



# 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-DECEMBER 15, 2025, AT 6PM  
(MINUTES)**

## **COMMISSIONERS**

Chairman – Eric Walkishaw  
Vice Chair – Eric Gallegos  
Secretary – Lori Miller  
Commissioner – Rosemary Alvillar  
Commissioner – Martha Mulvihill  
Alt. Commissioner – Stevie Paz  
Alt. Commissioner – Mary Lucero

## **STAFF**

Community & Economic Development Director – Eddie Salazar  
Historic Preservation Specialist – Liana Aguirre

## **PUBLIC**

Andrea Bryan  
Greg Lester  
Bill Cook  
Janice Cook

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

*Chair Walkinshaw*

We're ready. I'm going to commence the meeting for the Planning, Zoning, and Historical Appropriateness Commission. It's the December 15th, 6 o'clock. We'll start with the pledge of allegiance. If you'll join us, I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

All right. Thank you.

Determination of quorum. Mr. Salazar, if you will do that for us.

*CED Salazar*

All right. Commissioner Gallegos

present.

Commissioner Miller,

present.

Commissioner Alvillar,

present.

Commissioner Mulvihill

present.

And Mr. Chair Walkinshaw,  
present.  
Commissioner Paz  
present.  
Commissioner Lucero  
here.  
Mr. Chair, you do have quorum.

### 3. CHANGES / APPROVAL OF AGENDA

*Chair Walkinshaw*

Very good. Thank you.

Now it's time for approval of the agenda. Is there any changes offered? No, doesn't look like it.  
So, I need a motion for approval of the agenda.

*Commissioner Mulvihill*

A motion may approve the agenda.

*Commissioner Miller*

Second.

*CED Salazar*

All right. First motion by Commissioner Mulvihill and second motion by Commissioner Miller.

Commissioner Gallegos

Yes.

Commissioner Miller,

yes.

Commissioner Alvillar

yes.

And Commissioner Mulvihill,

yes.

Mr. Chair, motion passes 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. 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.*

*Chair Walkinshaw*

Thank you. Now it's time for any public input possibly on the agenda items, which is a sign and also a permit for construction of a residence in in R1. there's any comments on any of that?

All right. I don't think so.

none

### 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. **\*December 1, 2025, PZHAC Regular meeting minutes**

Now, it's time for the consent agenda approval. The December 1st minutes.

CED Salazar

First motion by Commissioner Miller. Second motion by Commissioner Gallegos. Any discussion? No. All right.

Commissioner Gallegos.

Yes.

Commissioner Miller.

Yes.

Commissioner Alvillar.

Yes.

And Commissioner Mulvihill?

Yes.

Mr. Chair. Motion passes 4-0.

## 6. ACTION AND CONSIDERATION

- a. **SIGN PERMIT CASE #062077** – 1730 Tierra de Mesilla #7. Submitted by Rachel Floyd. Applicant is looking to put up a sign for her established building. ZONE: Commercial (C).

*Chair Walkinshaw*

Very good. Item number six on the agenda is action and consideration for two projects. One is a sign permit case number 062077 and it's at 1730 Tierra de Mesilla, number 7. Submitted by Rachel Floyd or Floyd and it's an applicant for putting up a sign on the established building in zone C, commercial zone. Eddie, you want to give us a little background?

*CED Salazar*

Yes. This is the sign as Mr. Chair mentioned, case number 062077. It is at 1730 Tierra de Mesilla, number 7. This sign's going to be on the directory sign for that property. There's already some signs there. So, the dimensions are just as the other signs that have been posted. The sign is white. The lettering on every everything seems to be meeting all the requirements for the design standard. So, I think it's a pretty fairly simple request, but I will stand by in case there's any questions. Any commissioners have questions about this?

All right, we're ready for a vote on that. Okay. Now, did we have a need a motion to address this?

*Commissioner Alvillar*

Motion to approve sign permit case number 062077.

*Commissioner Gallegos*

Second.

