the Historic Residential, HR zone. So I kindly invite the commission to review that part of it because that's going to be one of the discussions on coming up. There's no size limit at all in the HR. It is mentioned in the general provisions which 18.10. There is a definition of what it means but it doesn't necessarily mean which zone. It's just a definition; it doesn't regulate anything it's just giving you explanation of what the word means. Right, so in the RF and the RA and the R1 it specifies a guest house maximum of 600 square feet. In the HR zone it doesn't so, it surprised me as I was trying to find that reference and I couldn't find it.

Also, the proposed casita or guest house that he wants to build is a rammed earth style home. I'm not familiar with those. I guess they were pretty indigenous in this area. You know, it's got vigas and stuff like that. There are a couple homes I'm told in Mesilla. I haven't seen it in person but it's unique in its sense and I'm pretty excited about having it. It's similar to an adobe structure, but there's no 1 layered adobes. Sorry, but I thought it was pretty cool and the walls are pretty wide. I'll invite Mr. Maese to comment on it if he likes, but they are requesting a three-foot setback because of the size of their lot. They're trying to get this little guest house there. Is that style of home with the rammed earth exterior walls considered to be fire resistant material? Are there going to be anything added anywhere else. I explained to them there's no openings allowed like doors, windows, and such because that defeats the purpose. But they did want to put some type of windows on the top side of it. They understand that the windows need to be fire resistant glass if they do something like that. It was going to be scheduled for tonight. Liana's not here, so we'll have it on the 17th coming up. I believe that is all I have.

Vice Chair Gallegos - Any questions or comments from commissioners?

Commissioner Mulvihill - I'm hearing a lot of concerns from neighbors. Not just I, but a lot of the neighbors are talking about the heavy trucks that are using our neighborhood. They're using our neighborhood as a turnaround. They're really tearing the streets up. I took a picture today of the big water truck that's just parked there and then there was a cement truck too parked outside. They're just coming up Bold Street, and they turn around and then I don't know where they're actually. I know that they've been using our whole neighborhood as their turnaround for the university project. Is there anybody that can go and talk to them because it's our streets and they are really they bad. Before, but they're really bad now.

CED Salazar - Well, I can bring it up but honestly, I don't know if there's something that we can do. I mean, it is a public road, but I will with somebody if not the mayor himself. Possibly the admin for the project itself to see if maybe they can find a different alternative route to turn around.

Commissioner Mulvihill - Hopefully, they can at least repair some of the roads because it looks really bad.

CED Salazar - Does the area have an HOA? Is there anything in the HOA regarding size of trucks that are allowed in the neighborhood? Sometimes there is mentioned.

Commissioner Mulvihill - I don't think we have. I mean, it's been going on since they started construction a year ago.

Vice Chair Gallegos - I think that's uh that's NMDOT, correct? That's running through your streets.

Commissioner Mulvihill - Yeah. Why can't somebody address it with them to see if they're going to repair this at least part of the street?

CED Salazar - I'll bring it up. It's all I can do.

Commissioner Alvillar - They have that other whole turnaround the opposite side where they have all Their...

CED Salazar - I'm thinking they're probably near that intersection and they're just using it because it's the closest. But you say it's been happening for some weeks.

Commissioner Mulvihill - Been happening since day one. It's easy for me not to I mean see it as much because I'm at the back of the subdivision, but as the neighbors are telling all the neighbors are talking about it.

Vice Chair Gallegos - Okay. If there are no other discussions then let's adjourn this meeting. That's all I have. \

CED Salazar - All right. So if no more discussion, we can move on to number eight, adjournment.

Commissioner Mulvihill - I make a motion to adjourn.

Commissioner Miller – second

CED Salazar - First motion by Commissioner Mulvihill and second motion by Commissioner Miller. Any objection?

No. Everybody wants to go home? All right. I have it. Thank you.

8. ADJOURNMENT

Adjourned at 6:45p.m.


Eric Walkinshaw – PZHAC Chairperson



ATTEST:


Gloria Maya – Town Clerk/Treasurer

NOTICE

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