

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 - MARCH 2, 2026 @ 6PM**

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **CHANGES / APPROVAL OF AGENDA**
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.

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. ***February 17, 2026, PZHAC Hearings/Regular meeting**

6. **ACTION AND CONSIDERATION**

- a. **PZHAC SIGN #062098** – 1200 W University, submitted by Jornada Masonic Lodge. Requesting approval to install a sign. ZONE: Single-Family Residential (R1).
- b. **RESOLUTION 2026-08** – approval to recommend amendment to Mesilla town code 18.60.340 General Provisions, wall height between McDowell & Bowman along University Ave.
- c. **RESOLUTION 2026-09** – approval to recommend amendments to Mesilla town code 18.65 Signs; A-frame signs, maximum size in Commercial zone, and temporary signs.
- d. **RESOLUTION 2026-10** – property nominations to list in Mesilla Historic Registry; 2380 Calle de Principal, 2600 Avenida de Mesilla, and 2090 Snow Road.

7. **COMMISSIONERS / STAFF COMMENTS**

8. **ADJOURNMENT**

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 **2/27/26** 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/>



Town of Mesilla, New Mexico

RESOLUTION NO. 2026 - 09

A RESOLUTION BY PLANNING AND ZONING HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) FINDINGS OF FACTS AND CONCLUSIONS, RECOMMENDATION TO THE GOVERNING BOARD (BOT); AMENDING MESILLA TOWN CODE (MTC) 18.65 - SIGNS.

WHEREAS, the Planning & Zoning Historical Appropriateness Commission held a public hearing taking public input on proposed amendments to MTC 18.65 SIGNS; and

WHEREAS, sign regulations added to convenience stores/gas stations in the Commercial Zone (C), defining "Gas Pump Island Signs" in MTC 18.65.050(1)(h); and

WHEREAS, under consideration determined to include the signage on the gas pumps under MTC 18.65.070 Exceptions; and

WHEREAS, to serve the community proposed amendment to MTC 18.65.090 to include PZHAC reserves the right to consider the request upon any justifiable circumstances where regulations of this title are not mentioned; and

WHEREAS, MTC 18.65.100 Permit Fees, increase \$2/sq ft to \$5/sq ft and maximum fee for any sign; and

WHEREAS, allow up to 4 temporary signs a year, not 2 as listed in MTC 18.65.130 Temporary Signs; and

WHEREAS, amend MTC 18.65.135 Sandwich Board/A-Frame Signs, to allow in the Historic/General Commercial, only one sign per business and must be on its property. Signs shall not cause any obstructions on pathways and sidewalks; and

WHEREAS, determine the maximum size of signage in the Commercial zone by calculating one square foot of signage for each one and half linear feet of exterior wall, shall be placed on the same wall it is calculated; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING HISTORICAL APPROPRIATENESS COMMISSION OF THE TOWN OF MESILLA APPROVE ABOVE RECOMMENDATIONS.

PASSED AND ADOPTED ON [2] of [FEBRUARY], [2026].

Russel Hernandez -Mayor

ATTESTED:

Gloria Maya-Town Clerk/Treasurer



RESOLUTION NO. 2026 - 08

A RESOLUTION BY PLANNING AND ZONING HISTORICAL APPROPRIATENESS COMMISSION FINDINGS OF FACTS AND CONCLUSIONS, RECOMMENDATION TO THE GOVERNING BOARD (BOT); AMENDING ORDINANCE 18.60-GENERAL PROVISIONS.

