

**CITY OF GONZALES, TEXAS
PLANNING AND ZONING MEETING
MINUTES –FEBRUARY 5, 2024**

The regular meeting of the Planning & Zoning Commission was held on **February 5, 2024** 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

Chairperson Gescheidle 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		Present
Paul Neuse	Vice Chairperson	Present
Tom Tiller		Present
Rose Ruiz Jones		Present

STAFF PARTICIPATING:

Zoning Administrator-Kristina Vega, Administrative Assistant-Erica Leopold, City Manager-Tim Crow, Economic Development Director-Susan Sankey, Main Street Director-Tiffany Hutchinson-Padilla

PUBLIC COMMENTS

No public comments were made.

ACTION ITEMS

Item # 1. Consider Approval of December 4, 2023 Planning & Zoning Commission Meeting Minutes

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

Item #2. Conduct a public hearing and consider a recommendation to the City Council regarding amendments to the City of Gonzales Code of Ordinances Chapter 14, Sections 14.201, 14.403, and 14.404 regarding multifamily housing in the Downtown Mixed Use district.

Chairman Gescheidle asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating during the Planning & Zoning and City Council discussions that were held in December 2023, questions were raised regarding the downtown commercial district and if it was possible to protect the integrity of such and limit multi-family residential in the DMU district. Staff began working with the City's contract planner on said amendments and has provided a draft of the suggested changes for discussion and possible recommendation to City Council regarding amendments to the City's Zoning Code. The changes include the addition of the definition for "dwelling, downtown", amendments to the Use Chart to require conditional standards for dwelling, downtown, and adding a section for conditional development standards for dwelling, downtown.

A notice was published in the newspaper, posted on the City's website, and at City Hall beginning January 18, 2024. Forty-one notices were mailed to the property owners zoned Downtown Mixed Use on January 18, 2024. As of preparation of the staff report, ten property owners filed letters of no objection and seven properties filed objections.

Chairman Gescheidle opened the Public Hearing.

Mr. Doug Phelan asked questions pertaining to parking requirements that would specifically apply to his properties at 617, 623, 627 and 621 St. Paul.

Chairman Gescheidle closed the Public Hearing.

Zoning Administrator-Kristina Vega, Contract Planner-Bryce Cox and the Commission engaged in further discussion about the zoning text changes.

Chairman Gescheidle asked for a motion. Commissioner Pena made a motion to accept and make a recommendation to City Council to amend the City of Gonzales Code of Ordinances Chapter 14, Sections 14.201, 14.403, and 14.404 regarding multifamily housing in the Downtown Mixed Use district. Commissioner DeLuna seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Ruiz-Jones, Cantu, Pena, DeLuna 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, Sections 14.406 regarding nonconforming uses and structures.

Chairman Gescheidle asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating that City staff has been approached on multiple occasions with a reoccurring issue regarding multiple structures existing on the same lot, and property owners wanting to subdivide the lot to create two separate lots with one house on each.

However, in many cases, the existing dimensional regulations would prevent this from happening without the property owner seeking a variance. This proves to be difficult due to the standards required in order to approve variances per the Local Government Code Section 211.009. For each variance approved, the property owner must prove a hardship exists that meet the criteria within the statute. However, City staff again engaged the assistance of the contract planner to trouble shoot the issue resulting in a plan to amend the nonconforming uses and structures regulations to include a special section to provide certain exceptions. These exceptions only apply to pre-existing residential lots and structures that were existing prior to January 1, 1990, provides that the non-conformity shall not be expanded, and ensures that the minimum lot square footage shall not be less than 3,000 square feet.

A notice was published in the newspaper, posted on the City's website and at City Hall for three consecutive weeks beginning on January 18, 2024.

Chairman Gescheidle opened the Public Hearing.

No comments were made.

Chairman Gescheidle closed the Public Hearing.

Zoning Administrator-Kristina Vega, Contract Planner-Bryce Cox and the Commission engaged in further discussion about 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 the City of Gonzales Code of Ordinances Chapter 14, Sections 14.406 regarding nonconforming uses and structures. Commissioner Ruiz-Jones seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Ruiz-Jones, Cantu, Pena, DeLuna and Gescheidle all voted aye.

Item #4. Conduct a public hearing and consider a recommendation to the City Council regarding amendments to Sections 14.401, 14.201, 14.403, 14.404, 14.604, and Sections 6.701 through 6.710 regarding mobile food vending and mobile food vending courts

Chairman Gescheidle asked for a staff report regarding the item.

Contract Planner, Bryce Cox gave a staff presentation regarding details of the additions to the Zoning Ordinance pertaining to accessory mobile food vending, mobile food unit (MFU), mobile food vendor, mobile food vending courts, and the conditional standards that were created to apply to mobile food vending trucks. He further explained that a section was created within the City's Code of Ordinances that relate to Health and Sanitation for mobile food vendors as well.

A notice was published in the newspaper, posted on the City's website and at City Hall for three consecutive weeks beginning on January 18, 2024.

Chairman Gescheidle opened the Public Hearing.

Chris Espinosa and Kenneth Rodgers asked specific questions that apply to their particular mobile food vending court that they plan to establish.

Main Street Director, Tiffany Hutchinson-Padilla asked questions that relate to city owned properties that could potentially be prime locations for mobile food vending courts.

Chairman Gescheidle closed the Public Hearing.

Zoning Administrator-Kristina Vega, Contract Planner-Bryce Cox and the Commission engaged in further discussion about the zoning text changes.

Chairman Gescheidle asked for a motion. Commissioner Neuse made a motion to accept and make a recommendation to City Council to amend the City of Gonzales Code of Ordinances Sections 4.401, 14.201, 14.403, 14.404, 14.604, and Sections 6.701 through 6.710 regarding mobile food vending and mobile food vending courts. Commissioner Ruiz-Jones seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Ruiz-Jones, Cantu, Pena, DeLuna and Gescheidle all voted aye.

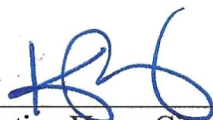
ADJOURN

Chairman Gescheidle asked for a motion to adjourn. Member Ruiz-Jones and a second by Member Pena the meeting was adjourned at 6:24 p.m.

Approved this 6th day of May, 2024.



Tim Gescheidle, Chairperson



Kristina Vega, City Secretary