

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –JULY 11, 2022**

The regular meeting of the Planning & Zoning Commission was held on **July 11, 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:**

Zoning Administrator-Kristina Vega

**PUBLIC COMMENTS**

No public comments were made.

**ACTION ITEMS**

Item # 1. Consider Approval of May 23, 2022 Planning & Zoning Commission Meeting Minutes

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

Chairman Gescheidle recused himself from the agenda item discussions.

Vice Chairman Neuse conducted the meeting.

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 624 St. James Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned DMU, Downtown Mixed-Use District.

PROPERTY OWNER: Leonel & Azucena Escobar  
LEGAL DESCRIPTIONS: Blk 20 PT Lot 1 Gonzales Blocks  
PARCEL: 11782

Vice Chairman Neuse asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating the zoning request was received to rezone the property located at 624 St. James Street from C-1 Light Commercial to Downtown Mixed-Use District. The Downtown Mixed-Use District (DMU) was created in 2021 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. A total of 18 notification letters were mailed.

A notice was published in the newspaper on June 30, 2022 and notices were mailed to property owners within 200' of the subject property on June 24, 2022. Eighteen (18) property owners were notified of the zoning change. As of preparation of the staff report, three property owners filed objection letters. The percentage of the land area that provided signed letters protesting the zoning amendment represent 22.3% of the properties within the notification area, which triggers the protest requirements and will need a  $\frac{3}{4}$  vote of City Council to be approved.

Vice Chairman Neuse opened the Public Hearing.

David Dement spoke in opposition of the rezone stating that there is insufficient parking in the area and that his property is residentially zoned and would cause parking in front of his residence. He also expressed his concerns with additional trash around his property.

Eddie Escobar who was representing the property owner requested that the request for rezone be supported. He explained that the property could accommodate four parking spaces at the rear of the property, the hours of operation would be from 7-7, music would consist of possibly acoustic type music and would adhere to the decibel levels allowed within the City's Ordinance, and any trash issues could also be addressed within state law and city ordinances. The property has been used as a restaurant in the past and that the type of use is consistent with the uses permitted in C-1 Light Commercial as well as the Downtown Mixed-Use District.

No other comments were made.

Vice Chairman Neuse closed the Public Hearing.

Vice Chairman Neuse asked for a motion. Commissioner Tiller made a motion to accept and make a recommendation to City Council to rezone the listed property from C-1 Light Commercial to DMU Downtown Mixed-Use District. Commissioner Patterson seconded the motion. Vice Chairman Neuse asked for a roll call vote. Commissioners Neuse, Patterson, Tiller all voted aye. Chairman Gescheidle recused himself from this due to a conflict of interest and did not participate in the discussion or vote.

**Item #3.** 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 305 St. George Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned DMU, Downtown Mixed-Use District.

PROPERTY OWNER: Irons Properties, LLC

LEGAL DESCRIPTIONS: Blk 20 PT Lot 3 Gonzales Blocks

PARCEL: 11972

Vice Chairman Neuse read and asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating the zoning request was received to rezone the property located at 305 St. George Street from C-1 Light Commercial to Downtown Mixed-Use District. The Downtown Mixed-Use District (DMU) was created in 2021 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 total of 24 notification letters were mailed. At the time of this staff report two notification letters were received back with no objections.

Vice Chairman Neuse opened the Public Hearing.

David Dement spoke in favor of the request for rezone on the listed property.

No other comments were made.

Vice Chairman Neuse closed the Public Hearing.


Vice Chairman Neuse asked for a motion. Commissioner Patterson made a motion to accept and make a recommendation to City Council to rezone the listed property from C-1 Light Commercial to DMU Downtown Mixed-Use District. Commissioner Tiller seconded the motion. Vice Chairman Neuse asked for a roll call vote. Commissioners

Neuse, Patterson, Tiller all voted aye. Chairman Gescheidle recused himself from this due to a conflict of interest and did not participate in the discussion or vote.

**ADJOURN**

Chairman Gescheidle asked for a motion to adjourn. Member Neuse and a second by Member Tiller the meeting was adjourned at 5:57 p.m.

Approved this 14<sup>th</sup> day of November, 2022.

  
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Tim Gescheidle, Chairperson

  
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Kristina Vega, City Secretary