WHEREAS, the Planning & Zoning Historical Appropriateness Commission held a public hearing taking public input on the expansion and inclusion of a walking trail along the NM State Road 101 (University Ave) between Avenida de Mesilla & Bowman; and

WHEREAS, the project on University, widening, adding walking trail, and drainage by New Mexico DOT has brought concerns to homeowners adjacent south of University project between Bowman St. and McDowell St due to the properties being at a much lower grade from walking trail; and

WHEREAS, the private perimeter fence of such properties along this corridor not being high enough to relieve concern for privacy & safety; and

WHEREAS, defining the max allowable height of 6-feet in fences, to be measured from the extremities of the properties, at exterior grade level (Mesilla Town Code 18.60.340(H)(2); and

WHEREAS, to alleviate financial burden to the home owner, the construction of the fence material is not being regulated at this time by Mesilla code; and

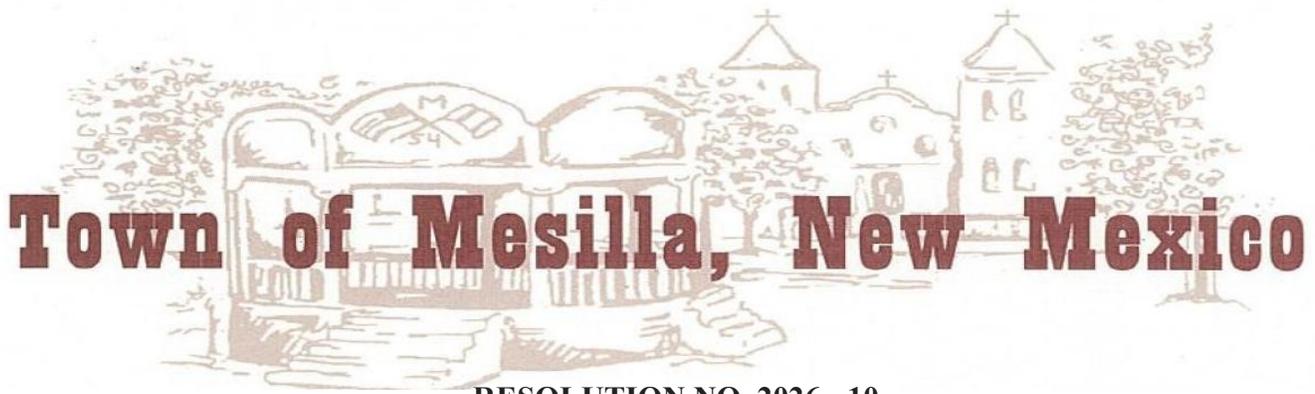
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING HISTORICAL APPROPRIATENESS COMMISSION OF THE TOWN OF MESILLA APPROVE ABOVE RECOMMENDATIONS.

PASSED AND ADOPTED ON [2] of [FEBRUARY], [2026].

Russel Hernandez -Mayor

ATTESTED:

Gloria Maya-Town Clerk/Treasurer



RESOLUTION NO. 2026 - 10

A RESOLUTION BY PLANNING AND ZONING HISTORICAL APPROPRIATENESS COMMISSION FINDINGS OF FACTS AND CONCLUSIONS, RECOMMENDATION TO THE GOVERNING BOARD (BOT); NOMINATION OF 3 INDIVIDUAL PROPERTIES TO INCLUDE IN MESILLA'S LOCAL HISTORIC REGISTRY.

DECLARATION OF PURPOSE AND STATEMENT OF PUBLIC POLICY MESILLA TOWN CODE (MTC) 18.33.040

A. The board of trustees declares that the historical heritage of Mesilla and its historic buildings and its historic districts are among its most valued and important assets. The board finds that some buildings having historical, architectural, aesthetic and cultural value have been neglected, altered or destroyed notwithstanding the feasibility of preserving and continuing the use of such buildings and without adequate consideration of the irreplaceable loss to the public and the town. The board finds that the historic character of Mesilla is of vital importance in maintaining the economy of the town and that its historic landmarks and the buildings in its historic district can be preserved, rehabilitated and used. The board finds that this chapter benefits all the residents of Mesilla and all the owners of property.

