

**CITY OF GONZALES, TEXAS
CITY COUNCIL MEETING
GONZALES MUNICIPAL BUILDING 820 ST. JOSEPH STREET
AGENDA –JUNE 13, 2024, 6:00 P.M.**

Pursuant to Texas Open Meetings Act, Section 551.127, some members of the City Council may be participating by videoconference. A quorum of the governing body and the presiding officer will be present at the location identified above.

CALL TO ORDER, INVOCATION, AND PLEDGES OF ALLEGIANCE

CITY EVENTS AND ANNOUNCEMENTS

- Announcements of upcoming City Events
- Announcements and recognitions by the City Manager
- Announcements and recognitions by the Mayor
- Recognition of actions by City employees
- Recognition of actions by community volunteers

HEARING OF RESIDENTS

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

Discussion by the Council of any item not on the agenda shall be limited to statements of specific factual information given in response to any inquiry, a recitation of existing policy in response to an inquiry, and/or a proposal to place the item on a future agenda. The presiding officer, during the Hearing of Residents portion of the agenda, will call on those persons who have signed up to speak in the order they have registered.

STAFF/BOARD REPORTS

- 1.1 Finance Director, Laura Zella will provide feedback on any questions regarding:
 - Financial Reports for funds as of May 31, 2024
 - Cash & Investment by Fund as of May 31, 2024
- 1.2 City Manager, Tim Crow will update the City Council on the following:
 - Timeline on Capital Improvement and Departmental Projects
 - Recently Completed Projects
 - Projects Currently in Process
 - Upcoming Projects
- 1.3 Economic Development Director, Susan Sankey will provide a progress report of the Economic Development Corporation

- 1.4 Main Street Director, Tiffany Hutchinson-Padilla will provide a report of the Main Street Advisory Board and Beautification Board

ACTION ITEMS

- 2.1 Discuss, Consider & Possible Action on **Resolution #2024-55** Acknowledging Receipt and Presentation of the Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2023
- 2.2 Discussion and direction regarding review of the City of Gonzales Code of Ordinances Article 3.100 Streets and Sidewalks
- 2.3 Discussion regarding the following job descriptions:
 - Director of Administrative Services/City Secretary
 - Administrative Assistant to the Administrative Services Director/City Secretary
 - Economic Development Director
 - Economic Development Coordinator

CONSENT AGENDA ITEMS

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

- 3.1 **Minutes** - Approval of the minutes for the May 14, 2024 Regular Meeting, June 4, 2024 Workshop and June 5, 2024 Workshop
- 3.2 Discuss, Consider & Possible Action on **Resolution #2024-56** Approving a Type B Economic Development Agreement between the Gonzales Economic Development Corporation and City of Gonzales authorized pursuant to Section 505.152 of the Texas Local Government Code for Improvements to Texas Heroes Square and for Sanitation Equipment
- 3.3 Discuss, Consider & Possible Action on **Resolution #2024-57** Suspending the July 8, 2024 Effective Date of Texas Gas Service Company's Requested Increase To Permit The City Time To Study The Request and to establish reasonable rates; approving cooperation with other cities in the Texas Gas Service Company's Central-Gulf Service Area; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; authorizing intervention in GUD No. 17471 at the Railroad Commission; Requiring Reimbursement of Cities' Rate Case Expenses
- 3.4 Discuss, Consider & Possible Action on **Resolution #2024-58** Authorizing the City Manager to execute an Encroachment Agreement with Wendy Allen for the property located at 2121 St. Joseph Street
- 3.5 Discuss, Consider & Possible Action on **Ordinance #2024-14** Appointing Crystal Cedillo, Gonzales County Tax Assessor-Collector, as the Individual to Calculate and Prepare the 2024 No-New Revenue and Voter-Approval Tax Rates for the City of Gonzales

- 3.6 Discuss, Consider & Possible Action on **Ordinance #2024-15** Closing and Abandoning to the abutting property owner a portion of a certain unimproved street and authorizing the City Manager to execute the Real Property Contract

RESOLUTION

- 4.1 Discuss, Consider & Possible Action on **Resolution #2024-59** Appointing a Mayor Pro Tem for the City of Gonzales

ORDINANCE

- 5.1 Public Hearing, Discussion & Possible Action on **Ordinance #2024-16** Amending the City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Commercial" to "Single-Family Residential" on the property located at 1007 St. Andrew Street
- 5.2 Public Hearing, Discussion & Possible Action on **Ordinance #2024-17** Amending City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Commercial" to "Single-Family Residential" on the property located at 1607 St. Joseph Street
- 5.3 Public Hearing, Discussion & Possible Action on **Ordinance #2024-18** Amending the Official Zoning Map by Zoning Property for the property commonly known as 1007 St. Andrew Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District
- 5.4 Public Hearing, Discussion & Possible Action on **Ordinance #2024-19** Amending the Official Zoning Map by Zoning Property for the property commonly known as 1607 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District.
- 5.5 Public Hearing, Discussion & Possible Action on **Ordinance #2024-20** Amending the Official Zoning Map by Zoning Property for the property commonly known as 802 Seydler Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District.
- 5.6 Public Hearing, Discussion & Possible Action on **Ordinance #2024-21** Amending the Official Zoning Map by Zoning Property Parcel IDs: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079, 17119, 17131, 22305, and 22306, said properties being currently zoned as LI-Light Industrial and proposed to be rezoned to HI, Heavy Industrial
- 5.7 Public Hearing, Discussion & Possible Action on **Ordinance #2024-22** Amending the Official Zoning Map by Zoning Properties located at 2004 Church Street (property IDs 872 and 17048) from LI, Light Industrial District to Planned Development District (PDD)

CLOSED SESSION

6.1 (1) Pursuant to Section 551.087 of the Texas Government Code, the City of Gonzales will consult in closed session (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) to include the following matters:

- A) Project A
- B) Johnson Road
- C) TXGN-2022-6
- D) St. George Street
- E) Water Street
- F) ICSC

(2) Pursuant to Section 551.071 of the Texas Government Code, the City of Gonzales will consult in closed session with its attorney to receive legal advice regarding pending or contemplated litigation, a settlement offer, or matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter”, to include the following matters:

- A) Discussion regarding the Gonzales Chamber of Commerce Publicity and Tourism Agreement

RETURN TO OPEN SESSION

7.1 Discuss, Consider & Possible Action regarding matters discussed in closed session, and/or other actions necessary or recommended related to such discussions in closed session

CITY COUNCIL REQUESTS AND ANNOUNCEMENTS

- Requests by Mayor and Councilmembers for items on a future City Council agenda
- Announcements by Mayor and Councilmembers
- City and community events attended and to be attended
- Continuing education events attended and to be attended

ADJOURN

EXECUTIVE SESSION: The City Council reserves the right to discuss any of the above items in Executive Closed Session if they meet the qualifications in Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, of Chapter 551 of the Government Code of the State of Texas.

I certify that a copy of the June 13, 2024, agenda of items to be considered by the Gonzales City Council was posted on the City Municipal Building bulletin board on the 7th day of June, 2024 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the above agenda was removed on _____ day of _____, 2024 at _____ am/pm. I further certify that the following News Media were properly notified of the above stated meeting: Gonzales Inquirer.

