

**CITY OF GONZALES  
PLANNING AND ZONING COMMISSION MEETING  
February 10, 2016  
MEETING MINUTES**

On the 10th day of February 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, Philip Borowitz, Paul Neuse, Hector Porras

Members absent: none

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 asked for a motion to approve the minutes. Commission member Paul Frenzel made a motion to approve the minutes as presented of the Planning & Zoning Commission. Commission member Charles Patterson seconded the motion. Chairman Gescheidle asked for a roll call vote. Commission member Paul Frenzel, Roland Martinez, Charles Patterson, Hector Porras, Philip Borowitz, Paul Neuse and Chairman Gescheidle all voted "aye".

Item #3: Chairman Tim Gescheidle opened the Public Hearing for comments on the pending project.

Keith Schauer with Doucet & Associates, represent Avalonpark Tx and Richard Kunz the owner. He is wanting to replat lots once again to fit some housing products that he's got coming up. We just appreciate you all's time and get your approval on this.

Chairman Gescheidle asked if this would be a recommendation from city staff.

Commission member Hector Porras asked are these going to be single family homes or town homes.

Keith Schauer stated they are going to be single family homes.

Commission member Paul Neuse stated since I wasn't when this was originally done; can you give us a quick synopsis of what we have done and what he wants to do?

Keith Schauer stated we had 60 foot wide lots on the original plat and we did one section for 11 or 12 townhomes, and then we did another section for some duplexes. We took those 60 foot lots and made them 30 foot. Now we're going back and taking the town homes out and doing 40 foot lots and changed all of the 30 foot lots to 40 foot lots.

Zoning Administrator, Kristina Vega stated just to mention, we sent out 20 letters and we received no responses. I only received one question from CP Homes, which is another owner of some of the lots. He had some questions as to the details regarding what they were planning on doing.

Item #4: Chairman Gescheidle then closed the Public Hearing.

Item #5: Discuss and Consider application received from Avalonpark for the below listed property for a partial RePlat of a previously approved RePlat within the 1835 Village Subdivision:

Property Owner: Avalonpark Gonzales Development. LLC


Physical Description: Lots 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B & 12, Block C of the RePlat of the RePlat of a Portion of 1835 Village Phase I Subdivision

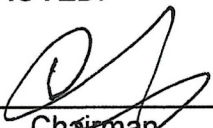
Property Owner: Avalonpark Gonzales Development. LLC

Physical Description: Lots 1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 4A, 4B, 4C, & 4D, Block C of the RePlat of the RePlat of a Portion of 1835 Village Phase I Subdivision

Chairman Tim Gescheidle stated as a reminder this is a recommendation from city staff. Chairman Gescheidle asked for a motion on Item 5. Commissioner Paul Frenzel made a motion based upon the recommendation of staff to approve the request for replat for the mentioned property as presented. Commissioner Philip Borowitz seconded the motion. Chairman Gescheidle asked for a roll call vote. Commission member Paul Frenzel, Roland Martinez, Charles Patterson, Hector Porras, Philip Borowitz, Paul Neuse and Chairman Gescheidle all voted "aye".

Item #6: Chairman Gescheidle then asked for a motion to adjourn. Commission member Paul Neuse made a motion to adjourn. Commissioner Paul Frenzel seconded the motion. Chairman Gescheidle asked for a roll call vote. Commission member Paul Frenzel, Roland Martinez, Charles Patterson, Hector Porras, Philip Borowitz, Paul Neuse, and Chairman Gescheidle all voted "aye". The meeting adjourned at 5:21 p.m.

  
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City Secretary

APPROVED:  
  
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Chairman