

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –OCTOBER 15, 2020**

A meeting of the Gonzales Planning and Zoning Commission was held on **October 15, 2020** at 5:30 p.m. via teleconference pursuant to **Section 551.045 of the Texas Government Code and in accordance with the March 16, 2020 order by the Governor of the State of Texas.**

This meeting notice, agenda and agenda packet are posted online at [www.gonzales.texas.gov](http://www.gonzales.texas.gov).

*On March 16, 2020, Governor Abbott suspended several provisions of the Texas Open Meetings Act for the duration of his statewide declaration of disaster, including the new requirement (added by H.B. 2840 last legislative session) that the public has a right to speak on agenda items. This DOES NOT apply to statutorily-mandated public hearings, such as zoning and similar hearings.*

*This meeting will be closed to in person attendance by the public. A temporary suspension of certain provisions of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.*

The public toll-free dial in number to participate in the telephone conference is hosted through FreeConferenceCall.com.

Toll-free call in number: **1-844-854-2222**

When asked for an access code enter **348787#**

It is not necessary to announce yourself when you join the teleconference.

A recording of the telephone conference will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

**CALL TO ORDER**

Chairperson Gescheidle called the meeting to order at 5:30 p.m. and a quorum was certified.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Tim Gescheidle	Chairperson	Present in person
Roland Martinez		Present by phone
Charles Patterson		Present in person
Paul Frenzel		Present in person
Paul Neuse		Present in person
Gilbert Perez		Absent
Tom Tiller		Present in person

**STAFF PARTICIPATING:**

City Secretary Kristi Gilbert

Item # 1. Consider Nomination of Officers:

- a. Chairperson
- b. Vice Chairperson

Member Patterson moved to appoint Tim Gescheidle as Chairperson. Member Frenzel seconded the motion. The motion passed 6 to 0.

Member Patterson moved to appoint Paul Neuse as Vice Chairperson. Member Frenzel seconded the motion. The motion passed 6 to 0.

Item #2. Consider Approval of May 18, 2020 Planning & Zoning Commission Meeting Minutes

Member Neuse moved to approve the minutes as presented. Member Patterson seconded the motion. The motion passed unanimously.

Item #3. Conduct a public hearing and consider a recommendation to the City Council regarding a request to rezone a tract of land from R-1 Residential to R-2 Residential.

*Note: Individuals will be able to speak during the public hearing via teleconference. Please email [citysecretary@gonzales.texas.gov](mailto:citysecretary@gonzales.texas.gov) to participate.*

**PROPERTY OWNER:** Verle and Mary Williams  
**LEGAL DESCRIPTION:** Lot 2, Henry C. Schmidt, III Subdivision  
**PARCEL:** 28627

Chairperson Gescheidle opened the hearing to public comment.

Ms. Gilbert provided the staff report and stated the application was not consistent with the 2013 Comprehensive. Ms. Gilbert stated there were two property owners that filed letters of objection, one property owner that filed a letter of no objection and one letter that was returned undeliverable.

Applicant Mr. Verle Williams stated it was a big piece of property and south of the location as townhomes.

Sherry Koepp spoke against the request as it would interfere with her privacy on her property and was told the property would be a church, not apartments. Ms. Koepp also expressed concerns regarding increased traffic, trash and needed police presence.

Chairperson Gescheidle closed the public hearing.

Member Frenzel moved to recommend to the City Council the denial of the rezoning request. Member Patterson seconded the motion. The motion passed unanimously.

Item #4. Discuss and consider setting a regular meeting day and time for Planning and Zoning Commission meetings.

Ms. Gilbert stated that Staff was requesting establishing a regular meeting day and time on at least a monthly basis to assist with planning and meeting statutory requirements for plat approval.

Member Neuse moved to set the regular meeting day and time for the second Monday of the month at 5:15pm beginning in December 2020. Member Patterson seconded the motion. The motion passed unanimously.

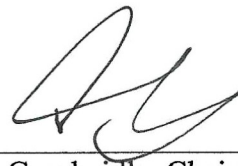
Item #5 Staff update on the status of amendments to the City of Gonzales development regulations.

Ms. Gilbert provided the Commission with an update on the current amendments to the zoning regulations. Ms. Gilbert stated staff had been working on the project for several months and the hope was to have a draft available for public review in early November. Ms. Gilbert stated there were plans to conduct a joint work session with the City Council in early December to review the proposed regulations with public hearings scheduled for January.

**ADJOURN**

On a motion by Member Patterson and a second by Member Frenzel, the meeting was adjourned at 6:03 p.m.

Approved this 14<sup>th</sup> day of December 2020.



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Tim Gescheidle, Chairperson



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Kristina Vega, City Secretary