Kristina Vega, City Secretary

The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please Contact the City Secretary's office at (830)672-2815 for further information.

FINANCIAL REPORTS FOR FUNDS AS OF 5/31/2024

CASH □ INVESTMENT B □ FUND AS OF 5/31/2024

GRANT REIMBURSEMENTS PENDING UPDATE:

\$55,494.47 on the Tinsley Creek CDBG Mitigation grant project

\$48,196.18 on the Lone Star Operation grant project

□103,690.65 TOTAL

CITY OF GONZALES
 FINANCIAL STATEMENT
 AS OF: MAY 31ST, 2024

100-GENERAL FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
401-TAX REVENUE	3,136,922.00	211,492.33	2,293,632.24	73.12	0.00	843,289.76
402-FRANCHISE REVENUE	1,904,888.00	143,180.28	1,089,592.43	57.20	0.00	815,295.57
403-LICENSE/FEE/PERMITS	106,325.00	6,446.21	46,626.81	43.85	0.00	59,698.19
404-PARKS FEES REVENUE	362,565.00	41,119.47	267,875.59	73.88	0.00	94,689.41
405-MUNICIPAL COURT REVEN	51,531.00	6,390.85	32,151.27	62.39	0.00	19,379.73
406-MISCELLANEOUS REVENUE	726,196.00	28,455.73	708,387.00	97.55	0.00	17,809.00
407-STREET ASSESSMENT INC	0.00	0.00	0.00	0.00	0.00	0.00
408-INTEREST REVENUES	75,000.00	17,976.20	132,177.70	176.24	0.00	(57,177.70)
409-OTHER FINANCING REVEN	115,298.00	301,940.68	394,784.22	342.40	0.00	(279,486.22)
410-TRANSFERS	3,019,873.00	226,988.49	1,950,102.92	64.58	0.00	1,069,770.08
*** TOTAL REVENUES ***	9,498,598.00	983,990.24	6,915,330.18	72.80	0.00	2,583,267.82
EXPENDITURE SUMMARY						
101-CITY COUNCIL DEPARTME	92,312.00	503.89	46,743.79	50.64	0.00	45,568.21
102-CITY MANAGER DEPART	199,681.00	14,266.31	132,155.98	66.18	0.00	67,525.02
103-COMMUNITY DEVELOPMENT	68,406.00	6,792.55	35,758.08	52.27	0.00	32,647.92
104-NON-DEPARTMENTAL	392,342.00	13,167.05	322,957.03	83.97	6,486.58	62,898.39
105-MAIN STREET DEPARTMEN	130,709.00	14,995.68	75,199.51	65.18	10,000.00	45,509.49
107-BUILDING MAINTENANCE	291,321.00	23,435.38	196,901.21	67.59	0.00	94,419.79
108-CITY SECRETARY DEP	264,407.00	12,511.04	172,802.16	65.35	0.00	91,604.84
109-FINANCE DEPARTMENT	605,583.00	32,532.70	341,590.37	56.41	0.00	263,992.63
110-CHAMBER OF COMMERCE	0.00	0.00	0.00	0.00	0.00	0.00
201-PARKS DEPARTMENT	739,238.00	48,752.42	430,954.67	58.30	0.00	308,283.33
202-SWIMMING POOL DEPARTM	36,573.00	38.00	1,198.09	3.28	0.00	35,374.91
203-JB WELLS	0.00	0.00	0.00	0.00	0.00	0.00
204-RECREATION DEPARTMENT	21,270.00	2,586.00	3,501.01	16.46	0.00	17,768.99
205-MISCELLANEOUS	0.00	(1.31)	(1.16)	0.00	0.00	1.16
206-INDEPENDENCE GOLF CO	322,316.00	34,748.34	203,276.08	63.07	0.00	119,039.92
301-FIRE DEPARTMENT	1,630,242.92	82,472.64	1,125,967.41	72.04	48,513.42	455,762.09
501-POLICE DEPARTMENT	2,980,106.72	206,520.13	1,908,005.88	64.20	5,168.89	1,066,931.95
504-ANIMAL CONTROL DEPART	200,733.00	15,610.09	132,679.92	66.10	0.00	68,053.08
550-MUNICIPAL COURT DEPT.	123,624.00	6,140.26	75,915.86	61.41	0.00	47,708.14
602-AIRPORT DEPARTMENT	121,054.00	22,556.42	39,749.45	32.84	0.00	81,304.55
603-STREETS DEPARTMENT	806,622.07	36,916.33	605,277.48	75.04	0.00	201,344.59
650-LIBRARY DEPARTMENT	325,951.00	19,971.46	206,018.07	63.21	0.00	119,932.93
660-MUSEUM DEPARTMENT	115,161.00	6,131.44	58,287.42	50.61	0.00	56,873.58
*** TOTAL EXPENDITURES ***	9,467,652.71	600,646.82	6,114,938.31	65.33	70,168.89	3,282,545.51
** REVENUES OVER (UNDER) EXPENDITURES **	30,945.29	383,343.42	800,391.87	359.72	(70,168.89)	(699,277.69)

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

203-JB WELLS PARK FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
404-PARKS FEES REVENUE	670,850.00	16,920.00	299,157.66	44.59	0.00	371,692.34
406-MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	670,850.00	16,920.00	299,157.66	44.59	0.00	371,692.34
EXPENDITURE SUMMARY						
203-JB WELLS PARK	932,121.00	114,121.28	436,490.77	46.83	0.00	495,630.23
*** TOTAL EXPENDITURES ***	932,121.00	114,121.28	436,490.77	46.83	0.00	495,630.23
** REVENUES OVER (UNDER) EXPENDITURES **	(261,271.00)	(97,201.28)	(137,333.11)	52.56	0.00	(123,937.89)

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

210-ELECTRIC FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
710-ELECTRIC DEPARTMENT	10,932,943.00	784,014.67	6,357,877.55	58.15	0.00	4,575,065.45
750-REVENUE COLLECTION	279,302.00	21,037.99	202,124.37	72.37	0.00	77,177.63
809-HYDRO PLANT CONST.	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	11,212,245.00	805,052.66	6,560,001.92	58.51	0.00	4,652,243.08
EXPENDITURE SUMMARY						
710-ELECTRIC DEPARTMENT	11,281,938.77	840,034.72	7,045,853.81	64.61	243,858.53	3,992,226.43
750-REVENUE COLLECTIONS	321,669.00	20,074.35	202,123.74	62.84	0.00	119,545.26
809-HYDRO PLANT CONST.	147,700.00	500.00	127,500.00	86.32	0.00	20,200.00
*** TOTAL EXPENDITURES ***	11,751,307.77	860,609.07	7,375,477.55	64.84	243,858.53	4,131,971.69
** REVENUES OVER (UNDER) EXPENDITURES **	(539,062.77)	(55,556.41)	(815,475.63)	196.51	(243,858.53)	520,271.39

