

City of Alamosa
Planning Commission
April 27, 2016
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairman Mark Manzanares. Present were the following members: Shirley Adcock and Scott Travis. Excused: Farris Bervig, Debbie Clark, and Robert McWhirter. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds and Julie Scott.

Agenda Approval: M/S/C. Travis, Adcock. Motion was made to approve the agenda as presented. (Unanimous)

Approval of the Minutes: M/S/C. Adcock, Travis. Motion made to approve the minutes of the March 23, 2016 meeting as presented. (Unanimous)

Public Comments: None

Regular Business - Conduct Public Hearings-Zoning Issues

The request of Pamela J. Martinez for a variance from the City Code of Ordinances. The applicant seeks relief from the required sideyard setback of 25 ft. to 13 ft., 7in. to allow an addition to a single family dwelling. The property affected is Lot 146, Alamosa Park, City of Alamosa, Alamosa County also known as 529 First St.

The public hearing opened at 6:03p.m.

Manzanares: Who would like to speak on behalf of this request? Please step forward and state your names and address for the record. Tell us what you would like to do.

Martinez: Pamela Martinez, 529 First St. and this is my husband Jeremy Trujillo. As you had said, what we would like to do is demolish the mudroom on the back of the house and rebuild it slightly bigger. It will be within 14 ft. and our existing house. I do have a question I was considering to make it a little bigger or if you can consider that?

Manzanares: Pat?

Steenburg: You would normally consider just what has been presented but as Planning Commission you have the option to extend those if you choose to.

Manzanares: Thank you. Have a seat and we will ask is there anyone that would like to speak for this request? Against? We will close the public hearing.

The public hearing closed at 6:05 p.m.

Manzanares: Tell us a bit more what you are trying to accomplish by making it larger.

Martinez: After we had submitted the plan, because we are going through this process we were thinking the new mudroom could be 3 ft. wider. Where it would set from the west it would still be 14 ft. approximately only from the property line and right now our house sits only 7 ft. from the property line.

Steenburg: As they are presenting the proposal, the new addition would not sit as close as the existing home does now.

Manzanares: That's what I was wondering.

Adcock: I went by and there is a water line in that area- you will relocate that?

Trujillo: Yes, we will move the spigot.

Adcock: Are there gas lines?

Martinez: Not that I'm aware of.

Manzanares: Are you looking to go to the corner of the house?

Martinez: No, on the very back of the house there is a window and the addition would not go past there.

Manzanares: Are there more questions? Is there a motion to approve as presented or to allow the additional 3 ft.?

M/S/C. Travis, Adcock. Motion made to approve of the request of Pamela Martinez for a variance as presented with the additional three feet to allow an addition to a single family dwelling. The property affected is Lot 146, Alamosa Park, City of Alamosa, Alamosa County also known as 529 First St. (Unanimous)

Next Item:

The request of Zenitram Properties, LLC for a lot line adjustment. The property affected is portions of Lots 13 & 29, all of Lots 14 thru 28, Block 222, Washington Addition and a fraction of Sunset Park, Lakeview Addition, City of Alamosa, Alamosa County.

The public hearing opened at 6:09p.m.

Manzanares: Who would like to speak on behalf of this request?

Martinez: Jeff Martinez, 13614 County Rd.106 S., Alamosa. We are looking to make a lot line adjustment to the west behind the house. Pat is currently trying to get that in the City limits.

Manzanares: Thank you. Is there anyone else that would like to speak on behalf of this request? Against? We will close the public hearing.

The public hearing closed at 6:10 p.m.

Adcock: I had a hard time finding this, so the house by the highway is going to be one lot? There is a fence at the back is that where you are moving the lot line?

Steenburg clarified exactly where the applicant wanted to move the lot line and also stated that the annexation was complete. The existing lot line will be moved west and there will be one large lot and we are in negotiations to buy a portion of the wedge for the 8th St. realignment.

Adcock: Tract two will be one piece and Tract one will also be one piece?

Steenburg: Yes.

Adcock: Thank you.

Manzanares: Are there any more questions, comments? Is there a motion?

M/S/C. Adcock, Travis. Motion made to approve the request of Zenitram Properties, LLC for a lot line adjustment. The property affected is portions of Lots 13 & 29, all of Lots 14 thru 28, Block 222, Washington Addition and a fraction of Sunset Park, Lakeview Addition, City of Alamosa, Alamosa County. (Unanimous)

Next Item:

The request of Lily and J2 Rentals LLC for a lot line adjustment. The property affected is a portion of Lots 8, 9, & 10, Grandview Subdivision, located in the NE ¼ of the SW ¼, Section 4, Township 37 North, Range 10 East, N.M.P.M, City of Alamosa, Alamosa County.

The public hearing opened at 6:15 p.m.

Manzanares: There is some here to speak for this request? Please step up to the microphone and state your name and address. James?

