



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- SEPTEMBER 15, 2025 @ 6PM**

COMMISSIONERS

Chairman – Eric Walkinshaw
Vice-Chair – Eric Gallegos
Secretary – Lori Miller
Commissioner Alvillar
Commissioner Mulvihill
Alternative Commissioner – Stevie Paz
Alternative Commissioner – Mary Lucero

PUBLIC

Catherine Walkinshaw	Bill Cook
Greg Lester	Janice Cook
Ken McGoon	Mary H. Ratje
Andrea Bryan	Lack Libbin

STAFF

Community & Economic Development - Eddie Salazar
Historic Preservation Specialist – Liana Aguirre
New Mexico Construction Industries Div. Thomas Maese

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

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

Quorum Established – 5 of 5, Commissioner Paz to fill in empty commissioner seat due to Commissioner Mulvihill being absent.

3. CHANGES / APPROVAL OF AGENDA

1st Motion to approve made by Commissioner Miller

2nd Motion to approve made by Commissioner Paz

No Discussion

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	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.

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 2, 2025, PZHAC Regular meeting minutes**

1st Motion to approve made by Vice Chair Gallegos

2nd Motion to approve made by Commissioner Miller

No Discussion

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes

Approved 4 – 0.

6. ACTION AND CONSIDERATION

a. **PZHAC CASE #062048** - 2825 Boldt St., Submitted by Brad Shuster. Resident is asking permission to install roof mounted solar panels on his home. ZONE: Historic Residential (HR).

1st Motion to approve made by Vice Chair Gallegos

2nd Motion to approve made by Commissioner Alvillar

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes

Approved 4 – 0.

- b. **PZHAC CASE #062052** – 2488 Calle de Guadalupe, submitted by Irma Chavez. Requesting approval to remove front gravel landscape and fill-in with brick/pavers. ZONE: Historical Commercial (HC)

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

No Discussion

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes

Approved 4 – 0.

- c. **PZHAC CASE #062053** – 1560 Calle de El Paso, submitted by Raul & Maria Rodriguez. Requesting approval to summary subdivide their 6.22-acres parcel into two 3-acres+ parcels. ZONE: Residential Agricultural (RA).

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

Mr. Salazar gave a summary on the case stating this proposed subdivision has legal access via a flag log in the rear. There is no private road easement being proposed. There is a homestead currently on the property that will be included in the front lot adjacent to the public road. The rear flag lot does not have any structures. It is currently being used agricultural use only.

Vice Chair Gallegos asked for reassurance that the subdivision will not create a legal access issue to the rear property. Will the fire department have access to the property?

Commissioner Paz also asked a similar question for clarification.

Mr. Salazar – Legal access will be available by via the flag lot design of the rear parcel where a road is already being assigned on the parcel to gain access from Calle de El Paso. Fire will have access to the rear using this same road. A turnaround will be addressed if the rear parcel is proposed to be developed in the future.

Vice Chair Gallegos	yes
Commissioner Miller	yes
Commissioner Paz	yes
Commissioner Alvillar	yes

Approved 4 – 0.

7. **COMMISSIONERS / STAFF COMMENTS**

Commissioner Miller – attended BOT last meeting and there was a discussion on the agenda regarding a problem with staff being verbally abused. The BOT talked about procedures addressing this issue and suggested the PZHAC do the same. Enact a procedure where not only staff but also the commission is not attacked. Understands the right of freedom of speech but we are in a public meeting and respect still needs to be upheld.

The other commissioners agreed and Mr. Salazar will be doing some research with the municipal league and also other municipalities to see what is suggested or already implemented.

Vice Chair Gallegos stated he does not understand how it has gotten this far. For example, public works should not be hearing abusing language from the public about filling potholes. Those issues need to be brought up to the BOT or mayor. There is a process for these concerns to be addressed.

Mr. Salazar agreed there are means of how these concerns are handled. Emails and using our town's portal to report issues are other means of contacting the proper person or department to address it.

Staff are beginning to think this issue is starting to feel like its us vs them. Especially when the community is getting the example by the some of our Trustees. The meetings are not always abusing but have become a constant criticism of staff and commissioner's performance. If there is an issue, that issue needs to be addressed with the mayor who is responsible for staff. Commissioners are appointed by the board but again, any performance issues need to be dealt with respectfully. In doing so, it gives the wrong perception to staff, commissioners and community that a biased decision on the request has been made prematurely. PZHAC already reviewed the packet and gave a recommendation. That recommendation should carry some weight with the governing board.

If the process listed in our code or procedures is not adhered to for whatever reason, it should not be denied. The applicant deserves our consideration based on the request, NOT from the performance of staff/commission. If the process is denied for that reason and it is appealed to district court, Mr. Salazar doesn't believe the judge is going to overlook the fact that the applicant was denied their rights due to the process not followed. If there is an issue with the case being processed by staff/commission, he would like to see it considered with a condition or if consideration can't be given with conditions, it be postponed and reconsidered during the next meeting.

Mr. Salazar thanked the Commission for what they d. It is not easy many times the cases being presented.

8. ADJOURNMENT

6:40pm

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 9/11/25 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 K. Chritz~~
PZHAC CHITZ
10.6.25

Gloria Maya
Gloria Maya-Town Clerk/Treasurer

