

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –NOVEMBER 14, 2022**

The regular meeting of the Planning & Zoning Commission was held on **November 14, 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
Pedro DeLuna		Present
Paul Neuse	Vice Chairperson	Present
Tom Tiller		Present
Rose Ruiz Jones		Present

**STAFF PARTICIPATING:**

Zoning Administrator-Kristina Vega; Administrative Assistant-Erica Leopold; Gonzales Economic Development Director-Jennifer Kolbe

**PUBLIC COMMENTS**

No public comments were made.

**ACTION ITEMS**

Item # 1. Consider Approval of June 11, 2022 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 for an amendment to the Official Zoning Map of the City of Gonzales for the property commonly known as 1507 Seydler Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District.

PROPERTY OWNER: JA-KAT Holdings, LLC

LEGAL DESCRIPTIONS: 0.4380 Acre Out of Lot, Range 6, Outer Town of Gonzales

Chairman Gescheidle 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 1507 Seydler Street from C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District. The property is zoned C-2 Heavy Commercial, the property has consistently been used as a residential property and is considered legal non-conforming. The property owner not only wants to bring the property in to conformance with the City's Zoning Code, but also wants the property to continue to be used as a residential lot. The rezone of the property is also consistent with the City's future land use plan. A notice was published in the newspaper on October 27, 2022 and notices were mailed to property owners within 200' of the subject property on October 27, 2022. Five (5) property owners were notified of the zoning change. As of preparation of the staff report, there were no objection letters received. Staff is in support of this request for rezone from C-2 Heavy Commercial to SF-6 Single Family 6 District, therefore respectfully requests recommendation of approval of the request.

A notice was published in the newspaper on October 27, 2022 and notices were mailed to property owners within 200' of the subject property on October 27, 2022. Five (5) property owners were notified of the zoning change. As of preparation of the staff report, there were not any objection letters filed.

Chairman Gescheidle opened the Public Hearing at 5:20 p.m.

No other comments were made.

Chairman Gescheidle closed the Public Hearing at 5:23 p.m.

Chairman Gescheidle asked for a motion. Commissioner Neuse made a motion to accept and make a recommendation to City Council to rezone the listed property from C-2 Heavy Commercial to SF-6 Single Family 6 District. Commissioner Patterson seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Patterson, Tiller, DeLuna, Ruiz-Jones and Gescheidle all voted aye.

- 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 814 Seydler Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District.

PROPERTY OWNER: Earl & Kim Landry  
LEGAL DESCRIPTIONS: PT 1 Range VII  
PARCEL: 12479

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 814 Seydler Street from C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District. Although the property is zoned C-2 Heavy Commercial, the property has consistently been used as a residential property and is considered legal non-conforming. Just as the zoning case discussed prior to this one, the property owner not only wants to bring the property in to conformance with the City's Zoning Code, but also wants the property to continue to be used as a residential lot. The lot dimensions also would not support a commercial use because it would be too small to be utilized as such. The rezone of the property is also consistent with the City's future land use plan. A notice was published in the newspaper on October 27, 2022 and notices were mailed to property owners within 200' of the subject property on October 27, 2022. Ten (10) property owners were notified of the zoning change. As of preparation of the staff report, there were two no-objection letters received. Staff is in support of this request for rezone from C-2 Heavy Commercial to SF-6 Single Family 6 District, therefore respectfully requests recommendation of approval of the request.

Chairman Gescheidle opened the Public Hearing at 5:24 p.m.

No other comments were made.

Chairman Gescheidle closed the Public Hearing at 5:40 p.m.

Chairman Gescheidle asked for a motion. Commissioner Neuse made a motion to accept and make a recommendation to City Council to rezone the listed property from C-2 Heavy Commercial to SF-6 Single Family 6 District. Commissioner Patterson seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Patterson, Tiller, DeLuna, Ruiz-Jones and Gescheidle all voted aye.

**ADJOURN**

Chairman Gescheidle asked for a motion to adjourn. Member DeLuna and a second by Member Ruiz-Jones the meeting was adjourned at 5:41 p.m.

Approved this 10<sup>th</sup> day of January, 2023.



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Tim Gescheidle, Chairperson



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Kristina Vega, City Secretary