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

220-WATER FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
720-WATER PRODUCTION DEPT	3,208,440.00	244,450.89	1,890,269.04	58.92	0.00	1,318,170.96
*** TOTAL REVENUES ***	3,208,440.00	244,450.89	1,890,269.04	58.92	0.00	1,318,170.96
EXPENDITURE SUMMARY						
720-WATER PRODUCTION DEPT	3,493,020.03	227,328.75	1,669,131.51	48.33	19,109.00	1,804,779.52
*** TOTAL EXPENDITURES ***	3,493,020.03	227,328.75	1,669,131.51	48.33	19,109.00	1,804,779.52
** REVENUES OVER (UNDER) EXPENDITURES **	(284,580.03)	17,122.14	221,137.53	70.99-	(19,109.00)	(486,608.56)

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

230-WASTEWATER FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
730-WASTEWATER COLLECTION	1,741,600.00	146,486.55	1,146,642.67	65.84	0.00	594,957.33
731-W/W GRANT PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,741,600.00	146,486.55	1,146,642.67	65.84	0.00	594,957.33
EXPENDITURE SUMMARY						
730-WASTEWATER COLLECTION	1,541,943.00	59,094.78	744,268.61	66.50	281,141.00	516,533.39
731-W/W GRANT PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	1,541,943.00	59,094.78	744,268.61	66.50	281,141.00	516,533.39
** REVENUES OVER (UNDER) EXPENDITURES **	199,657.00	87,391.77	402,374.06	60.72	(281,141.00)	78,423.94

C I T Y O F G O N Z A L E S
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

240-SOLID WASTE FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
740-SOLID WASTE DEPARTMEN	876,750.00	72,496.18	568,147.65	64.80	0.00	308,602.35
*** TOTAL REVENUES ***	876,750.00	72,496.18	568,147.65	64.80	0.00	308,602.35
EXPENDITURE SUMMARY						
740-SOLID WASTE DEPARTMEN	850,468.00	68,389.01	572,297.73	67.29	0.00	278,170.27
*** TOTAL EXPENDITURES ***	850,468.00	68,389.01	572,297.73	67.29	0.00	278,170.27
** REVENUES OVER (UNDER) EXPENDITURES **	26,282.00	4,107.17	(4,150.08)	15.79-	0.00	30,432.08

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

400-DSF GOVERNMENT ACTIVITIES

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
400-DSF GOVERNMENT ACT.	828,200.00	13,886.83	822,535.64	99.32	0.00	5,664.36
*** TOTAL REVENUES ***	828,200.00	13,886.83	822,535.64	99.32	0.00	5,664.36
EXPENDITURE SUMMARY						
400-DSF GOVERNMENT ACT.	815,200.00	0.00	655,800.00	80.45	0.00	159,400.00
*** TOTAL EXPENDITURES ***	815,200.00	0.00	655,800.00	80.45	0.00	159,400.00
** REVENUES OVER (UNDER) EXPENDITURES **	13,000.00	13,886.83	166,735.64	282.58	0.00	(153,735.64)

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

500-HOTEL/MOTEL FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
811-HOTEL/MOTEL	575,000.00	24,964.82	241,376.03	41.98	0.00	333,623.97
812-MEMORIAL MUSEUM	0.00	0.00	0.00	0.00	0.00	0.00
813-FORFEITURES	0.00	0.00	0.00	0.00	0.00	0.00
814-MUNICIPAL COURT	0.00	0.00	0.00	0.00	0.00	0.00
815-ROBERT L BROTHERS	0.00	0.00	0.00	0.00	0.00	0.00
816-PEG FRANCHISE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	575,000.00	24,964.82	241,376.03	41.98	0.00	333,623.97
EXPENDITURE SUMMARY						
811-HOTEL MOTEL	653,284.00	50,635.36	330,900.61	50.65	0.00	322,383.39
815-RLB	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	653,284.00	50,635.36	330,900.61	50.65	0.00	322,383.39
** REVENUES OVER (UNDER) EXPENDITURES **	(78,284.00)	(25,670.54)	(89,524.58)	114.36	0.00	11,240.58

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

501-MEMORIAL MUSEUM FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
812-MEMORIAL MUSEUM	2,500.00	305.33	2,419.50	96.78	0.00	80.50
*** TOTAL REVENUES ***	2,500.00	305.33	2,419.50	96.78	0.00	80.50
EXPENDITURE SUMMARY						
812-MEMORIAL MUSEUM	9,000.00	0.00	0.00	0.00	0.00	9,000.00
*** TOTAL EXPENDITURES ***	9,000.00	0.00	0.00	0.00	0.00	9,000.00
** REVENUES OVER (UNDER) EXPENDITURES **	(6,500.00)	305.33	2,419.50	37.22-	0.00	(8,919.50)

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

502-FORFEITURE FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
813-FORFEITURES	4,300.00	138.56	1,169.73	27.20	0.00	3,130.27
*** TOTAL REVENUES ***	4,300.00	138.56	1,169.73	27.20	0.00	3,130.27
EXPENDITURE SUMMARY						
813-FORFEITURES	20,500.00	0.00	5,971.30	29.13	0.00	14,528.70
*** TOTAL EXPENDITURES ***	20,500.00	0.00	5,971.30	29.13	0.00	14,528.70
** REVENUES OVER (UNDER) EXPENDITURES **	(16,200.00)	138.56	(4,801.57)	29.64	0.00	(11,398.43)

C I T Y O F G O N Z A L E S
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

503-MUNICIPAL COURT

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE

REVENUE SUMMARY						
814-MUNICIPAL COURT	2,350.00	234.57	1,799.84	76.59	0.00	550.16
*** TOTAL REVENUES ***	2,350.00	234.57	1,799.84	76.59	0.00	550.16
EXPENDITURE SUMMARY						
814-MUNICIPAL COURT	8,000.00	215.35	4,222.42	52.78	0.00	3,777.58
*** TOTAL EXPENDITURES ***	8,000.00	215.35	4,222.42	52.78	0.00	3,777.58
** REVENUES OVER (UNDER) EXPENDITURES **	(5,650.00)	19.22	(2,422.58)	42.88	0.00	(3,227.42)

CITY OF GONZALES
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

504-ROBERT LEE BROTHERS FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
815-ROBERT L BROTHERS	1,700.00	4,189.30	25,410.33	494.73	0.00	(23,710.33)
*** TOTAL REVENUES ***	1,700.00	4,189.30	25,410.33	494.73	0.00	(23,710.33)
EXPENDITURE SUMMARY						
815-ROBERT LEE BROTHERS	30,600.00	51.78	26,831.98	87.69	0.00	3,768.02
*** TOTAL EXPENDITURES ***	30,600.00	51.78	26,831.98	87.69	0.00	3,768.02
** REVENUES OVER (UNDER) EXPENDITURES **	(28,900.00)	4,137.52	(1,421.65)	4.92	0.00	(27,478.35)

C I T Y O F G O N Z A L E S
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

