

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –MAY 23, 2022**

The regular meeting of the Planning & Zoning Commission was held on **May 23, 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	Present
Chris Brunken		Absent
Charles Patterson		Present
Paul Frenzel		Absent
Paul Neuse	Vice Chairperson	Present
Tom Tiller		Present
Destiny Lopez		Absent

**STAFF PARTICIPATING:**

City Manager-Tim Patek, DNRBZ Contract Planner-Bryce Cox and EDC Director-Jennifer Kolbe

**PUBLIC COMMENTS**

No public comments were made.

**ACTION ITEMS**

Item # 1. Consider Approval of January 18, 2022 Planning & Zoning Commission Meeting Minutes

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

Item #2. Conduct a public hearing and consider a recommendation to the City Council regarding a request for an amendment to the Official Zoning Map of the City of Gonzales for the property commonly known as 525 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned DMU, Downtown Mixed Use District.

PROPERTY OWNER: Larry & Johnny Edwards

LEGAL DESCRIPTIONS: Blk 19 N and W PT Lot 6 Gonzales Blocks

PARCELS: 11861

The Downtown Mixed Use District (DMU) was created to provide opportunities for the use of substantial land areas and buildings within the city and downtown area that have unique qualities associated with the history and culture of the area and its people. Reduced setbacks and parking requirements are provided as part of this district due to physical constraints and to preserve the look and feel of the downtown area. Preservation of existing buildings is encouraged to promote the history and culture of the community. The DMU district has zero front, side and rear setbacks and allows 100% maximum impervious area coverage. The downtown mixed use also allows awnings or covered areas to extend or project into the right-of-way with written approval from the City Manager.

A notice was published in the newspaper on May 12, 2022 and notices were mailed to property owners within 200' of the subject property on May 10, 2022. Twenty-nine (29) property owners were notified of the zoning change. As of preparation of the staff report, one property owner filed a letter of no objection.

Staff has solicited input from the City's contract planner and reviewed the City's Zoning Ordinance and Comprehensive Plan. The DMU district is intended to address the unique development patterns in the downtown area and support the continued development and revitalization of the downtown area. The rezoning request is consistent with the Comprehensive Plan and Staff recommends approval of the requested zoning change.

Chairman Gescheidle opened the public hearing to public comment.

Property owner, Johnny Edwards spoke regarding their detailed plans for the awning on the building and the intended use of the property.

Chairman Gescheidle closed the public hearing.

Member Neuse moved to provide a recommendation to City Council regarding the zoning change from C-1 Light Commercial to Downtown Mixed Use District for 525 St. Joseph Street. Member Patterson seconded the motion. The motion passed unanimously.

## **WORKSHOP**

### **Item #3.**

The workshop and discussion on short term rentals was postponed until a later date due to time constraints and the possibility of the loss of a quorum.

## **ADJOURN**

On a motion by Member Patterson and a second by Member Neuse the meeting was adjourned at 5:32 p.m.

Approved this 11<sup>th</sup> day of July, 2022.



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Tim Gescheidle, Chairperson



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Kristina Vega, City Secretary