



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 - MAY 4, 2026 @ 6PM**

(MINUTES)

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

STAFF

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

PUBLIC

Robert Williams Davie Salas
Myles Kraenzel Bill Cook
Karla Padilla Janice Cook
Andrea Bryan

1. PLEDGE OF ALLEGIANCE

Chair Eric Walkinshaw called the meeting to order at approximately 6:00 PM and led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF A QUORUM

Mr. Eddie Salazar called roll.

Present:

- Chair Eric Walkinshaw
- Vice Chair Gallegos
- Secretary Miller
- Commissioner Alvillar
- Commissioner Mulvihill
- Alt. Commissioner Paz
- Alt. Commissioner Lucero

Quorum established.

3. CHANGES / APPROVAL OF AGENDA

Motion: Secretary Miller moved to approve the agenda as presented.

Second: Commissioner Alvillar

Dialogue:

Chair Walkinshaw asked if there were any proposed changes or additions to the agenda.

No changes were requested by the Commission.

Vote:

- Vice Chair Gallegos – Yes
- Secretary Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – Yes

Motion passed 4-0.

4. PUBLIC INPUT

The public was invited to address the Commission regarding items listed on the agenda as allowed by the Chair.

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Dialogue:

Chair Walkinshaw opened the floor for public comment.

No members of the public came forward to speak.

5. APPROVAL OF CONSENT AGENDA

a. April 20, 2026, PZHAC Regular Meeting

Motion: Commissioner Mulvihill moved to approve the Consent Agenda.

Second: Vice Chair Gallegos

Dialogue:

Chair Walkinshaw asked commissioners whether any corrections or revisions were needed to the April 20, 2026 minutes.

No corrections were requested.

Vote:

- Vice Chair Gallegos – Yes
- Secretary Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – Yes

Motion passed 4-0.

6. ACTION AND CONSIDERATION

a. PZHAC CASE #062127 – 2355 Avenida de Mesilla, submitted by Las Cruces Public Schools. Requesting approval to construct an accessory building to the school for career and technical education. ZONE: Historical Commercial (HC).

Motion: Commissioner Alvillar moved for approval of Case #062127.

Second: Commissioner Mulvihill

Dialogue:

Mr. Eddie Salazar presented the request and explained the proposal involved construction of a new Career Technical Education (CTE) building for Rio Grande Preparatory Institute.

Mr. Salazar stated the project would include:

- Approximately 4,295 square feet
- Trade classrooms and workshop space
- Restrooms and utility areas
- Outdoor covered work areas
- Sidewalk, drainage, and utility improvements
- Fencing and access improvements

Mr. Salazar explained the structure would consist of:

- CMU block construction
- Structural steel framing
- Stucco exterior finishes
- Clay tile accents
- TPO roofing systems

Chair Walkinshaw requested clarification regarding several abbreviations used in the staff report including:

- “GSF” meaning gross square feet
- “CTE” meaning Career Technical Education
- “RGPI” meaning Rio Grande Preparatory Institute
- “CMU” meaning concrete masonry unit construction

Representatives from Las Cruces Public Schools addressed the Commission and discussed educational opportunities associated with the project, including:

- Construction trades
- Carpentry
- Electrical instruction
- Workforce development opportunities

Commissioner Alvillar questioned whether the building materials and colors would complement the surrounding historic area.

Project representatives explained:

- Exterior finishes would remain subdued and compatible with the campus
- Clay tile accents would visually match existing buildings
- Rooftop equipment would remain screened behind parapet walls

Chair Walkinshaw asked whether rooftop ventilation systems would be visible from public streets or neighboring properties.

Project representatives confirmed mechanical systems would remain screened from view.

Commissioner Miller questioned parking capacity associated with the additional classroom space.

Mr. Salazar explained parking calculations had previously been evaluated during earlier campus reviews and that future campus planning had also been considered.

Commissioner Mulvihill asked whether any historic structures on the campus would be modified as part of the project.

Representatives clarified the project involved standalone construction and would not alter existing historic buildings.

Additional discussion included:

- Student participation in skilled trades education
- Potential future adobe and preservation-related instruction
- Long-term community workforce benefits

Mr. Salazar noted the project aligned with educational and workforce development goals for the Town and region.

Vote:

- Vice Chair Gallegos – Yes
- Secretary Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – Yes

Motion passed 4-0.

Mr. Salazar stated the recommendation would be forwarded to the Board of Trustees for final consideration.

b. PZHAC CASE #061823 (AMENDMENT) – 2450 Calle de Principal, submitted by Mr. Felix Armijo. Requesting approval to amend his building plans. Instead of a front parapet porch, change to a red corrugated front porch. ZONE: Historical Commercial (HR).

Motion: Vice Chair Gallegos moved to approve Case #061823 (Amendment).

Second: Secretary Miller

Dialogue:

Mr. Salazar explained the request involved an amendment to plans previously approved by the Commission.