505-PEG FRANCHISE FUND

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE

REVENUE SUMMARY						
816-PEG FRANCHISE	14,550.00	3,303.11	10,292.41	70.74	0.00	4,257.59
*** TOTAL REVENUES ***	14,550.00	3,303.11	10,292.41	70.74	0.00	4,257.59
EXPENDITURE SUMMARY						
816-PEG FRANCHISE	75,000.00	0.00	0.00	76.85	57,635.87	17,364.13
*** TOTAL EXPENDITURES ***	75,000.00	0.00	0.00	76.85	57,635.87	17,364.13
** REVENUES OVER (UNDER) EXPENDITURES **	(60,450.00)	3,303.11	10,292.41	78.32	(57,635.87)	(13,106.54)

C I T Y O F G O N Z A L E S
FINANCIAL STATEMENT
AS OF: MAY 31ST, 2024

700-GONZALES ECONOMIC DEV

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE

REVENUE SUMMARY						
700-ECONOMIC DEVELOPMENT	1,135,750.00	113,116.32	872,893.23	76.86	0.00	262,856.77
*** TOTAL REVENUES ***	<u>1,135,750.00</u>	<u>113,116.32</u>	<u>872,893.23</u>	<u>76.86</u>	<u>0.00</u>	<u>262,856.77</u>
EXPENDITURE SUMMARY						
700-ECONOMIC DEVELOPMENT	3,258,053.58	23,352.76	594,244.30	18.24	0.00	2,663,809.28
*** TOTAL EXPENDITURES ***	<u>3,258,053.58</u>	<u>23,352.76</u>	<u>594,244.30</u>	<u>18.24</u>	<u>0.00</u>	<u>2,663,809.28</u>
** REVENUES OVER (UNDER) EXPENDITURES **	<u>(2,122,303.58)</u>	<u>89,763.56</u>	<u>278,648.93</u>	<u>13.13-</u>	<u>0.00</u>	<u>(2,400,952.51)</u>

FUND-ACCT. NO.	ACCOUNT NAME	CASH	INVESTMENTS
<u>100-GENERAL FUND</u> =====			
<u>CASH</u>			
100 1-001.000	CASH - GENERAL FUND	857,668.23	
100 1-001.501	CASH-GENERAL FUND RBFCU	0.00	
100 1-101.505	CASH - AIRPORT IMPROVEMENT	160,577.71	
100 1-101.506	CASH- PEG FRANCHISE ACTIVITIES	0.00	
	TOTAL CASH	1,018,245.94	
<u>INVESTMENTS</u>			
100 1-103.409	RBFCU-SAVINGS ACCOUNT		0.00
100 1-103.410	CERT OF DEPOSIT-RANDOLPH BROOK		0.00
100 1-103.413	MILLER EST. OIL & GAS ROYALTY		80,973.78
	TOTAL INVESTMENTS		80,973.78
<u>POOLED INVESTMENTS</u>			
100 1-104.002	TEXPOOL- GENERAL FUND		3,484,759.40
100 1-104.003	TEXPOOL-CLFRF PART II - ARPA		0.00
	TOTAL POOLED INVESTMENTS		3,484,759.40
	TOTAL 100-GENERAL FUND	1,018,245.94	3,565,733.18

<u>203-JB WELLS FUND</u> =====			
<u>CASH</u>			
203 1-001.000	CASH - JB WELLS	(156,371.60)	
	TOTAL CASH	(156,371.60)	
	TOTAL 203-JB WELLS PARK FUND	(156,371.60)	0.00

<u>210-ELECTRIC FUND</u> =====			
<u>CASH</u>			
210 1-001.000	CASH - ELECTRIC FUND	(1,039,149.95)	
210 1-001.606	CASH CUSTOMER METER DEPOSIT	168,889.90	
	TOTAL CASH	(870,260.05)	

FUND-ACCT. NO.	ACCOUNT NAME	CASH	INVESTMENTS
<u>INVESTMENTS</u>			
210 1-103.410	CERT OF DEP - SOUTH STAR BANK		0.00

	TOTAL INVESTMENTS		0.00
<u>POOLED INVESTMENTS</u>			
210 1-104.002	TEXPOOL- ELECTRIC FUND		2,195,584.06

	TOTAL POOLED INVESTMENTS		2,195,584.06
		-----	-----
	TOTAL 210-ELECTRIC FUND	(870,260.05)	2,195,584.06

220-WATER FUND
=====

<u>CASH</u>			
220 1-001.000	CASH - WATER FUND	792,732.79	
220 1-001.606	CASH CUSTOMER METER DEPOSITS	26,622.00	

	TOTAL CASH	819,354.79	
<u>POOLED INVESTMENTS</u>			
220 1-104.002	TEXPOOL- WATER FUND		2,072,791.80
220 1-104.103	TEXPOOL - CO SERIES 2019		0.00

	TOTAL POOLED INVESTMENTS		2,072,791.80
		-----	-----
	TOTAL 220-WATER FUND	819,354.79	2,072,791.80

230-WASTEWATER FUND
=====

<u>CASH</u>			
230 1-001.000	CASH - WASTEWATER FUND	708,494.06	
230 1-001.606	CASH CUSTOMER METER DEPOSIT	300.00	

	TOTAL CASH	708,794.06	
<u>INVESTMENTS</u>			
230 1-103.411	CERT. OF DEP - SOUTH STAR BANK		0.00

	TOTAL INVESTMENTS		0.00
<u>POOLED INVESTMENTS</u>			
230 1-104.002	TEXPOOL- WASTEWATER FUND		1,284,560.74
230 1-104.003	TEXPOOL-CLFRF PART I -ARPA W/W		0.00
230 1-104.102	CASH - CO SERIES 2019		0.00

	TOTAL POOLED INVESTMENTS		1,284,560.74
		-----	-----
	TOTAL 230-WASTEWATER FUND	708,794.06	1,284,560.74

CASH & INVESTMENTS BY FUND

AS OF: MAY 31ST, 2024

MAY 31ST, 2024

FUND-ACCT. NO.	ACCOUNT NAME	CASH	INVESTMENTS
<hr/>			
240-SOLID WASTE =====			
<u>CASH</u>			
240 1-001.000	CASH - SOLID WASTE FUND	159,742.12	

TOTAL CASH		159,742.12	
		-----	-----
TOTAL 240-SOLID WASTE FUND		159,742.12	0.00
<hr/>			
250-DSF PROPRIETARY =====			
<u>CASH</u>			
250 1-001.000	CASH-DSF PROPRIETARY	0.00	

TOTAL CASH		0.00	
		-----	-----
TOTAL 250-DSF PROPRIETARY		0.00	0.00
<hr/>			
300-CAPITAL PROJECTS-BUS =====			
<u>CASH</u>			
300 1-001.000	CASH - CONTROL ACCOUNT	0.00	
300 1-101.301	BOND - CIP	0.00	

TOTAL CASH		0.00	
		-----	-----
TOTAL 300-CAPITAL PROJECTS-BUSINESS		0.00	0.00
<hr/>			
400-DSF GOVERNMENTAL ACTI =====			
<u>CASH</u>			
400 1-001.000	CASH - CONTROL ACCOUNT	0.00	
400 1-001.101	CASH-DSF GOV. ACTIVITIES	524,890.35	

