



Sunrise Manor Town Advisory Board

April 16, 2026

MINUTES

Board Members:	Sondra Cosgrove – Chair –PRESENT Earl Barbeau-Vice Chair-PRESENT Harry Williams-Member-EXCUSED	Stephanie Jordan – PRESENT Steve Demeritt-Planning Vivian Kalarski- Planning Comm
Secretary:	Jill Leiva	
County Liaison:	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 April 2, 2026 Minutes

Moved by: Mr. Barbeau

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for April 16, 2026

Moved by: Ms. Jordan

Action: Approved w/ Item 10 being moved up

Vote: 3-0/Unanimous

V. Informational Items: Commissioner Segerblom is having a “Tree Giveaway” Saturday April 25th

At the Parkdale Recreation Center starting at 8:30am.

VI. Planning & Zoning

04/21/26 PC

1. WS-26-0062-ULLOA, JUAN C & BERONICA:

WAIVER OF DEVELOPMENT STANDARDS to eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.14 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Crowley Way and south of Forsythe Drive within Sunrise Manor. TS/rp/cv (For possible action) 04/21/26 PC

Moved by: Mr. Barbeau

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER-JAMES B. GIBSON –JUSTIN C. JONES –MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

04/22/26 BCC

2. ZC-26-0130-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

ZONE CHANGE to reclassify a portion of a 1.64 acre site from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor (description on file). MK/gc (For possible action)

Moved by: Ms. Jordan

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

3. UC-26-0131-FRAGA-CANDELARIO YOEL ETAL & FRAGA-LEON YOEL:

USE PERMITS for the following: 1) truck parking or staging; and 2) outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) eliminate buffering and screening; 3) eliminate parking; 4) eliminate street landscaping; 5) eliminate throat depth; and 6) waive full off-site improvements.

DESIGN REVIEW for proposed truck parking or staging and outdoor storage and display on 1.64 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-80 & APZ-1) Overlay. Generally located south of Cheyenne Avenue and east of Betty Lane within Sunrise Manor. MK/sd/cv (For possible action)

Moved by: Ms. Cosgrove

Action: Approved w/ if approved conditions, 7 parking spaces provided, adding alternative landscaping & Signing SID when available.

Vote: 3-0/Unanimously

05/05/26 PC

4. PA-26-700012-AVENDANO PROPERTY DEVELOPMENT INC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 1.75 acres. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/gc (For possible action)

Moved by: Ms. Cosgrove

Action: Adopted

Vote: 2-1

5. ZC-26-0161-AVENDANO PROPERTY DEVELOPMENT, INC.:

ZONE CHANGE to reclassify 1.75 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor (description on file). WM/gc (For possible action)

Moved by: Ms. Cosgrove

Action: Approved per staff recommendations

Vote: 3-0/Unanimously

6. WS-26-0162-AVENDANO PROPERTY DEVELOPMENT, INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate open space; 2) increase retaining wall height; 3) increase fill; 4) allow an attached sidewalk to remain; and 5) eliminate driveway separation.

DESIGN REVIEW for a single-family attached residential development on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

Moved by: Ms. Cosgrove

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

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7. TM-26-500045-AVENDANO PROPERTY DEVELOPMENT, INC:

TENTATIVE MAP consisting of 24 single-family residential lots on 1.75 acres in an RS2 (Residential Single-Family 2) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Alto Avenue within Sunrise Manor. WM/mh/kh (For possible action)

Moved by: Ms. Jordan

Action: Denied per staff recommendations

Vote: 3-0/Unanimously

8. WS-26-0147-CORDON, CRISTIAN RENE RIVAS & MENDOZA, KEYLA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Grossmont Avenue and west of Osbiston Way within Sunrise Manor. TS/ji/kh (For possible action)

Moved by: Ms. Cosgrove

Action: Approved with if approved conditions

Vote: 3-0/Unanimously

9. WS-26-0154-BAZUA, JUAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback in conjunction with an existing single-family residence on 0.22 acres in an RS3.3 (Residential Single Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Twinkle Star Drive and west of Walnut Road within Sunrise Manor. WM/rr/kh (For possible action)

NO APPLICANT PRESENT HOLD TO APRIL 30, 2026 MEETING

05/06/26 BCC

10. UC-26-0165-WHITING VEGAS:

USE PERMIT for a school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) modify residential adjacency standards; and 3) reduce driveway throat depth.

DESIGN REVIEW for a proposed school on 6.26 acres in an IL (Industrial Light) Zone. Generally located north of Vegas Valley Drive and east of Tree Line Drive within Sunrise Manor. TS/lm/kh (For possible action)

Moved by: Ms. Jordan

Action: Approved with removal of waivers #1A, #1B and 2C & if approved conditions

Vote: 3-0/Unanimously

VII. General Business: None

VIII. Public Comment: A neighbor had questions about the BCC meeting for an item on this agenda.

IX. Next Meeting Date: The next regular meeting will be April 30, 2026

X. Adjournment

The meeting was adjourned at 8:22pm

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