

**CITY OF GONZALES, TEXAS
PLANNING AND ZONING MEETING
MINUTES –JANUARY 11, 2021**

A meeting of the Gonzales Planning and Zoning Commission was held on **January 11, 2021** at 5:15 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.

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 5:15 p.m. and a quorum was certified.

Attendee Name	Title	Status
Tim Gescheidle	Chairperson	Present in person
Roland Martinez		Absent
Charles Patterson		Present in person
Paul Frenzel		Present in person
Paul Neuse	Vice Chairperson	Present in person
Gilbert Perez		Present in person
Tom Tiller		Present in person

STAFF PARTICIPATING:

City Manager Tim Patek, Building Official James Cowey, GEDC Director Jennifer Kolbe, Building Inspector Juan Valasquez and Kristi Gilbert via phone (contractor for city secretary duties).

Item # 1. Consider Approval of October 15, 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 #2. Conduct a public hearing and consider a recommendation to the City Council regarding a request to change the zoning designation of property within the Lou's Garden Subdivision to establish an overlay Planned Development District for all of the properties within the subdivision

Note: Individuals will be able to speak during the public hearing via teleconference. Please email citysecretary@gonzales.texas.gov to participate.

PROPERTY OWNER(S): Various

LEGAL DESCRIPTION: Lou's Garden Subdivision,
Block 1, Lot 1 – Block 1, Lot 23
Block 2, Lot 1 – Block 2, Lot 18

Chairperson Gescheidle opened the hearing to public comment.

Mr. Cowey provided the staff report and stated when the subdivision was platted, the lots did not meet the requirements of the R-1 zoning district with regard to setbacks. Mr. Cowey stated this was a staff initiated zoning change to establish an overlay Planned Development District for the Lou's Garden Subdivision to change the setbacks and the maximum lot coverage in order for the currently constructed houses will comply with the zoning regulations in the future. Mr. Cowey reviewed the proposed changes with the Commission.

Kristi Gilbert stated that the fire department and the building official had approved of the reduced three-foot setback in this instance since most of the buildings were already constructed and there was sufficient space for emergency access. Ms. Gilbert stated that this is not a common setback that would be indicated in a zoning district. Ms. Gilbert stated that in reviewing aerial photos of the subdivision it appears that most of the properties do not currently meet the maximum lot coverage or side setbacks.

Steven Fisher, 1301 Lantana Court, stated that six feet inside his fence is a distribution box and stated that he was told the city would maintain the property from the street to his fence and wants to know who he would talk to about it.

Chairperson Gescheidle closed the public hearing.

Member Patterson moved to recommend to the City Council the approval of the change. Member Neuse seconded the motion. The motion passed unanimously.


ADJOURN

On a motion by Member Patterson and a second by Member Frenzel, the meeting was adjourned at 5:40 p.m.

Approved this 8th day of February 2021.



Tim Gescheidle, Chairperson



Kristina Vega, City Secretary