

City of Alamosa  
Planning Commission  
May 24, 2017  
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 Debbie Clark. Excused: Farris Bervig, Darrel Cooper and Scott Travis. A quorum was declared. Staff present: Pat Steenburg, Harry Reynolds, Nicole Valdez and Julie Scott.

**Agenda Approval: M/S/C.** Clark, Adcock. Motion was made to approve the agenda with the deletion of 1B. The request of Community Resources and Housing Development Corporation for review of a final plat until the required traffic study is reviewed by staff and that Item 2B. would be presented as three separate hearings (Unanimous)

**Approval of the Minutes: M/S/C.** Adcock, Clark. Motion made to approve the minutes of the April 26, 2017 meeting as presented. (Unanimous)

**Public Comments:** None.

**Regular Business - Conduct Public Hearings**

The request of Vertical Construction Management for review of a lot line vacation. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa. Alamosa County also known as 1310 Main St.

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

Manzanares: Is there someone here to speak for this request? Step to the podium and state your name and address for the record.

Stackhouse: Tim Stackhouse, Civil Consulting Engineers, Inc., we're representing Verdad Real Estate. Basically, we're looking to extend the lot line and I believe that's all there is to it.

Staff presented the plat electronically to the Commission to review.

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

The public hearing closed at 6:04 p.m.

Steenburg pointed out to the Commission on the screen the proposed changes to the lot and what portion of the alley that would be vacated by ordinance. When the plat is done the property that is

owned by the applicant will be consolidated and made buildable. He explained that there would be conditions if the commission decided to approve the lot line vacation.

Clark questioned where the alley was and it was pointed out as a landlocked alley. It is a house keeping measure to clean the property up.

M/S/C. Adcock, Clark. Motion made to approve the request of Vertical Construction Management for a lot line vacation with the following conditions:

1. The plat will not be recorded until both parcels being held in fee simple ownership by a single entity.
2. The plat will also not be recorded prior to passage of an ordinance by City Council formally vacating that portion of the platted alley included within the external boundaries of the consolidation request.

The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa, Alamosa County, also known as 1310 Main St. (Unanimous)

Next item:

The consideration of approval of a drive thru facility for a proposed Starbucks Restaurant and Drive through. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa, Alamosa County, also known as 1310 Main St.

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

Manzanares: Again, please state your name and address for the record.

Stackhouse: Tim Stackhouse, Civil Consulting Engineers, out of Canton, Georgia. We are looking to add a Starbucks Restaurant with a drive thru window.

Adcock: What we understand is you are bringing traffic in from the west bound and also exit west bound or come through Sonic?

Stackhouse: Yes.

Clark: Do you think there might be a problem without a turning lane like there is for Sonic? Do you think it could be a traffic hazard?

Stackhouse: I don't think so. The speed limit is relatively low in this area and there does not seem to be room for a turn lane.

Adcock: Is this a drive thru only or restaurant?

Stackhouse: It will be a restaurant and there will be some outdoor seating on that northern island.

Clark: And you would put in the sidewalk to match Sonic's?

Stackhouse: Yes, it would match the existing sidewalk and we would put in ADA access ramps.

Adcock: How many customers do you expect per day? There are times at Sonic when the drive thru is so lined up.

Stackhouse: We have accounted for about eight and more cars could extend into the drive aisle, but that seems typical for Starbucks.

Manzanares: Pat, is there something you would like to add?

Steenburg: Right now, the sidewalks would be considered in the development phase. This is for the consideration of the drive through and traffic flow.

Manzanares: Questions, motion? There are two basic conditions regarding a drive through.

The public hearing closed 6:11 p.m.

**M/S/C. Clark, Adcock. Motion made to approve the request of a drive thru facility for a proposed Starbucks Restaurant and Drive through. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa, Alamosa County, also known as 1310 Main St. (Unanimous)**

This is final action on the request.

Next item:

The request of Vertical Construction Management for a Permitted Use by Special Review to allow outdoor dining in a Commercial Business District. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Callbreath's Addition, City of Alamosa, Alamosa County, also known as 1310 Main St.

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

Manzanares: Again, your name and address for the record.

Stackhouse: Tim Stackhouse, out of Canton, Georgia. Yes, it is exactly how it is presented. We would like some outdoor seating.

Manzanares: Is there anyone else that would like to speak for this request? Against? We will close the public hearing. This seems to me to be quite similar to what is next door at Sonic.

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

Adcock: So will there be speakers and the order is placed and brought out?

Stackhouse: No, it would be just outdoor seating, patio furniture.

Adcock: Are you serving anything besides coffee?

Stackhouse: Danishes, that sort of thing.

Clark: the patio area is just the one small area?

Stackhouse: Yes.

Manzanares: A motion?

**M/S/C.** Adcock, Clark. Motion made to recommend approval of the request of Vertical Construction Management for a Permitted Use by Special Review to allow outdoor dining in a Commercial Business District. The property affected is Lot 1, Sangre Tract Replat and Lot 12, Block 1, Call breath's Addition, City of Alamosa, Alamosa County, also known as 1310 Main St. (Unanimous)

This recommendation will go to City Council for the June 7, 2017 meeting at 7:00 p.m. as a consent calendar item.

Other business: None.

After no further business the meeting was adjourned at 6:18 p.m.

Respectfully submitted,

Julie Scott  
Recording Secretary