TOTAL CASH		524,890.35	
		-----	-----
TOTAL 400-DSF GOVERNMENT ACTIVITIES		524,890.35	0.00
<hr/>			

CASH & INVESTMENTS BY FUND
AS OF: MAY 31ST, 2024 MAY 31ST, 2024

FUND-ACCT. NO.	ACCOUNT NAME	CASH	INVESTMENTS
<u>500-HOTEL/MOTEL FUND</u>			
=====			
<u>CASH</u>			
500 1-001.000	CASH - CONTROL ACCOUNT	0.00	
500 1-001.502	CASH - HOTEL MOTEL TAX	72,345.52	
500 1-001.503	CASH - MUSEUM FUNDS	0.00	
500 1-001.504	CASH - FORFEITURES	0.00	
500 1-001.505	CASH - MUN CRT CHILD SAFETY	0.00	
500 1-001.506	CASH - MUN CRT SECURITY	0.00	
500 1-001.507	CASH - MUN CRT TECH	0.00	
500 1-001.508	CASH - SPECIAL EXPENSE	0.00	
500 1-001.511	ROBERT LEE BROTHERS JR LIBRARY	0.00	

TOTAL CASH		72,345.52	
<u>POOLED INVESTMENTS</u>			
500 1-104.001	TEXPOOL - HOTEL MOTEL FUND		710,289.29

TOTAL POOLED INVESTMENTS			710,289.29
		-----	-----
TOTAL 500-HOTEL/MOTEL FUND		72,345.52	710,289.29

<u>501-MEMORIAL MUSEUM FUND</u>			
=====			
<u>CASH</u>			
501 1-001.000	CASH - CONTROL ACCOUNT	0.00	
501 1-001.503	CASH - MUSEUM FUNDS	12,877.60	

TOTAL CASH		12,877.60	
		-----	-----
TOTAL 501-MEMORIAL MUSEUM FUND		12,877.60	0.00

<u>502-FORFEITURES</u>			
=====			
<u>CASH</u>			
502 1-001.000	CASH - CONTROL ACCOUNT	0.00	
502 1-001.504	CASH - FORFEITURES FEDERAL	27,465.49	
502 1-001.505	CASH - FORFEITURES STATE	5,633.01	

TOTAL CASH		33,098.50	
		-----	-----
TOTAL 502-FORFEITURE FUND		33,098.50	0.00

CASH & INVESTMENTS BY FUND

AS OF: MAY 31ST, 2024

MAY 31ST, 2024

FUND-ACCT. NO.	ACCOUNT NAME	CASH	INVESTMENTS
<u>503-MUNICIPAL COURT</u>			
=====			
<u>CASH</u>			
503 1-001.000	CASH - CONTROL ACCOUNT	(250.00)	
503 1-001.505	CASH - MUN CRT CHILD SAFETY	2,113.66	
503 1-001.506	CASH - MUN CRT SECURITY	19,659.77	
503 1-001.507	CASH - MUN CRT TECH	1,213.19	
503 1-001.508	CASH - SPECIAL EXPENSE	3,870.12	
	TOTAL CASH	26,606.74	
	TOTAL 503-MUNICIPAL COURT	26,606.74	0.00
<hr/>			
<u>504-ROBERT L. BROTHERS</u>			
=====			
<u>CASH</u>			
504 1-001.000	CASH - CONTROL ACCOUNT	0.00	
504 1-001.511	ROBERT LEE BROTHERS JR LIBRARY	46,578.01	
	TOTAL CASH	46,578.01	
	TOTAL 504-ROBERT LEE BROTHERS FUND	46,578.01	0.00
<hr/>			
<u>505-PEG FRANCHISE FUND</u>			
=====			
<u>CASH</u>			
505 1-001.000	CASH - CONTROL ACCOUNT	0.00	
505 1-101.506	CASH- PEG FRANCHISE ACTIVITIES	156,331.57	
	TOTAL CASH	156,331.57	
	TOTAL 505-PEG FRANCHISE FUND	156,331.57	0.00
<hr/>			
<u>575-CAPITAL PROJECTS-GOV</u>			
=====			
<u>CASH</u>			
575 1-001.000	CASH - CONTROL ACCOUNT	0.00	
	TOTAL CASH	0.00	
	TOTAL 575-CAPITAL PROJECTS-GOV.	0.00	0.00

FUND-ACCT. NO.	ACCOUNT NAME	CASH	INVESTMENTS
700-COMPONENT UNIT			
=====			
<u>CASH</u>			
700 1-001.000	CASH - CONTROL ACCOUNT	(19,170.14)	
700 1-001.101	CASH - ECONOMIC DEV CORP	2,304,688.18	

TOTAL CASH		2,285,518.04	
 <u>INVESTMENTS</u>			
700 1-103.413	CERT OF DEPOSIT -FNB GONZALES		1,019,042.88

TOTAL INVESTMENTS			1,019,042.88
 <u>POOLED INVESTMENTS</u>			
700 1-104.001	TEXPOOL - ECONOMIC DEVELOPMENT		666,158.47

TOTAL POOLED INVESTMENTS			666,158.47
TOTAL 700-GONZALES ECONOMIC DEV		2,285,518.04	1,685,201.35
		-----	-----
FUND TOTAL OTHER INVESTMENTS			1,100,016.66
FUND TOTAL POOLED INVESTMENTS			10,414,143.76

TOTAL CASH AND INVESTMENTS		4,837,751.59	11,514,160.42
		=====	=====

*** END OF REPORT ***

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Discuss, Consider & Possible Action on Resolution #2024-55 Acknowledging Receipt and Presentation of the Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2023

DATE: June 13, 2024

TYPE AGENDA ITEM:

Resolution

BACKGROUND:

The City's Auditor ABIP, PC. has completed the annual audit for the fiscal year ending September 30, 2023. The Annual Comprehensive Financial Report is presented to Council after the completion of audit of all City of Gonzales funds.

POLICY CONSIDERATIONS:

This is consistent with what has been done in the past.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of receipt and completion of Financial Audit of Records

RESOLUTION 2024-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS ACKNOWLEDGING RECEIPT AND PRESENTATION OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2023; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code Section 103.001 states that a municipality shall have its records audited annually and shall have an annual financial statement prepared based on the audit; and,

WHEREAS, the City's Auditor ABIP, PC. has completed the annual audit for the fiscal year ending September 30, 2023; and,

WHEREAS, the Annual Comprehensive Financial Report is presented to Council after the completion of audit of all City of Gonzales funds; and,

WHEREAS, the annual financial statement including the auditor's opinion on the statement, shall be filed in the office of the municipal secretary or clerk within 180 days after the last day of the municipality's fiscal year; and,

WHEREAS, the City Council hereby acknowledges receipt of the annual comprehensive financial report for fiscal year ending September 30, 2023.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The City Council of the City of Gonzales, Texas hereby acknowledges the receipt and presentation of the annual comprehensive financial report for fiscal year ending September 30, 2023.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of

such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this 13th day of June 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

**COUNCIL AGENDA
ITEM BRIEFING DATA**



AGENDA ITEM

Discussion and direction regarding review of Article 3.100 Streets and Sidewalks.

