



Town of Mesilla, New Mexico

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL BE HAVING A WORK SESSION AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY – JUNE 1, 2026 @ 5PM
(MINUTES)**

COMMISSIONERS

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

STAFF

Director Community/Economic Development – Eddie Salazar

PUBLIC

Greg Lester
Adrea Bryan
Catherine Walkinshaw

WORK SESSION

CALL TO ORDER

Chair Eric Walkinshaw called the Work Session to order at 5:00 p.m.

Community Development Director Eddie Salazar facilitated discussion regarding interpretation of Mesilla Town Code and possible amendments to various code sections as identified by the Commission. Discussion followed the areas previously identified for review and amendment consideration.

Discussion: Building Permit Duration and Phased Construction

Commissioners revisited prior discussion regarding permit expiration periods and phased construction projects.

Commissioners noted that adobe construction frequently requires significantly more time than conventional construction and that the existing one-year permit duration may not adequately accommodate such projects. Discussion focused on:

- Establishing language addressing phased construction.
- Procedures for permit extensions.
- Applicant responsibilities when projects cannot be completed within approved timelines.
- Avoiding perceptions of favoritism while allowing flexibility for legitimate construction delays.
- Circumstances such as financing issues, contractor availability, illness, and other unforeseen events affecting project completion.

Mr. Salazar advised the Commission that staff would prepare draft language for future review.

Discussion: Recreational Vehicles (RVs), Camping Trailers, and Utility Connections

The Commission continued its review of regulations regarding RVs and camping trailers.

Discussion included:

- Whether utility hookups should be permitted.
- Enforcement challenges involving temporary occupancy.
- The existing 14-day occupancy limitation.
- Whether permits should be required for temporary stays.
- The distinction between storing an RV and living in an RV.
- Potential screening requirements.
- Concerns that temporary occupancy often becomes permanent occupancy.
- Whether RV occupancy should be prohibited within Historic Residential zones.

Commissioners discussed the practicality of enforcing occupancy limitations and the difficulty of determining how long an RV has been occupied. Considerable discussion occurred regarding temporary versus permanent utility connections and whether existing code language should remain unchanged.

The Commission generally agreed additional language review would be necessary before any recommendation is forwarded to the Board of Trustees.

Discussion: Hearings, Variances, and Special Use Permits

Mr. Salazar reviewed hearing procedures and the relationship between PZHAC, the Board of Adjustment (BOA), and the Board of Trustees.

Discussion included:

- Whether public hearings should primarily occur before the Board of Trustees.

- PZHAC's advisory role.
- Variance requests and Board of Adjustment authority.
- Special Use Permit review procedures.
- The role of elected officials in conducting public hearings.

Commissioners generally supported forwarding Special Use Permit recommendations to the Board of Trustees while continuing discussion regarding Board of Adjustment authority and variance procedures.

No final recommendation was reached.

Discussion: Commission Authority

Mr. Salazar reviewed provisions of Town Code related to commission authority and noted several areas requiring further legal and procedural review.

Topics included:

- Business licenses.
- Hearing authority.
- Board of Adjustment procedures.
- Interpretation of authority granted under Titles 15, 17, and 18 of Town Code.

Commissioners agreed additional review would be necessary.

Discussion: Manufactured Housing and Modular Housing

Mr. Salazar reviewed provisions of Town Code and state law governing manufactured housing and modular housing.

Discussion focused on:

- Historic district compatibility requirements.
- Design standards.
- State statutory requirements.
- Affordable housing concerns.
- Potential future conflicts between local regulations and state law.

Commissioners discussed whether design standards could be used to ensure compatibility without prohibiting certain housing types outright.

No action was taken.

Discussion: Shipping Containers and Storage Containers

The Commission reviewed the lack of code language addressing shipping containers.

Discussion included:

- Distinctions between storage containers and shipping containers.
- Temporary storage pods.
- Screening requirements.
- Construction project storage needs.
- Architectural compatibility.
- Potential future code language.

Staff was directed to continue researching possible language options.

WORK SESSION ADJOURNMENT

The Work Session concluded and the Commission proceeded into the Regular Meeting.

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION
(PZHAC) WILL BE HAVING A REGULAR MEETING AT THE MESILLA TOWN HALL,
2231 AVENIDA DE MESILLA.
MONDAY – JUNE 1, 2026 @ IMMEDIATELY AFTER WORK SESSION**

COMMISSIONERS

Chairperson – Eric Walkinshaw
Vice Chair – Eric Gallegos
Secretary – Lori Miller
Commissioner – Rosemary Alvillar
Commissioner – Martha Mulvihill

STAFF

Director Community/Economic Development – Eddie Salazar

PUBLIC

Greg Lester
Adrea Bryan
Catherine Walkinshaw

1. PLEDGE OF ALLEGIANCE

Chair Eric Walkinshaw called the Regular Meeting to order immediately following the Work Session and led those present in the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF A QUORUM

Community Development Director Eddie Salazar called roll.

Present:

- Chair Eric Walkinshaw
- Commissioner Gallegos
- Commissioner Miller
- Commissioner Alvillar
- Commissioner Mulvihill

Mr. Salazar declared a quorum present.

