

**CITY OF GONZALES, TEXAS
PLANNING AND ZONING MEETING
MINUTES –DECEMBER 4, 2023**

The regular meeting of the Planning & Zoning Commission was held on **December 4, 2023**, 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.

CALL TO ORDER

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

Attendee Name	Title	Status
Tim Gescheidle	Chairperson	Present
Manuel Pena		Present
Robert Cantu		Present
Pedro DeLuna		Absent
Paul Neuse	Vice Chairperson	Present
Tom Tiller		Present
Rose Ruiz Jones		Present

STAFF PARTICIPATING:

Zoning Administrator-Kristina Vega and Administrative Assistant-Erica Leopold

PUBLIC COMMENTS

No public comments were made.

ACTION ITEMS

Item # 1. Consider Approval of January 10, 2023 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 properties listed below, said properties being currently zoned as C-1, Light Commercial District and seeking to be rezoned DMU, Downtown Mixed Use District:

Property Address:
425 St. James
Parcel: 11636

Property Address:
507 St. George
Parcel: 11660

Property Address:
509 St. Joseph
Parcel: 11673

Property Address:
515 St. Joseph
Parcel: 11650

Property Address:
726 St. Paul
Parcel: 11668

Property Address:
510 St. Andrew
Parcel: 11674

Property Address:
313 St. Lawrence
Parcel: 11679

Property Address:
621 St. Joseph
Parcel: 11701

Property Address:
510 St. Paul
Parcel: 11706

Property Address:
322 St. George
Parcel: 11708

Property Address:
623/627 St. Paul
Parcel: 11714

Property Address:
300 Blk St. George
Parcel: 11722

Property Address:
500 Blk St. James
Parcel: 11723

Property Address:
516 St. Paul
Parcel: 11725

Property Address:
305 St. Lawrence
Parcel: 11754

Property Address:
621 St. Paul
Parcel: 11798

Property Address:
602 St. Paul
Parcel: 11820

Property Address:
617 St. Paul
Parcel: 11836

Property Address:
619 St. Paul
Parcel: 11838

Property Address:
419 St. James
Parcel: 11865

Property Address:
415 St. George
Parcel: 11888

Property Address:
421 St. James
Parcel: 11889

Property Address:
335 St. George
Parcel: 11919

Property Address:
300 Blk St. George
Parcel: 11920

Property Address:
342 St. George
Parcel: 11921

Property Address:
332 B St. George
Parcel: 11924

Property Address:
521 St. Joseph
Parcel: 11928

Property Address:
307 St. Lawrence
Parcel: 11956

Property Address:
607 St. Joseph
Parcel: 11968

Property Address:
612 St. James
Parcel: 11971

Property Address:
306 St. George
Parcel: 11986

Property Address:
405 St. James
Parcel: 11990

Property Address:
614 St. Paul
Parcel: 11998

Property Address:
411 St. James
Parcel: 12002

Property Address:
418 St. Francis
Parcel: 12003

Property Address:
301 St. George
Parcel: 23487

Property Address:
200 Blk St. Lawrence
Parcel: 24911

Property Address:
607 St. Joseph
Parcel: 27437

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 thirty-eight properties in response to the city sponsored rezone. 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. Since the adoption of the new DMU district, there have been a few properties that have requested and been rezoned to DMU. To help kick start the use of this district and continue to encourage the preservation of existing buildings, renovation, and revitalization of downtown, staff requested that the City Council initiate a City Sponsored rezone. On January 19, 2023, the City Council took action to initiate a City sponsored rezoning for the Downtown Mixed Use District (DMU) and provided an opportunity to property owners of downtown commercially used property to voluntarily rezone to DMU free of charge.

Notifications were mailed to the properties within the DMU eligibility area on April 4, 2023. The City received applications for a zoning change from twenty-three properties within the eligibility area that were zoned C-1 Light Commercial District to be rezoned DMU, Downtown Mixed Use District A total of 162 notification letters were mailed. A notice was published in the newspaper on November 16, 2023, and notices were mailed to property owners within 200' of the subject property on November 14, 2023. One hundred sixty-two notices were mailed to the surrounding property owners within 200 feet of the properties requesting rezone. As of preparation of the staff report, thirteen property owners filed letters of no objection.

Chairman Gescheidle opened the Public Hearing.

Gonzales Economic Development Director, Susan Sankey and Main Street Director, Tiffany Hutchinson-Padilla both spoke in favor of the Downtown Mixed Use but asked that there be some protections be provided to preserve the balance of housing and retail in the downtown business district.

Doug Phelan, a downtown property owner spoke in favor of the rezone of the properties being rezoned to Downtown Mixed Use.

No other comments were made.

Chairman Gescheidle closed the Public Hearing.

Chairman Gescheidle asked for a motion. Commissioner Tiller made a motion to accept and make a recommendation to City Council to rezone the listed properties from C-1 Light Commercial to DMU Downtown Mixed Use District. Commissioner Neuse seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Ruiz-Jones, Cantu, Pena and Gescheidle all voted aye.

Item #3. Conduct a public hearing and consider a recommendation to the City Council regarding amendments to the City of Gonzales code of Ordinances Chapter 14, Articles 14.200, 14.400 and 14.600 related to the addition of new land uses for Bakery, commercial; Bakery, retail; Bar; Brewery/Distillery/Winery, industrial; Bar; Brewery/Distillery/Winery, craft; and Brewpub; associated land use definitions and off-street parking regulations.

Chairman Gescheidle asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating city staff, in review of the existing Zoning Ordinance and in discussion with potential developers determined that there were a few uses that were not currently included within the code. Classification of New and Unlisted Uses can be created within the Zoning Ordinance based on Section 14.402, which states when new types of land use will develop, and forms of land use not presently anticipated may seek to locate in the city. If the city manager is unable to classify the use under one of the existing listed uses, then the city manager shall initiate a zoning text amendment pursuant to procedures set forth in section 14.902, Zoning Text and Map Amendments.

A notice was published in the newspaper for three consecutive weeks beginning on November 16, 2023, and posted on the City's website and at City Hall beginning on November 14, 2023.

Chairman Gescheidle opened the Public Hearing.

No comments were made.

Chairman Gescheidle closed the Public Hearing.

The commission engaged in discussion regarding the zoning text changes. Chairman Gescheidle asked for a motion. Commissioner Cantu made a motion to accept and make a recommendation to City Council to amend to the City of Gonzales code of Ordinances Chapter 14, Articles 14.200, 14.400 and 14.600 related to the addition of new land uses for Bakery, commercial; Bakery, retail; Bar; Brewery/Distillery/Winery, industrial; Bar; Brewery/Distillery/Winery, craft; and Brewpub; associated land use definitions and off-street parking regulations. Commissioner Ruiz-Jones seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Ruiz-Jones, Cantu, Pena and Gescheidle all voted aye.

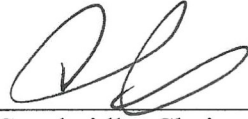
ADJOURN

On a motion by Member Neuse and a second by Member Pena the meeting was adjourned at 5:37 p.m.

Approved this 5th day of February, 2024.



Kristina Vega, City Secretary



Tim Gescheidle, Chairperson