DATE: June 13, 2024

TYPE AGENDA ITEM:

Discussion

BACKGROUND:

At the May 14, 2024 Council meeting, Council Member Miller asked for Article 3.100 Streets and Sidewalks be placed on the agenda for discussion at the June 13, 2024 meeting.

ATTACHMENTS:

Article 3.100 Streets and Sidewalks

ARTICLE 3.100
STREETS AND SIDEWALKS

DIVISION 1
General Provisions

§ 3.101. Official City Map.

The map or plat of the city prepared by the city, now on file in the office of the city secretary, is designated as the official map and plat of the city, and all streets shall be named and all buildings, structures and lots shall be numbered in accordance therewith.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.01)

§ 3.102. Access Driveways to Highways; Adoption of State Regulations.

The booklet, a copy of which is on file in the office of the city secretary, entitled Regulations for Access Driveways to State Highways, dated September 23, 1953, as amended in September 1960, and published by the Texas Highway Department in accordance with Minute Order No. 34719, is hereby adopted by the city for the public safety and protection of the citizens of the city.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.02)

§ 3.103. Growth of Shrubs and the Like at Intersections.

- (a) Definition. For the purpose of this section the following definition shall apply unless the context clearly indicates or requires a different meaning.

Street Gutter Flow Line. The street gutter flow line of the curb adjacent to and bordering upon each such restricted area; in the event there be no such curb, the height restrictions set forth in this section shall be based upon the actual level of the paved or used portion of the public street adjacent to and bordering upon each such restricted area.

- (b) Enforcement of Provisions. In addition to any penalty which may be imposed for the violation of this section, the city shall be entitled to enter upon and remove from the triangular corner areas described in this section any of the growths prohibited by this section. Such entry and removal shall be without liability to the owners thereof.
- (c) Restricted Areas. The areas in the city restricted by the provisions of this section are as follows:
- (1) All of that portion of land lying within a triangular shaped area on each street corner within the city described by metes and bounds as follows: beginning at the precise corner of intersection point of the curbs of each of the two streets forming each corner and extending 20 feet along each such curblines from said curb intersection point, the third side being determined by the drawing of a straight line from the ends of such 20-foot extensions; whether said land be privately owned or unpaved or untraveled street right-of-way property.
 - (2) Where no curbs are in existence at such street intersections, the 20-foot lines shall

coincide with the central flow line of the ditches paralleling such uncurbed streets as shall be determined by the city engineer.

- (d) Any trees planted, grown and maintained in any restricted area shall not have branches or foliage extending from the trunk thereof at a height lower than 15 feet from the street gutter flow line.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.03; Ordinance adopting Code)

§ 3.104. through § 3.110. (Reserved)

DIVISION 2
Sidewalk Maintenance and Construction

§ 3.111. Maintenance of Sidewalks; Duty of Owner.

It is the duty and obligation of all owners, occupants, and users of real property abutting upon streets within the city at their own cost and expense, to keep and maintain the sidewalks (and paving laid thereon) bordering their property level, at curb grade, and free to depressions, excavations, elevations, inequalities, obstacles, obstructions, or encroachments, natural or artificial, above or below ground level, or which overlap, impinge upon, or appropriate any part of the sidewalk area or the space up to eight feet above it; and to allow no oils, greases, ice, snow or water to collect or remain thereon; and, generally, in every manner, to keep such sidewalks in a safe adequate, and in defective condition so that they are easily accessible to and may be freely and safely used by the public for travel by foot.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.15)

§ 3.112. Injury to Persons on Sidewalks; Liability of Owner.

Where and when, by reason of a violation of any of the foregoing provisions, injury or damage is occasioned to or inflicted upon any person, whether on the sidewalk or in the street, primary liability for all such injury or damage shall rest upon the owner, occupant, and user of the property abutting upon such defective sidewalk.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.16)

§ 3.113. Definitions.

For the purpose of this article the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Owner. The property owner, occupant, or user, individual or firm having the work done by the contractor.

Contractor. The person, partnership, corporation or other entity, which undertakes or contracts to construct sidewalks in city streets and alleys.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.17)

§ 3.114. Permit Required.

It shall be unlawful for any person, partnership or corporation to construct, reconstruct or repair any sidewalk in the city without first obtaining a permit for such work from the city manager, applications for which shall be made on forms furnished by the city.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.18)

§ 3.115. Transference of Permit.

No permit issued under this article or any construction to be done thereunder, shall be assigned, transferred or sublet but the permittee shall remain in personal charge of all work done thereafter.

(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.19)

§ 3.116. Certain Officials to Furnish Information.

- (a) The city manager or some city street or building official or engineer designated by the city manager shall furnish information establishing lines and grades for the construction, reconstruction or repair of any improvement covered by this article, after a permit has been granted for such construction, and all such construction shall be in accordance with such lines and grades and subject to approval of the city manager or such official designated by him. Stakes shall be set by or at the expense of the contractor.
- (b) All sidewalks shall be constructed in compliance with ADA regulations.
(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.20; Ordinance adopting Code)

§ 3.117. Materials.

No materials shall be used in any construction mentioned in this article until the same has been inspected and approved by the city manager and any such material which is not approved by the city manager shall be removed from the streets and sidewalks at the expense of the contractor. No concrete mixture shall be poured until forms and excavations have been inspected and approved by the city manager or his authorized representative.
(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.21)

§ 3.118. Placement of Materials in Streets; Barricades.

No more than one-third of the width of the street shall be occupied by materials, equipment or tools and barricades shall be placed around such equipment so as to leave at least two-thirds of such street open for traffic, which barricades and street obstructions shall be supplied with lights at nighttime so that the same will serve as protection to the public as a result of such obstruction in such streets.
(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.22)

§ 3.119. Violations.

Any contractor who violates any provision or requirement of this article as hereinbefore or hereinafter set out, shall be guilty of a misdemeanor and may be punished in accordance with the general penalty provision set forth in Section 1.109 of this code. Any contractor who shall sublet or assign his contract or permit any other to have control of such work, shall not receive any other or further permits to do any kind of construction work covered by this article, as the penalties for such violation.
(1995 Code of Ordinances, Title IX, Chapter 96, Section 96.23)

§ 3.120. through § 3.125. (Reserved)

DIVISION 3
Rights-of-Way Excavations and Permits¹

§ 3.126. Compliance Required.

No person shall commence or continue with the construction, installation or operation of facilities within the right-of-way in the city except as provided by the ordinances of the city and the directives of the city. All construction activity in the city right-of-way will be in accordance with this division.

(Ordinance 2023-15 adopted 12/14/2023)

§ 3.127. Registration of Users; Construction Permit Required.