Staff Present:

- Eddie Salazar, Community Development Director
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3. CHANGES / APPROVAL OF AGENDA

Chair Walkinshaw called for approval of the agenda.

Motion: Commissioner Miller moved to approve the agenda.

Second: Commissioner Mulvihill.

There being no further discussion, a vote was taken.

Vote:

- Commissioner Gallegos – Yes
- Commissioner Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – Yes

Motion Passed 4-0.

4. PUBLIC INPUT

Chair Walkinshaw opened Public Input regarding agenda action items:

- PZHAC Case #062130
- PZHAC Sign #062134

No public comments were received.

Public Input was closed.

5. APPROVAL OF CONSENT AGENDA

Staff noted a correction to the agenda. The consent agenda item should reference the **May 18, 2026 Work Session and Regular Meeting Minutes**, rather than May 4, 2026.

Motion: Commissioner Miller moved to approve the Consent Agenda as corrected.

Second: Commissioner Mulvihill.

Vote:

- Commissioner Gallegos – Yes
- Commissioner Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – Yes

Motion Passed 4-0.

6. ACTION AND CONSIDERATION

A. PZHAC CASE #062130

2134 Calle de Principal

Submitted by Eric Walkinshaw

Requesting Approval to Renovate an Accessory Building

Zone: Historical Residential (HR)

Chair Walkinshaw recused himself from discussion and left the meeting room due to being the applicant.

Mr. Salazar presented the staff report.

The application requested approval to renovate an existing accessory adobe structure, including:

- Roof replacement.
- Adobe stucco repairs.
- Repainting.
- Raising parapets approximately eight inches.
- Replacement of deteriorated roof rafters.
- Reconstruction of the porch roof.
- Door and window modifications.

Mr. Salazar explained the project had previously been reviewed by the Community Development Department and generally met applicable architectural design standards.

He further advised that Historic Preservation staff member **Ms. Liana Aguirre** reviewed the application and recommended that any replacement door remain architecturally compatible with the historic character of the structure.

Commissioners discussed the age of the structure and whether it was listed on any historic registry.

The applicant explained that the property dates to approximately the 1930s and is considered a contributing structure but is not individually registered.

Motion

Commissioner Alvillar moved to approve PZHAC Case #062130 with the condition that the replacement door maintain architectural compatibility with the historic structure.

Second: Commissioner Mulvihill.

Vote:

- Commissioner Gallegos – Yes
- Commissioner Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – Yes

Motion Passed 4-0.

Chair Walkinshaw returned to the meeting.

B. PZHAC SIGN #062134

2226-B Calle de Guadalupe

Submitted by Casa Oro

Requesting Approval to Install a Sign on an Existing Projecting Bracket

Zone: Historic Commercial (HC)

Mr. Salazar presented the staff report.

The proposed sign:

- Measures approximately 28 inches wide by 16 inches high and 14 inches deep.
- Is constructed of sheet metal.
- Includes internally illuminated cut-out lettering.
- Utilizes yellow lighting.
- Meets applicable sign size and projection requirements.

Mr. Salazar stated that while the design complied with dimensional standards, the internally illuminated lettering represented a sign style not commonly found within Mesilla's Historic Commercial District.

Commissioners discussed:

- Historic compatibility.
- Whether the sign established a precedent for future signage requests.
- The modern appearance of internally illuminated lettering.
- Compatibility with existing sign standards.

Some commissioners expressed concern regarding the modern appearance of the sign, while others felt the design remained appropriate and attractive.

Motion

Commissioner Alvillar moved to approve PZHAC Sign #062134.

Second: Commissioner Gallegos.

Vote

- Commissioner Gallegos – No
- Commissioner Miller – Yes
- Commissioner Alvillar – Yes
- Commissioner Mulvihill – No

The vote resulted in a **2-2 tie**.

Chair Walkinshaw cast the tie-breaking vote.

Chair Walkinshaw – Yes

Motion Passed 3-2.

COMMISSIONERS / STAFF COMMENTS

Mr. Salazar thanked the Commission for participating in the work session and noted that future code-review sessions may focus on fewer topics at a time to allow more progress toward finalized recommendations.

Mr. Salazar also reported that Mayor Hernandez is actively forming an ad hoc committee related to the Historic Blacksmith Shop project.

He advised the Commission that:

- Trustee Nevarez is expected to chair the committee.
- Two residents had already volunteered.
- Additional volunteers were being sought.
- Commissioners were welcome to participate if interested.

Commissioners discussed the importance of broad community representation and ensuring participation from multiple families and stakeholder groups.

Commissioner Miller requested to be added to the volunteer list.

Commissioners also discussed Historic Preservation Week activities.

Chair Walkinshaw expressed appreciation for the efforts of **Ms. Liana Aguirre**, noting that the preservation events were well organized and well attended.

Mr. Salazar indicated he would pass the Commission's compliments along to Ms. Aguirre.

ADJOURNMENT


There being no further business before the Commission, the meeting was adjourned.

APPROVED:



Eric Walkinshaw, Chair

ATTEST:



Gloria Maya
Town Clerk/Treasurer

