

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –MAY 6, 2024**

The regular meeting of the Planning & Zoning Commission was held on **May 6, 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](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.

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

**STAFF PARTICIPATING:**

Zoning Administrator-Kristina Vega, Administrative Assistant-Erica Leopold, City Manager-Tim Crow, Economic Development Director-Susan Sankey

**PUBLIC COMMENTS**

No public comments were made.

**ACTION ITEMS**

Item # 1. Consider Approval of February 5, 2024 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 an amendment the City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Single Family" to "Multi-Family" on property within the 1600 and 1700 Block of Huisache.

Chairman Gescheidle asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating that as per Local Government Code Section 211.004 Zoning Regulations must be adopted in accordance with a comprehensive plan. The City of Gonzales adopted the Gonzales Comprehensive Plan (“the Plan”) in 2013 which includes a future land use map. In 2011 the City Council rezoned the south ½ of block No 9 (Parcel 11475) of the Davidson Hill addition from Single Family Residential to Multi-Family Residential. However, the future land use map did not reflect that update. The City initiated rezone agenda item will be a request to rezone parcels 11476 and 11474 from SF-6, Single Family 6 to MF, Multi-family Residential. In order to complete the rezone, the Gonzales Comprehensive Plan Future Land Use map must be amended prior to the change in zoning, in order to be in conformance with state law. Staff respectfully recommends the amendment to the Future Land Use map as presented.

Chairman Gescheidle opened the Public Hearing.

No comments were made.

Chairman Gescheidle closed the Public Hearing.

Chairman Gescheidle asked for a motion. Mr. Pena made a motion to accept and make a recommendation to City Council to amend the City of Gonzales’ Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from “Single Family” to “Multi-Family” on property within the 1600 and 1700 Block of Huisache. Mr. Tiller seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Pena, DeLuna 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 the 1600 and 1700 Block of Huisache, said property being currently zoned as S-F 6, Single Family 6 District and seeking to be rezoned M-F, Multi-Family Residential District.

PROPERTY OWNER: Gonzales ISD Trustee

LEGAL DESCRIPTIONS: 1-5 9 Davidson Hill and 1-5 8 Davidson Hill

PROPERTY ADDRESS: 1600 and 1700 Block of Huisache

PARCELS: 11476 and 11474

Chairman Gescheidle asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating an individual has engaged to purchase the property being presented for a City initiated rezone. During the potential purchasers review of the property, the City’s Zoning Map had the property erroneously listed as MF, Multi-Family Residential zoning. This was not discovered until well after the purchase process

had begun. In order to correct this issue the City has initiated a zoning change for the property from SF-6, Single Family 6 District to MF-Multi-Family District.

A notice was published in the newspaper for two weeks beginning on April 25, 2024 and notices were mailed to property owners within 200' of the subject property on April 23, 2024. Thirty-five (35) property owners were notified of the zoning change. As of preparation of the staff report, there were not any objection letters filed, and only two no objection letters filed.

Chairman Gescheidle opened the Public Hearing.

No comments were made.

Chairman Gescheidle closed the Public Hearing.


Mr. Tiller made a motion to accept and make a recommendation to City Council to amend the City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Single Family" to "Multi-Family" on property within the 1600 and 1700 Block of Huisache. Mr. DeLuna seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Tiller, Pena, DeLuna and Gescheidle all voted aye.

**ADJOURN**

Chairman Gescheidle asked for a motion to adjourn. Member Neuse and a second by Member Pena the meeting was adjourned at 5:23 p.m.

Approved this 3<sup>rd</sup> day of June, 2024.

  
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Tim Gescheidle, Chairperson

  
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Kristina Vega, City Secretary