- (a) Registration. In order to protect the public health, safety and welfare, all users of the right-of-way will register with the city. Registration and permits will be issued in the name of the person who will own the facilities. Registration must be renewed every five years. For utilities with a current franchise or license, the franchise or license will be evidence of renewal. If a registration is not renewed and subject to 60-day notification to the owner, the facilities of the user will be deemed to have been abandoned. When any information provided for the registration changes, the user will inform the city of the change no more than 30 days after the date the change is made. Registration shall include:
- (1) The name of the user of the right-of-way;
 - (2) The name, street address, mailing address and telephone number of people who will be the contact persons for the user;
 - (3) The name, address and telephone number of any contractor or subcontractor, if known, who will be working in the right-of-way on behalf of the user;
 - (4) The names and telephone number of an emergency contact who shall be available 24 hours a day;
 - (5) Proof of insurance and bonds.
 - (A) An applicant must provide acceptable proof of liability insurance in the total amount of \$6,000,000.00 (\$1,000,000.00 primary plus \$5,000,000.00 umbrella) to the city or other levels as acceptable to the city. The applicant's contractors must maintain \$2,000,000.00 of liability insurance.
 - (B) The coverage must be on an occurrence basis and must include coverage for personal injury, contractual liability, premises liability, medical damages, and underground, explosion and collapse hazards.
 - (C) Each policy must include a cancellation provision in which the insurance company is required to notify the city in writing not fewer than 30 days before

1. Editor's note—Former division 3 pertaining to excavations was amended in its entirety and replaced with similar provisions by Ordinance 2023-15 adopted 12/14/2023 . Prior to the replacement, this division derived from the following: 1995 Code of Ordinances, Title IX, Chapter 96, secs. 96.35–96.38; Ordinance 2021-24 adopted 9/9/21; Ordinance adopting Code.

canceling, failing to renew, or reducing policy limits.

- (D) The applicant must file the required original certificate of insurance before commencing work. The certificate must state the policy number; name of the insurance company; name and address of the agent or authorized representative of the insurance company; name, address and telephone number of insured; policy expiration date; and specific coverage amounts.
- (E) The applicant must file an annual surety bond that will be valid each year construction will occur through one full year after the completion of the construction from a surety company authorized to do business in the state in the amount of the estimated amount of the cost to restore the right-of-way in accordance with this code for the work anticipated to be done in that year in the event the applicant leaves a jobsite in the right-of-way unfinished, incomplete or unsafe.
- (F) The above requirements may be met by utilities with a current franchise or license if their current franchise or license adequately provides for insurance or bonds or provides an indemnity in favor of the city.

(b) Construction Permit.

- (1) No person may perform any construction, installation or maintenance of facilities in the right-of-way without first obtaining a construction permit, except as provided herein. The permit will be in the name of the person who will own the facilities to be constructed. The permit must be completed and signed by a representative of the owner of the facilities to be constructed.
 - (A) Emergency responses related to existing facilities may be undertaken without first obtaining a permit; however, the city must be notified orally within two hours and in writing within 24 hours of any construction related to an emergency response, including a reasonably detailed description of the work performed in the right-of-way and an updated map of any facilities that were relocated, if applicable. After regular business hours, the oral notification must be provided to the city police department.
 - (B) The phrase "construction or installation of facilities" does not include:
 - (i) Installation of facilities on a customer's property that is necessary to initiate service to that customer's property; or
 - (ii) Repair or maintenance of existing facilities, unless such repair or maintenance requires the breaking of pavement, the closure of a traffic lane, excavation, or boring.
- (2) The permit will state to whom it is issued, location of work, location of facilities, dates and times work is to take place and any other conditions set out by the city administrator or his designee.
- (3) The person requesting a permit must provide the city administrator or his designee

with documentation in the format specified by the city describing:

- (A) The proposed approximate location and route of all facilities to be constructed or installed and the applicant's plan for right-of-way construction.
 - (B) Engineering plans on a scale of "one inch equals 100 feet" in both hard copy and computer format, unless otherwise approved by city.
 - (C) Detail of the location of all right-of-way and utility easements which the applicant plans to use.
 - (D) Detail of all existing city utilities, based upon information provided by the city (to the extent such information is available), in relationship to the applicant's proposed route.
 - (E) Detail of what the applicant proposes to install, such as pipe size, number of interducts, valves, etc.
 - (F) Detail of plans to remove and replace asphalt or concrete in streets (include city standard construction details or other standard construction details approved by the city's engineer).
 - (G) Drawings of any bores, trenches, handholes, manholes, switch gear, transformers, pedestals, etc., including depth located in the public right-of-way at the time construction was completed.
 - (H) Handhole or manhole typicals of type of manholes or handholes the applicant plans to use or access.
 - (I) Complete legend of drawings submitted by the applicant.
 - (J) Five sets of engineering plans must be submitted with the permit application.
 - (K) The name, address and telephone numbers of the construction supervisor, contractor or subcontractor who will coordinate or perform the actual construction, including the name and telephone numbers, including office, cell phone and pager numbers, of an individual who will be available at all times during construction. Such information is required before any work commences.
 - (L) The construction and installation methods to be employed for the protection of existing structures, fixtures, and facilities within or adjacent to the right-of-way, and the dates and times work will occur, all of which (methods, dates, times, etc.) are subject to approval of the city administrator or his designee.
 - (M) A statement that the requirements of subsection (a)(5) of this section or the applicant's franchise, if applicable, are met.
 - (N) Other information required by the city.
- (4) All construction and installation in the right-of-way must be in accordance with the permit for the facilities. The city administrator or his designee must be provided access to the work and to such further information as he may reasonably require to

ensure compliance with the permit.

- (5) A copy of the construction permit and approved engineering plans must be maintained at the construction site and made available for inspection by the city administrator or his designee at all times when construction or installation work is occurring.
 - (6) All construction or installation work authorized by permit must be completed in the time specified in the construction permit. If the work cannot be completed in the specified time periods, the permittee may request an extension from the city administrator or his designee. The city administrator or his designee will use his best efforts to approve or disapprove a request for permit as soon as possible.
 - (7) A copy of any permit or approval issued by federal or state authorities for work in federal or state right-of-way located in the city must be provided to the city.
 - (8) A request for a permit must be submitted at least five working days before the proposed commencement of work in the request, unless waived by the city administrator or his designee.
 - (9) Requests for permits will be approved or disapproved by the city administrator or his designee within five working days of receiving all the necessary information. The city administrator or his designee will use his best efforts to approve or disapprove a request for permit as soon as possible.
 - (10) The city or the applicant can request a pre-construction meeting with the permittee and their construction contractor.
 - (11) Permit applications are required for construction on new, replacement or upgrading of the company's facilities in the right-of-way, either aerial or underground.
- (Ordinance 2023-15 adopted 12/14/2023)

§ 3.128. Revocation or Denial of Permit.

If any of the provisions of this division are not followed, a permit may be revoked by the city administrator or designee. If a person has not followed the terms and conditions of this division in work done pursuant to a prior permit, new permits may be denied or additional terms required.

(Ordinance 2023-15 adopted 12/14/2023)

§ 3.129. Appeals.

Appeal from denial or revocation of permit or from the decision of the city administrator is to the city council. Appeal shall be filed with the city secretary within 15 days from the date of the decision being appealed.

(Ordinance 2023-15 adopted 12/14/2023)

§ 3.130. Construction Standards.