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*CED Salazar*

All right. First motion by Commissioner Gallegos. Second motion by Commissioner Mulvihill. I go ahead and take the role.

Commissioner Gallegos,

yes.

Commissioner Miller,

yes.

Commissioner Alvillar,

yes.

Commissioner Mulvihill.

Yes.

Mr. Chair. Motion passes 4-0.

- b. **PZHAC PERMIT CASE #062078** – 1240 Rosita Ct, requesting approval to construct a single-family residential home. ZONE: Single-Family Residential (R1).

*Chair Walkinshaw*

Next is a PZHAC permit case number 062078 which is a 1240 Rosita Ct. Requesting approval to construct a single family residential home and it's zoned R1 which is a single family residential. I need a motion to address this project.

*Commissioner Alvillar*

I make a motion for approval of permit case number 062078. Requesting to construct a single family residential home.

*Commissioner Mulvihill*

Second.

*CED Salazar*

Okay. First motion by Commissioner Alvillar. Second motion by Commissioner Mulvihill.

This is a on 1240 Rosita Court. It was submitted by Ivan Holguin. He is here tonight. Requesting approval to construct a single family residential home. It is in a zone meant for a single family residential home. Mr. Holguin is looking to build a residential home in Los Reyes subdivision. The home will be approximately 4524 ft of heated space with a total of 8,618 square ft which includes the garage and and the front and back porches. The property meets minimum size standard for R1 which is 1 acre. The site plan shows a residential home to meet all setbacks requirements. Elevation show design standards as well. Mesilla town code 18.30.050

development standards and setbacks have been met. Mesilla code 15.15.030(D) applicant requirements for the building permit which you will see all the supporting information. Mesilla Town code 15.15.030(D) does not require the BOT final approval since it is in the residential home.

Supporting information; the application, proof of ownership, plan of survey site plan, floor plan, foundation plan, roof plan, electrical plan, cross-sections wall plan, elevations and the federal emergency management which is the flood area. Some of these areas around there. It's in the flood zone. So, I took the liberty to also look that up. If you notice on the next page on the application, all four of our review party have signed and dated the application. Proof of ownership has been established and the plans are in your packet. I stand by for any questions.

*Chair Walkinshaw*

Commissioners, do you have any questions?

*Commissioner Gallegos*

Yes, sir.

My question too is do the utilities particularly the water. Does it come off of university or does it go off of old farm road?

*CED Salazar*

It does come off the university but my because that subdivision was approved in the past that all those lots already have the utilities up to the property line. So when they build a house the water meter will be up right up to the property. They won't have to run any lines or anything like that to University.

*Commissioner Gallegos*

Mr. Salazar but the water line does it run parallel to university the highways?

*CED Salazar*

Yes. It also goes into Los Reyes Subdivision

*Chair Walkinshaw*

Any other comments? Lori?

*Commissioner Miller*

There's a pool. Do we have to do anything special regarding the pool?

*CED Salazar*

No. If it's included with these plants, I mean, they do have to meet all the requirements for the safety. CID has reviewed this and they'll make sure that all those will be adhered to. Now specific plans for the pool itself. They are not in detail like we would see when it is the only a pool being requested. But yeah, they are aware that there is a pool and they need to make sure that all the safety requirements are met.

*Chair Walkinshaw*

Any other questions from the commissioners or the alternates? All right. I did have one comment and I just really appreciate the full set of drawings. We don't get these very often and it's really... I mean the prints pretty small so we have to get out our magnifying glasses to see but I really appreciate the full design. All right.

*CED Salazar*

Commissioner Gallegos.

Yes.

Commissioner Miller,

yes.

Commissioner Alvillar,

yes.

Commissioner Mulvihill,

yes.

Mr. Chair, motion passes 4-0, sir.

## **8. COMMISSIONERS / STAFF COMMENTS**

*Chair Walkinshaw*

Very good. Thank you.

It's time for commissioners or staff comments.

