



**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL BE HAVING A REGULAR MEETING AT THE MESILLA TOWN HALL,  
2231 AVENIDA DE MESILLA.  
MONDAY - APRIL 6, 2026 @ 6PM**

**COMMISSIONERS**

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

**STAFF**

Economic/Community Director – Eddie Salazar  
Historic Preservation Specialist – Liana Aguirre  
NM Construction Industries Division – Thomas Maese

**PUBLIC**

Jonathan Sepp  
Andrea Bryan

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## **Town of Mesilla (Minutes)**

**Planning, Zoning and Historical Appropriateness Commission (PZHAC)  
Meeting Minutes – April 6, 2026**

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### **1. Pledge of Allegiance**

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

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## **2. Roll Call and Determination of Quorum**

Roll call was conducted by staff. Commissioners present confirmed a quorum.

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## **3. Changes / Approval of Agenda**

Commissioner Mulvihill made a motion to approve the agenda, seconded by Commissioner Miller.

No discussion.

**Vote:** Motion passed unanimously (4-0).

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## **4. Public Input**

Chairperson invited public comment.

Jonathan Sep addressed the Commission, stating he was present on behalf of a proposed new business, *Hidden Gems of Mesilla*, located near the plaza.

No additional public comments were made.

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## **5. Approval of Consent Agenda**

Item: March 16, 2026, minutes

Commissioner Miller moved to approve, seconded by Commissioner Mulvihill.

A commissioner noted a missing second in the previous meeting minutes. Staff confirmed the issue had been reviewed and corrected after revisiting the recording.

No further discussion.

**Vote:** Motion passed unanimously (4-0).

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## **6. Action and Consideration**

**a. Business License #1481 – 2290 Calle de Parian**

**Applicant:** Jonathan Sep

**Request:** Retail storefront (*Hidden Gems of Mesilla*)

Staff presented the application, describing the business as a trading card, collectibles, and hobby shop.

**Commission Dialogue:**

A commissioner asked whether trading cards fell within the broader category of collectibles and hobby retail. The applicant confirmed that the business is intended as a niche hobby and collectibles environment, emphasizing community engagement and interest in the specialty market.

Discussion shifted to parking concerns. A commissioner noted that parking is a known issue in Mesilla and asked whether sufficient parking existed for both employees and customers.

Staff clarified that parking requirements are based on employee needs rather than customers under current code. Staff further explained that the applicant had designated parking through the landlord and that additional discussion on parking would occur with the next agenda item.

Commissioners discussed real-world parking conditions in the area, noting that overflow parking typically occurs along nearby roads and is generally manageable except during peak periods.

**Motion:** Commissioner Alvillar

**Second:** Commissioner Miller

**Vote:** Motion passed unanimously (4-0).

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**b. Business License #1482 – 2410 Calle de Principal**

**Applicant:** Sarah Booth

**Request:** Restaurant (*Avon de Mesilla*)

Staff presented the application and noted the restaurant would operate initially **without alcohol service**, with a potential future request.

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**Commission Dialogue (Extensive Parking Discussion):**

The Commission engaged in a lengthy discussion regarding parking requirements for the site, which includes multiple businesses, a restaurant, and planned short-term rentals.

Key points included:

- A commissioner questioned whether the site could realistically meet the calculated parking requirement (approximately 34 spaces based on code).
- Concerns were raised that the lot is unmarked and likely does not accommodate that number of spaces in practice.
- Discussion included how short-term rentals (STRs) would impact parking demand and whether those spaces should be counted separately.

Staff clarified:

- Parking requirements are based primarily on **employee parking**, not customers.
- If required parking cannot be met, the Town may assess a **parking fee**.
- The site is not a new development, complicating strict enforcement of current code.

Commissioners debated fairness and practicality:

- One commissioner emphasized that the building previously operated as a restaurant and should not be held to a higher standard now.
- Another commissioner argued that with additional uses being added, the site should comply with current code requirements.
- Discussion included whether requiring fees or improvements would unfairly impact a new business.

Practical solutions were discussed:

- Marking parking spaces with wheel stops instead of requiring full reconstruction
- Identifying and designating employee parking areas
- Allowing flexibility while still acknowledging code requirements

Alcohol licensing was also discussed:

- Commissioners agreed the restaurant could operate without alcohol initially
- If alcohol service is pursued later, additional review and documentation would be required

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### **Motion (with Conditions):**

The Commission approved the business license with the following conditions:

- Parking must be evaluated and identified on-site
- Landlord responsible for demonstrating adequate parking
- If parking requirements are not met, applicable parking fees will apply
- ADA compliance to be determined by appropriate authorities
- Any future alcohol service requires additional application and review

**Vote:** Motion passed (3-1).

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**c. Case #062109 – 2392 Calle de Parian**

**Applicant:** Yolanda Lucero

**Request:** Repair/replace door and install pergola

Staff presented the request, noting the design would remain consistent with the existing structure.

No discussion.

**Vote:** Motion passed unanimously (4-0).

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**d. Case #062112 – 415 Baron Drive**

**Applicant:** Anita Wells

**Request:** Residential addition

Staff presented the application and provided historical context regarding subdivision approval and lot size compliance.

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**Commission Dialogue:**

Discussion focused on whether the lot should be considered non-conforming under current code.

Staff explained:

- The subdivision dates to the mid-1970s
- At that time, subdivision regulations were still being established
- Development may have been approved under county jurisdiction rather than municipal code

Commissioners acknowledged:

- Many properties in the area are under one acre
- Denying improvements based on current code may not be reasonable given historical approvals

A commissioner noted the addition appeared consistent with the neighborhood and posed no concerns.

Clarification was made regarding property ownership documentation, confirming the applicant's authority.

**Vote:** Motion passed unanimously (4-0).

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## 7. Commissioners / Staff Comments

Staff provided updates on:

- CLG (Certified Local Government) status delays due to federal staffing
- Upcoming Frontier Fair event, including historical programming and community engagement
- Community garden progress
- Code enforcement staffing updates and procedures

### Dialogue Highlights:

- Commissioners were encouraged to submit code amendment ideas
- Discussion emphasized challenges in applying outdated code to modern situations
- Staff encouraged reporting issues through dispatch for documentation

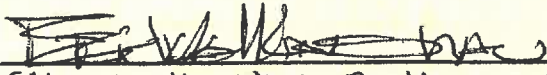
Additional discussion included:

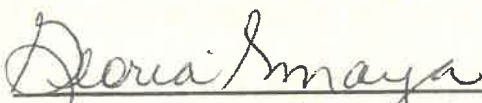
- Interest in restoring a historic fire truck
- Community engagement opportunities and historical preservation efforts

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## 8. Adjournment

The meeting adjourned at approximately 7:05 PM.

  
ERIC WALKSHAW - PZHAC CHAIR

  
GLORIA MAYA - TOWN CLERK/TREASURER

