

**PLANNING AND ZONING COMMISSION**  
**APRIL 4, 2023 AT 6:00 P. M.**  
**MINUTES**

Call to order 6:00 pm

Roll call – Brian Riewe, Caroline Noya, Monica Poss, Garrett Gutierrez & Nancy Catherman were present.

Also, present – Tracie Dzenowski, Lisa Pierce and Robert Tamble.

Discussion and Action of minutes from February 07, 2023 meeting. Nancy Catherman asked for a correction to be made as Garret Gutierrez was absent and not present at the February 07, 2023 P&Z Meeting. Tracie Dzenowski said the correction would be made. Caroline Noya made a motion to approve minutes as written with minor correction, Monica Poss seconded, all were in favor, motion passes unanimously.

Discussion and Action on a change in Zoning Class from CF (Community Facilities District) to SF-1 (Single Family District) for 406 Byrne Street, R16760, Byrne Addition, Block 106 Lots 1 & 2. Property Owners Daniel and Ryan Fowler, Agent Tom Etheredge. Tom Etheredge and Daniel Fowler were present. No one from the public signed up to speak for or against the requested zone change. Nancy Catherman made the motion to approve zone change, Caroline Noya seconded, all were in favor, motion passes unanimously.

Discussion and Action on a rear yard setback variance and a fence height variance for 1034 Wilkes Circle, R17140, Colorado Heights, Block A Lot 5, property owner Jimmy Davis, Agent Sylvia Davis. No one from the public signed up to speak for or against the requested variances. Garrett Gutierrez moved to approve a ten-foot rear yard setback variance, Nancy Catherman seconded, Brian Riewe and Caroline Noya were in favor, Monica Poss was opposed. Motion passes. Caroline Noya made a motion to approve the variance to allow an eight-foot fence only on the rear property line, Garret Gutierrez seconded, Brian Riewe and Nancy Catherman were in favor, Monica Poss was opposed. Motion passes.

Discussion and Action on a minor replat, combining two lots into one, located at 501 Marburger St., Byrne Addition, Block 103, Lots 9 and 10, property ID 16724, Property owner Jaimie C. Kadlecek. Jaimie Kadlecek was present, no one from the public signed up to speak for or against the replat request. Monica Poss moved to approve, Nancy Catherman seconded, all were in favor, motion passes unanimously.

Adjourn 6:30 pm

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Approved