B. The board of trustees declares as a matter of public policy that the preservation, protection and use of historic landmarks and buildings in the historic districts are a public necessity because they have a special character or a special historic, architectural, aesthetic or cultural value and thus serve as visible reminders of the history and heritage of this town, state and nation. The board declares as a matter of public policy that this chapter is required in the interest of the health, safety, welfare and economic well-being of the public. The board declares as a matter of public policy that the identification and designation of historic landmarks and historic districts and the approval or disapproval of exterior changes to designated property or their demolition or relocation or new construction on the site are stated to be a public purpose.

WHEREAS, consideration was given to 3 locations in Mesilla, each location was considered by its own individual hearing and its own vote by the Planning & Zoning Historical Appropriateness Commission; and

Nomination – Leonart-Maurin Store and Rear Structure (2380 Calle Principal):

WHEREAS, location already listed on the National Register of Historic Places,

WHEREAS, significance were early settlement patterns, introduction of new building technologies, and European immigrant influence,

WHEREAS, materials are fire brick construction, adobe, and original windows and wood lintels. Described as the first brick building built in New Mexico,

WHEREAS, its historical significance show town hall, residence, saloon; currently as a gift shop, Thunderbird de la Mesilla,

WHEREAS, recommendations to include both the front and rear structures to Mesilla's local historic register due to historical, architectural, and cultural significance.

WHEREAS,

1st motion to approve as presented by Commissioner Miller

2nd motion to approve by Commissioner Mulvihill

VOTE:

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

Motion Passes, 4-0

Nomination – Palacio Bar (2600 Avenida de Mesilla):

WHEREAS, been in operation since 1936 and has contributing altered classifications, retaining adobe construction and dance hall configuration,

WHEREAS, reflects Mesilla's social and commercial heritage,

WHEREAS, holds significant events adding to the town's culture,

WHEREAS,

1st motion to approve as presented by Commissioner Miller

2nd motion to approve by Commissioner Mulvihill

VOTE:

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

Motion Passes, 4-0

Nomination – Ginther Farm, Rural Farmland (2090 Snow Rd):

WHEREAS, located at Snow Rd and Calle del Norte, showing rare agricultural examples on a 10-acre parcel,

WHEREAS. Reflects early irrigation, farming patterns, and rural settlement,

WHEREAS, outside of Mesilla historic zone and not on the National Register,
WHEREAS, preservation of all of Mesilla’s historic structures in necessary, especially those significant structures outside the preservation umbrella,
WHEREAS, granted by New Mexico Historic District & Landmark Act; (NMSA3-22-1 et seq) empowers counties and municipalities to protect historic areas and landmarks,
WHEREAS, authority to Create Historic Districts and Landmarks: Section 3-22-3; states that any county or municipality with zoning authority “may create, as part of its building and zoning regulations ... a zoning district designating certain areas as historical areas and landmarks.” It further authorizes local governments to adopt and enforce regulations concerning the erection, alteration, and destruction of exterior features of buildings and structures visible from public streets or places.
WHEREAS, also recently adopted by Mesilla Town Code, Title 18.33 Historic Preservation,
WHEREAS,

1st motion to approve as presented by Commissioner Miller
2nd motion to approve by Commissioner Mulvihill

VOTE:

- Vice Chair Gallegos – yes
- Commissioner Miller – no
- Commissioner Alvillar – yes
- Commissioner Mulvihill – no
- Chair Walkinshaw - yes

Motion Passes, 3-2

NOW THEREFORE, BE IT RESOLVED BY TOWN OF MESILLA’S PLANNING AND ZONING HISTORICAL APPROPRIATENESS COMMISSION that: based upon the foregoing Facts, Findings, and Conclusions, and in consideration of the best interests of the Town of Mesilla, the above-referenced historic registry nominations are hereby forwarded to the Board of Trustees for final consideration and approval as recommended.

RECOMMENDATION TO **APPROVE** on February 17, 2026.

PZHAC Chair-Eric Walkinshaw

ATTEST BY:

PZHAC Secretary – Lori Miller