

**CITY OF GONZALES  
PLANNING AND ZONING COMMISSION MEETING  
October 29, 2014  
MEETING MINUTES**

On the 29th day of October at 5:15 p.m., the Planning and Zoning Commission convened in the Council Chambers at the Gonzales Municipal Building, 820 Saint Joseph Street, Gonzales, Texas.

The following members were present constituting a quorum: Tim Gescheidle-Chairman, Paul Frenzel-Co-Chairman, Roland Martinez, Charles Patterson, Steve Pirkle,

Members absent: Philip Borowitz, Jereline Clack

Others Present: Kristina Vega – Zoning Administrator

- Item #1: Chairman Tim Gescheidle called the meeting to order at 5:15 pm
- Item #2: Chairman Tim Gescheidle opened the Public Hearing for comments on the pending project. No comments were made.
- Item #3: Chairman Gescheidle then closed the Public Hearing.
- Item #4: Discuss and Consider application for the Rezone from R-1 (Single Family Residential) to R-2 (Multi-Family Residential) for the property listed below:

Address: 1543 Seydler Street  
Property Owner: Henry C. Schmidt III  
Physical Description: PT 8 Range VI  
Parcel: 12449

City Secretary, Kristina Vega stated this item comes before you as an application from Mr. Schmidt for a rezone from R-1 to R-2. If you notice on the plat the properties directly south of there is C-2 and to the north is R-1. The other two properties that were rezoned within the last year are the McCaskill and Todd Huinker properties that were rezoned to R-2. It is staff's recommendation to move forward with the rezone from R-1 to R-2.

Commissioner Paul Frenzel asked if Mr. Schmidt knew what he could do with R-2.

HC Schmidt III stated he looked at the uses a couple of months ago but would like to get another copy of it.

City Secretary, Kristina Vega explained that Mr. Schmidt and I discussed it months back and he had copies of what can be done. Apartments less than 10 units can be done without a specific use permit.

HC Schmidt II stated that he may want to develop this property on his own or just put it on the market once all of the numbers are put together, and wants to have several options for the folks that may want to come in to build apartments like they are doing next door.

Chairman Tim Gescheidle asked if letters went out.

City Secretary, Kristina Vega stated yes, letters did get sent out. There were six notices that went out that went to the properties highlighted in your packets.

Chairman Tim Gescheidle asked if any letters were received back.


City Secretary, Kristina Vega stated only one letter was received back from Patsy Fitzsimmons and she had no objections or comments.

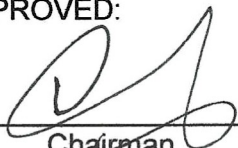
Chairman Tim Gescheidle asked if staff has a recommendation.

City Secretary, Kristina Vega stated staff's recommendation to approve the rezone from R-1 Single Family Residential to R-2 Multi Family Residential based on the fact that the surrounding properties are R-2.

Chairman Tim Gescheidle asked for a motion on Item 4. Commissioner Steve Pirkle made a motion to approve the request for rezone from R-1 Single Family Residential to R-2 Multi Family Residential. Commissioner Paul Frenzel seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Item #5: Chairman Gescheidle then adjourned the meeting at 5:17 p.m.

  
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City Secretary

APPROVED:  
  
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Chairman