



Town of Mesilla, New Mexico

Planning, Zoning and Historical Appropriateness Commission (PZHAC)

Meeting Minutes – March 16, 2026

COMMISSIONERS

Chairperson- Eric Walkinshaw
Vice Chair - Eric Gallegos
Secretary - Lori Miller
Commissioner - Rosemary
Alvillar Commissioner - Martha
Mulvihill Alt. Commissioner -
Stevie Paz Alt. Commissioner -
Mary Lucero

PUBLIC

Trina Witter
Andrea Bryan
Greg Lester
Cesar & Blanca Huizar
Alep Medina
Bill & Janice Cook

STAFF

Historic Preservation Specialist - Liana Aguirre
NM CID - Thomas Maese
Community/Economic Director - Eddie Salazar

1. Pledge of Allegiance

The meeting was called to order at 6:00 PM. The Pledge of Allegiance was recited.

2. Roll Call and Determination of Quorum

Vice Chair Gallegos, Commissioner Miller, Chairperson Walkinshaw, Commissioner Alvillar, Commissioner Paz, and Commissioner Lucero were present. Commissioner Mulvihill was absent. Staff confirmed a quorum was established.

3. Changes / Approval of Agenda

Chairperson Walkinshaw called for a motion. Commissioner Alvillar moved to approve the agenda, seconded by Commissioner Miller. No discussion was raised. Motion passed unanimously.

4. Public Input

Chairperson Walkinshaw invited public comment. No speakers came forward, and public input was closed.

5. Approval of Consent Agenda

Commissioner Alvillar moved to approve the March 2, 2026 minutes, seconded by Commissioner Paz. A commissioner noted an omission in the minutes; staff acknowledged and agreed to correct it. No further discussion. Motion passed unanimously.

6. Action and Consideration

a. Zoning Case #062102- 1705B Tierra de Mesilla

Staff explained the request related to a restaurant floor plan tied to a previously approved alcohol license. A commissioner asked how alcohol service would function between interior and patio areas. Staff clarified that the patio would be enclosed and service would be controlled through designated bar areas. Another commissioner asked about the bar location, and staff confirmed it was positioned away from primary dining areas. No public comment. Commissioner Alvillar moved to approve, seconded by Commissioner Miller. Motion passed unanimously.

b. Sign Permit Case #062058 - 1705B Tierra de Mesilla

Staff presented the request for two non-illuminated signs. A commissioner questioned whether the sign size exceeded Town Code limits based on frontage calculations. Staff clarified that total building width is used rather than individual wall sections. Additional discussion addressed lighting placement; staff indicated lighting was downward-facing and not expected to cause glare. A commissioner also asked whether the business would include merchandise sales, which was confirmed. Commissioner Alvillar moved to approve, seconded by Commissioner Miller. Motion passed unanimously.

c. Zoning Case #062105 – 2670 Calle de Parian

Staff described the proposed carport structure. A commissioner noted a discrepancy in the agenda regarding location; staff clarified the correct placement. No further discussion. Commissioner Alvillar moved to approve, seconded [verify]. Motion passed unanimously.

7. Discussion

A presentation was provided regarding the Endangered Latinx Landmark initiative. Discussion focused on preservation of agricultural lands and cultural heritage. Commissioners asked about nomination eligibility, boundaries, and required documentation. The presenter emphasized the importance of community stories and noted potential for national recognition and funding opportunities.

8. Commissioners / Staff Comments

Mr. Salazar discussed the need for a standard operating procedure to clarify inconsistencies in Town Code. Commissioners raised concerns regarding redundancy between PZHAC and Board of Trustees processes. Staff explained current procedural challenges and emphasized the need for clearer guidelines. Additional discussion included noise regulation in mixed-use areas, historic preservation efforts, and defining visual corridors. Commissioners expressed support for improving clarity and consistency.

9. Adjournment

Chairperson Walkinshaw called for adjournment. The meeting concluded without objection.

Prepared by:

Eddie Salazar
Director, Community & Economic Development

Approved on: 4/7/2026

Eric Walkinshaw

PZHAC Chair

Date: 4-6-26

Gloria Maya

Town Clerk/Treasurer

Date: 04-06-2026

