

EPARD 1/20/26 (2/3/26)



Sunrise Manor Town Advisory Board

December 11, 2025

MINUTES

Board Members:	Sondra Cosgrove - Chair -PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-EXCUSED	Stephanie Jordan - PRESENT Kevin Williams- EXCUSED Dane Detommaso- Planning Vivian Kalarski Planning Commissioner
Secretary: County Liaison:	Jill Leiva Beatriz Martinez	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of November 13, 2025 Minutes

Moved by: Ms. Jordan

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for December 11, 2025

Moved by: Mr. Barbeau

Action: Approved with Items 5 & 6 being held

Vote: 3-0/Unanimous

V. Informational Items: None

VI. Planning & Zoning

12/16/25 PC

1. WS-25-0709-CISNEROS RUBEN H:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action) **12/16/25 PC**

Moved by: Ms. Cosgrove

Action: Approved

Vote: 2-1

RECEIVED

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON JUSTIN C. JONES · MARILYN KIRKPATRICK - ROSS MILLER - MICHAEL NAFT
KEVIN SCHILLER, County Manager

JAN 20 2026

COUNTY CLERK

12/16/25 PC

2. ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS: USE PERMIT FIRST EXTENSION OF TIME for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor. WM/nai/ev (For possible action) **12/16/25 PC**

Moved by: Ms. Cosgrove

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimously

12/17/25 BCC

3. ZC-25-0626-LINDA PROPERTIES, LLC:

ZONE CHANGE to reclassify 2.09 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor (description on file). TS/gc (For possible action) **12/17/25 BCC**

Moved by: Ms. Cosgrove

Action: Approved Per Staff Recommendations

Vote: 3-0/Unanimously

4. WS-25-0627-LINDA PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) eliminate street landscaping; 3) modify residential adjacency standards; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed outdoor storage facility on 2.09 acres in an IL (Industrial Light) Zone. Generally located south of Glen Avenue and east of Stratford Avenue within Sunrise Manor. TS/sd/ev (For possible action) **12/17/25 BCC**

Moved by: Ms. Cosgrove

Action: Denied Per Staff Recommendations

Vote: 3-0/Unanimously

5. ZC-25-0771-4643 EAST CHARLESTON BLVD, LLC:

ZONE CHANGE to reclassify 0.31 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located east of Arden Street and south of Charleston Boulevard within Sunrise Manor (description on file). TS/jgh (For possible action) **12/17/25 BCC**

HELD PER APPLICANTS REQUEST

6. WS-25-0772-4643 EAST CHARLESTON BLVD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; and 2) alternative driveway geometries.

DESIGN REVIEW for a proposed vehicle sales facility on 0.83 acres in a CG (Commercial General) Zone. Generally located south of Charleston Boulevard and east of Arden Street within Sunrise Manor. TS/rg/ev (For possible action) **12/17/25 BCC**

HELD PER APPLICANTS REQUEST

01/06/26 PC

7. WS-25-0788-NEW STRATEGIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce access gate setback in conjunction with an existing restaurant and hookah lounge on 2.02 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/mh/kh (For possible action) **01/06/26 PC**

Moved by: Ms. Cosgrove

Action: Approved

Vote: 2-1

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair · WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON · JUSTIN C. JONES · MARYLYN KIRKPATRICK · ROSS MILLER · MICHAEL NAFT
KEVIN SCHILLER, County Manager

01/07/26 BCC

8. **ZC-25-0778-GURUKRUPA, LLC:**

ZONE CHANGE to reclassify 0.37 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located east of Fremont Street and south of Olive Street (alignment) within Sunrise Manor (description on file). TS/gc (For possible action) **01/07/26 BCC**

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

VII. General Business: The board voted unanimously to approve the 2026 meeting calendar w/ The removal of a few dates on or close to holidays.

VIII. Public Comment: Al Rojas commented on the homelessness situation in Sunrise Manor and that The efforts that they have been making are helping & there is an improvement.

IX. Next Meeting Date: The next regular meeting will be January 15, 2026

X. Adjournment

The meeting was adjourned at 7:12pm

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON · JUSTIN C. JONES · MARYLYN KIRKPATRICK · ROSS MILLER · MICHAEL NAFT
KEVIN SCHILLER, County Manager