

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –JANUARY 18, 2022**

The regular meeting of the Planning & Zoning Commission was held on **January 18, 2022** at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was duly posted, at the Gonzales Municipal Building, giving notice of time, date, place, and agenda thereof. The meeting notice, agenda and agenda packet were posted online at [www.gonzales.texas.gov](http://www.gonzales.texas.gov).

**CALL TO ORDER**

Chairperson Gescheidle called the meeting to order at 5:15 p.m. and a quorum was certified.

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Tim Gescheidle	Chairperson	Absent
Chris Brunken		Present
Charles Patterson		Present
Paul Frenzel		Present
Paul Neuse	Vice Chairperson	Present
Tom Tiller		Present

**STAFF PARTICIPATING:**

City Manager-Tim Patek, DNRBZ Contract Planner-Bryce Cox, EDC Director-Jennifer Kolbe, Building Official-James Cowey, Municipal Court Clerk-Jeneva Kincaid (filling in for Zoning Administrator-Kristina Vega)

**PUBLIC COMMENTS**

Pam Leazer-1009 Ainsworth Street; spoke in favor of omitting the garage requirements or allowing a variance for the requirements.

Ruth Guerra-spoke in favor of removing the garage requirements or providing other options for property owners such as carport, driveway or parking pad.

**ACTION ITEMS**

Item # 1. Consider Approval of September 7, 2021 Planning & Zoning Commission Meeting Minutes

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

Item #2. Conduct a public hearing, consider and make a recommendation to the City Council regarding proposed amendments to the City of Gonzales Zoning Regulations to amend the following Sections:

- A) Garage requirements from Residential Zoning Districts SF-6(Section 14.304.c.2), SF-8 (Section 14.305.c.2), SF-10(Section 14.306.c.2), and SF-A (Section 14.307.c.2)

Contract Planner-Bryce Cox stated that in February 2021 the City Council approved a new Zoning Ordinance after recommendation from the Planning & Zoning Commission. Since then, staff has been approached by multiple individuals regarding the residential garage requirements and difficulty complying with the mandatory 2 car garage requirement.

In response staff analyzed the residential garage requirement and how it fits into both new and existing neighborhoods. It is the option of staff that the current residential garage requirements are a “one-size fits all” approach that lacks flexibility, especially for in-fill or redevelopment in existing neighborhoods where not every home was built with a garage.

Staff solicited the help of the Planning & Zoning Commission in determining what revisions to residential garage requirements are most appropriate for the community. A spectrum of options was prepared for discussion with the Commission, which included no change, a reduction from 2-car to 1-car, allowance of a carport in-lieu of a garage, alternative compliance proposals, and removal of the garage requirements.

Another amendment that staff feels needs to be made is removing the physical sign posting requirements associated with various public notice applications. This requirement was created with the adoption of the new zoning ordinance in 2021. Staff has not had the opportunity to establish notification sign standards in the City’s development manual or coordinate with vendors on who can provide these signs for purchase by the applicant. Staff is recommending removal of this requirement at this time.

Staff also is proposing removing the zoning variance applicability limitations and adding language for the financial hardship findings for structures, to be in line and in compliance with state law. The current zoning variance requirements contain additional variance applicability limitations which are an increased standard above and beyond state law. Specifically, they restrict zoning variances to open space dimensions, lot dimensions, structure height, and impervious area. Due to the high standard of hardship that must be found in granting a zoning variance, the additional variance applicability limitations are not needed. Staff is also proposing to incorporate the additional variance hardship criteria that was approved by the Texas Legislature in 2021 with H.B. 1475. The additional hardship criteria specifically applies to structures. Full text of the amendments is attached for review.

A notice was published in the newspaper for three consecutive weeks, posted on the City's website, and at City Hall beginning on December 30, 2021. As of preparation of this staff report, no written comments have been received.

Member Patterson moved to provide a recommendation of a combination of the options to allow carports and porte cocheres in-lieu of a garage, reduce the required size from 2-car to 1-car, and allow for the Planning and Zoning commission to approve alternative compliance proposals in accordance with Sec.14.904 Alternative Compliance. Member Tiller seconded the motion. The motion passed with four members voting "aye" and one member voting "nay".

- B) Removal of posted sign notice provisions in Section 14.902 Zoning Text and Map Amendments, 14.903 Public Hearings and Notification Requirements for Zoning Related Applications

Member Patterson moved to provide a recommendation to City Council regarding removal of posted sign notice provisions in Section 14.902 Zoning Text and Map Amendments, 14.903 Public Hearings and Notification Requirements for Zoning Related Applications. Member Tiller seconded the motion. The motion passed unanimously.

- C) Removal of variance applicability limitations and addition of existing structure financial hardship provisions in Section 14.1002 Zoning Variance

Member Patterson moved to provide a recommendation to City Council regarding the removal of variance applicability limitations and addition of existing structure financial hardship provisions in Section 14.1002 Zoning Variance. Member Tiller seconded the motion. The motion passed unanimously.

**ADJOURN**

On a motion by Member Patterson and a second by Member Tiller the meeting was adjourned at 6:30 p.m.

Approved this 23<sup>rd</sup> day of May, 2022.



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Tim Gescheidle, Chairperson



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Kristina Vega, City Secretary