



## Sunrise Manor Town Advisory Board

December 11, 2025

### MINUTES

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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	

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#### 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**

##### 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

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/cv (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/cv (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 geometrics.

**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/cv (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

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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

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