Hsu: James Hsu, 206 Shadow Wood Dr., Alamosa. The purpose of the application is to vacate a lot line that is between two lots and to clean up the description and combine into one entire lot.

Manzanares: Thank you, James. Is there anyone else who would like to speak on behalf? Against? We will close the public hearing.

The public hearing closed at 6:16 p.m.

Adcock: The vacant lot is going to be one lot; same as the last one. I see a lot of the neighbors here. And this will go back as far as the grass is?

Steenburg: Roughly.

After no further questions, the following motion was made:

M/S/C. Travis, Adcock. Motion made to approve the request of Lily and J2 Rentals LLC for a lot line adjustment. The property affected is portions of Lots 8, 9, & 10, Grandview Subdivision, a portion of Lots 8, 9, & 10, Grandview Subdivision, located in the NE1/4 of the SE ¼, Section 4, Township 37 North, Range 10 East, N.M.P.M, City of Alamosa, Alamosa County.
(Unanimous)

Next Item: **Planning Issues**

The request of Eddie Lopez for a Permitted Use by Special Review to allow a single family dwelling in a Commercial Business zone. The property affected is Lot 12B, Replat of the south 40ft. of Lot 12, Bellview, Block 36, City of Alamosa, Alamosa County, also known as 411.5 Ross Ave.

The public hearing opened at 6:18 p.m.

Manzanares: Is there someone here to speak?

Lopez: My name is Eddie Lopez, 911 Main St., Alamosa. What I'd like to do is, I lived at 911 Main St. for over 30 years and it's a big house. I just sold it last month. I don't want to buy a big house and start all over again. I'm 83 and I think I should slow down. I have a nice garage it's plastered inside and out and I would like to make it a two bedroom apartment for the last years of my life so I can live there. I have electricity and gas; I will need to get water and sewer and hope the city can help me with that. I lost my wife a year ago and this would be all I need.

Adcock: I drove by and there is a shed there; are you tearing that down?

Lopez: I have room to park there for two cars. I know the neighbors have to use the alley I won't block the alley and I can tear down the little shed.

The public hearing closed at 6:20 p.m.

M/S/C. Adcock, Travis. Motion made to recommend approval of the request of Eddie Lopez for a Permitted Use by Special Review to allow a single family dwelling in a Commercial Business zone. The property affected is Lot 12B, Replat of the south 40ft. of Lot 12, Bellview, Block 36, City of Alamosa, Alamosa County, also known as 411.5 Ross Ave. (Unanimous)

Steenburg: Mr. Lopez, the recommendation will go to City Council on Wednesday, May 18th at 7:00 p.m.

Lopez: Thank you for having me here tonight and allowing me to speak.

Next Item:

The request of Eduardo and Jenifer Masias for a Permitted Use by Special Review to allow outdoor sales in a Commercial Business District. The property affected is the west ½ of Lot 5 and all of Lot 4, Alamosa, Block 53 and the east ½ of Lot 5 and all Lots 6 through 8, Alamosa, Block 53, City of Alamosa, Alamosa County, also known as 326 Main St.

The public hearing opened at 6:22p.m.

Manzanares: Please state your names and address for the record.

Masias: Jenifer Masias, and Eduardo Masias, 802 Diamond Dr. The business address is 326 Main St. We have purchased this building and we are here tonight to request permission to add a patio for outdoor dining.

Manzanares: Is there anyone else that would like to speak for this request? Against? We will close the public hearing.

The public hearing closed at 6:23 p.m.

Adcock: So I see the area that Pat is pointing out for the patio. There will be a fence?

Masias: Yes, a six foot fence.

Manzanares: Alcohol will be served?

Masias: Yes.

Manzanares: Are there other reviews that need to be done regarding the liquor license?

Steenburg: I believe all that has been taken care of.

Manzanares: Pat, can you explain a bit about the housekeeping measures in your memo?

Steenburg: We can also address a permitted use for outdoor dining it is an Industrial zone. It has been for years this use.

M/S/C. Travis, Adcock. Motion made to recommend approval of the request of Eduardo and Jenifer Masias for a Permitted Use by Special Review to allow outdoor sales in a Commercial Business District and approval of a restaurant in an Industrial zone. The property affected is the west ½ of Lot 5 and all of Lot 4, Alamosa, Block 553 and the east ½ of Lot 5 and all Lots 6

through 8, Alamosa, Block 53, City of Alamosa, Alamosa County, also known as 326 Main St.
(Unanimous)

Other Business:

The Planning Commission agreed to meet on Wednesday, December 6, 2016 at 6:00 p.m.in order to review the draft updates to the Comprehensive Plan along with the regular meeting.

The pothole at the Big R parking lot at Craft Dr. was brought up.

After no further business, the meeting was adjourned at 6:28p.m.

Respectfully submitted,

Julie Scott
Recording Secretary