The amendment proposed replacing a previously approved flat parapet-style porch with a red corrugated metal roof system.

Mr. Salazar stated:

- Drainage design would remain unchanged
- Approved setbacks would remain compliant
- Existing drainage and grading plans would not be affected
- Permit extensions had already been processed through November 7, 2026

Commissioner Alvillar questioned whether the proposed red corrugated roofing would visually conflict with surrounding plaza structures.

Mr. Salazar acknowledged the roofing style differed somewhat from nearby buildings but remained compliant with Town code requirements.

Contractor Dave Salas addressed the Commission and explained:

- The roofing material had already been acquired
- The material possessed an aged and weathered appearance
- The revised roofline would better complement the property than the previously approved parapet design

Chair Walkinshaw asked whether the revised roofline would sit below the parapet and whether drainage conditions would remain acceptable.

Mr. Salas explained the roof would sit approximately 18–24 inches below the parapet line and drainage conditions would remain unchanged.

Commissioner Miller asked whether additional Public Works or Fire Department review would be necessary.

Mr. Salazar clarified the amendment involved only architectural design modifications and no major site changes.

Discussion continued regarding:

- Permit amendment procedures
- Permit extension timelines
- Roofing material appearance
- Administrative consistency
- Whether photographs or material samples should be required for future amendments

Several commissioners expressed concern regarding approval of roofing materials without visual examples or renderings.

Mr. Salas urged the Commission not to delay the project over material color concerns and emphasized the roofing would appear historically appropriate once installed.

Vote:

- Vice Chair Gallegos – Yes
- Secretary Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – No

Motion passed 3-1.

7. DISCUSSION

a. General discussion in Mesilla Code discrepancies and possible amendments

Dialogue:

Mr. Eddie Salazar initiated a broad discussion regarding:

- Permit expiration timelines
- Permit extension procedures
- Amendments to approved projects
- Administrative consistency
- Delays associated with CID review and engineered construction plans

Mr. Salazar explained many commercial projects remain active for extended periods because of:

- Engineering revisions
- Structural review requirements
- Utility coordination
- State CID review timelines

Commissioners discussed whether permit expiration periods should begin:

- At initial PZHAC approval
- At Board approval
- Or after engineered plans are finalized

CID representative Mr. Maese discussed distinctions between:

- Historic appropriateness review
- Zoning review
- Structural code review
- Building permit compliance

Additional discussion included:

- RV occupancy regulations
- Utility hookups
- Fence setbacks
- Historic Residential zoning enforcement
- Property line concerns
- Administrative interpretation consistency

Commissioners agreed future work sessions would likely be necessary to review possible code amendments and clarification language.

COMMISSIONERS / STAFF COMMENTS

Mr. Eddie Salazar

Mr. Salazar thanked everyone involved with the recent Frontier Fair and commented on the success of the event, highlighting:

- Strong attendance
- Increased vendor participation
- Student performances
- Community engagement

Mr. Salazar reminded commissioners about:

- Upcoming historic economic impact Zoom session scheduled for May 14
- Continuing code enforcement efforts
- Preservation-related activities and programming

Mr. Salazar also reassured the Commission that staff remains committed to transparency and fairness in all planning and zoning matters.

Ms. Liana (Historic Preservation Staff)

Ms. Liana provided several historic preservation updates, including:

- Continued work nominating Mesilla agricultural lands as endangered landmarks
- Requests for oral histories and family stories connected to historic agricultural properties
- Certified Local Government (CLG) updates
- Release of the second quarterly preservation newsletter
- Preservation Week programming and activities

- Film screenings at the Fountain Theatre and Rio Grande Theatre
- Storytelling and oral history open mic events
- Collaboration with Rio Grande Preparatory Institute regarding historic trades education
- Summer preservation and native plant educational programming for students
- Development of historic property packets utilizing deeds, maps, and archival records with assistance from interns and the Doña Ana County Clerk's Office

Ms. Liana also discussed participation in future regional preservation initiatives associated with America's upcoming 250th anniversary celebration.

Commissioners complimented Ms. Liana on her preservation outreach and educational efforts.

Mr. Salazar additionally reminded commissioners about the upcoming New Mexico Municipal League conference in Silver City and encouraged anyone interested in attending to notify staff.

8. ADJOURNMENT

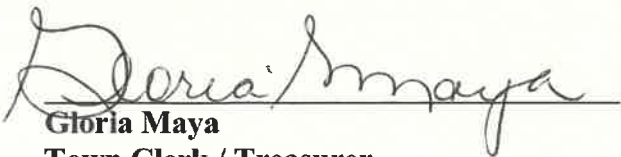
Chair Walkinshaw called for adjournment.

Meeting adjourned.



Eric Walkinshaw, Chair

ATTEST:



**Gloria Maya
Town Clerk / Treasurer**



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 5/1/26 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; 304 Bell Ave; Mesilla website <https://www.mesillanm.gov/minutes-agendas/>