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*CED Salazar*

I wanted to make sure that all the emails were first of all straight away. We have been having some problems. My understanding yours (Commissioner Mulvihill) are still having issues. Commissioner Gallegos, did you have any issues with your emails?

*Commissioner Gallegos*

No sir.

*CED Salazar*

Okay everything's good. All right. So just one person.

Everybody hear about the Christmas get together on Friday, 2 to 4 o'clock? Plus one, right? So you can bring a guest with you. Hopefully you can all make it. We're going to have dinner and some good convo.

*Chair Walkinshaw*

We need RSVP. Is that correct?

*CED Salazar*

Yes, you do need to reserve. We need to let either myself, I can write it down today and I'll let Gloria know or just send her or myself an email and I'll forward it to Okay.

Anybody want to RSVP right now? Just one. Anybody else? Just one maybe.

Remember the white elephant, right? If you are participating in white, we are doing the white elephant as well. Other than that, you know, this is the last this is the last meeting of the year. Sometimes you kind of sit back and you recap of what we've accomplished, what we can do better for the following year.

So, I definitely learned a lot. Every year as we're doing this and I do appreciate everyone's time just by you volunteering to come in. Your patience, you know, and just continue to grow, as a commission. So next year, we are going to start the officer's elections again. So keep in mind if you are interested, throw your name in the ballot or you want to nominate somebody make sure that you bring that up.. We'll try to do it correct this time so that there is no controversy of or any wrongdoing. If you are interested in continuing to be a commissioner, Mr. Chair, Commissioner Miller and Commissioner Gallegos, are the ones that their term expires this year. So you would have to advise if you wish to be reconsidered by end of the year.

As far as the alternate commissioners, I believe also supposed to be yearly, but I'll double check on that. It wouldn't hurt, you know, just send me an email, something simple, say I'm still interested. Then I can also include that in your file. Okay.

Just a simple email, saying I wish to continue. It needs to be in writing. If anything's changed, any kind of education or experience that you want to include you in your resume.

*Commissioner Alvillar*

I'm included in this thing too? I don't have...

*CED Salazar*

No, you're in your first year, till next year. They stagger it every other year. So that not all the commission is new, you know. So yeah, yours will be next year.

*Liana Aguirre*

Just wanted to thank you all again for submitting your resumes and I appreciate it in such short notice. I know it was a little bit of a push, but we were trying to I was really trying to get it in before Christmas as a gift to the town. So we submitted it on Friday. So very exciting. Yeah, it's very good and it's really a great thing for us. Historic preservation I think it's something the town really needs here and it's not just about buildings it's about way more than that. So I think it can only be done together. So thank you very much and tell your neighbors. Tell them to get excited about preserving. Everybody in the town that it's time.

*Chair Walkinshaw*

I do have a question, do you have a sense of how long it kind of takes to apply and get accepted or denied?

*Liana Aguirre*

It takes about three months for review and they'll come back to me. I'm in touch with

~~Karla Mc Williams. She's historic preservation division consultant/contact. She's the deputy officer. So that would be the contact. Now that we have all your emails lined up, I'll be forwarding you some information from the National Alliance for Historic Preservation Commission. That way we all can receive better information about preservation and how we can apply that more to our permits and just to the ongoings of the town. So, I'm really looking forward to doing this. It's very exciting for me and I hope it's exciting for everybody and the towns. Everybody, please get excited. -Yes. So, thank you very much. Any questions? Yes. Thank you. Thank you.~~

**9. ADJOURNMENT**

*Chair Walkinshaw*

All right. It's time for adjournment. This is I think a record. It's quarter past 6.

*CED Salazar*

So if everyone is ready to adjourn, just say "aye". Anybody doesn't want to say "nay". Okay, the "ayes" have it! Let's go home. Thank you.

Adjourned at 6:14pm.

**NOTICE**

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Eric Walkinshaw – PZHAC Chairperson

**ATTEST:**

  
Gloria Maya – Town Clerk/Treasurer