- (a) The city must be notified 24 hours in advance that construction is ready to proceed by

either the right-of-way user or their contractor or representative. At the time of notification, the right-of-way user will inform the city of the number (or other information) assigned from the one-call system.

- (b) All construction must be in conformance with all city codes and applicable local, state and federal laws, including all traffic-control devices required by the Texas Manual on Uniform Traffic-Control Devices.
- (c) Information signs stating the identity of the person doing the work and telephone number, must be placed at the location where construction is to occur 48 hours before the work begins in the right-of-way and must be continually posted at the location during the entire time the work is occurring. An informational sign must be posted on public right-of-way 100 feet before the construction location commences and each 100 feet thereafter, unless other posting arrangements are approved or required by the city.
- (d) Erosion control measures (e.g., silt fence) and advance warning signs, markers, cones and barricades must be in place before work begins.
- (e) Lane closures on city streets will be limited after 8:30 a.m. and before 4:00 p.m. unless the city grants prior approval.
- (f) Permittees are responsible for the workmanship and any damages by contractors or subcontractors. A responsible representative of the permittee will be available to public works at all times during construction.
- (g) Permittees are responsible for stormwater management erosion control that complies with city, state and federal guidelines. Requirements include, but are not limited to, silt fencing around any excavation that will be left overnight, silt fencing in erosion areas until reasonable vegetation is established, barricade fencing around open holes, and high erosion areas will require wire-backed silt fencing. Upon request, the permittee may be required to furnish documentation submitted or received from federal or state government regarding stormwater management.
- (h) The permittee or contractor or subcontractor will notify the city immediately of any damage to other utilities, either city or privately owned.
- (i) It is the city's policy not to cut streets or sidewalks; however, when a street or sidewalk cut is required and no reasonable alternative construction methods are available, prior approval must be obtained from the city council and all requirements of the city must be followed. Repair of all street and sidewalk removals must be made promptly to avoid safety hazards to vehicle and pedestrian traffic. In addition to replacement and recompaction of base material, sidewalks or curbs to as new condition, repair of any street cuts must include replacement of pavement from curb to curb and corner to corner along the street that is cut, unless otherwise approved in advance by the city council. If additional conduit pipe is available for use, the user may not cut any street, curb or sidewalk, must use the conduit for underground facilities, and must reimburse the installer of that conduit pipe for the pro rata share of actual construction cost to install the conduit. The permittee must provide the city with a two-year maintenance bond in an amount sufficient to protect the city's interests as determined by the city.

- (j) Installation of facilities must not interfere with city utilities, in particular gravity-dependent facilities.
 - (k) New facilities must be installed to a depth approved by the city. When new conduit is installed, additional conduit pipes must be installed in the same trench as approved by the city to allow other utilities to utilize the conduit without disturbing the city streets and sidewalks.
 - (l) All directional boring shall have a locator place bore marks and depths while the bore is in progress. The locator must place a mark at each stem with paint dot and depth at least every other stem.
 - (m) The working hours in the rights-of-way are 7:00 a.m. to 7:00 p.m., Monday through Friday. Work that needs to be performed after 7:00 p.m. Monday through Friday must be approved in advance by the city. Any work performed on Saturday must be approved at least 24 hours in advance by the city. Directional boring is permitted only Monday through Friday, 7:00 a.m. to 7:00 p.m., unless approved in advance. No work will be done, except for emergencies, on city holidays or Sundays.
 - (n) People working in the right-of-way are responsible for obtaining line locates from all affected utilities or others with facilities in the right-of-way prior to any excavation. Use of the geographic information system or the plans of record does not satisfy this requirement.
 - (o) The permittee will be responsible for verifying the location, both horizontal and vertical, of all facilities. When required by the city, the permittee must verify locations by pot holing, hand digging or other method approved by the city before any excavation or boring, with the exception of work involving lane closures, as discussed above.
 - (p) Placement of all manholes or handholes must be approved in advance by the city. Handholes or manholes may not be located in sidewalks, unless approved by the city.
 - (q) Placement of all aboveground facilities in the public right-of-way or public utility easements must be approved in advance by the city. All aboveground facilities must be designed and installed to minimize the visual impact of the facilities on the surrounding property and the possibility of adverse impact to public safety and welfare. In addition, all aboveground facilities must be landscaped, bermed or attractively fenced in such a manner as to screen the facilities from view from adjacent streets and property owners. Landscaping, berms and fencing must be approved in advance by the city. For purposes of this subsection, the term "aboveground facilities" means equipment or structures that protrude above the natural grade or surface of the land, without regard to the existence of equipment or structural components below the natural grade or the surface of the land.
 - (r) The permittee, his contractors or subcontractors may not remove locate flags. Locate flags may not be removed from a location while facilities are being constructed.
 - (s) Construction that requires pumping of water or mud shall be contained in accordance with city ordinances and federal and state law and the directives of the city.
- (Ordinance 2023-15 adopted 12/14/2023)

§ 3.131. Submission of Plans of Record.

- (a) Right-of-way users will provide the city administrator or his designee with plans of record within 90 days of completion of facilities in the right-of-way. Users which have facilities in the right-of-way existing as of the effective date of the ordinance from which this division is derived who have not provided plans of record plans must provide one-half of the information concerning facilities in the city right-of-way within one year after the passage of the ordinance from which this division is derived and the remaining materials six months thereafter. The plans must be provided to the city with as much detail and accuracy as required by the city's engineer. All the requirements specified for the plans submitted for the initial permit, as set forth above, must be submitted and updated in the plans of record. The detail and accuracy will concern issues such as location, size of facilities, materials used, and any other health, safety and welfare concerns. The details need not include matters such as capacity of lines, customers, or competitively sensitive details. Submittal of plans of record must be in digital format and hard copy.
- (b) This requirement, or portions of this requirement, may be waived by the city for good cause.
- (Ordinance 2023-15 adopted 12/14/2023)

§ 3.132. Alteration of Facilities Due to Public Works Projects.

Whenever, by reason of widening or straightening of streets, water or sewer line projects, or any other public works projects (e.g., install or improve storm drains, water lines, sewer lines, etc.), it is deemed necessary by the city council to remove, alter, change, adapt, or conform the underground or overhead facilities of a right-of-way user to another part of the right-of-way, such alterations must be made by the owner of the facilities at the owner's expense (unless provided otherwise by state law or a franchise in effect on the date the ordinance from which this division is derived is approved until that franchise expires or is otherwise terminated) within the time limits set by the city administrator and city engineer or their designees working in conjunction with the owner of the facilities, or, if no timeframe can be agreed upon, within 90 days from the day the notice was sent to make the alterations, unless a different schedule has been approved by the city. Facilities not moved after 90 days or within the approved schedule, as same may be extended from time-to-time, are deemed abandoned after 30 days' notice.

[Ordinance 2023-15 adopted 12/14/2023]

§ 3.133. Improperly Installed Facilities.

- (a) Any person doing work in the city right-of-way must properly install, repair, upgrade and maintain facilities.
- (b) Facilities will be considered to be improperly installed, repaired, upgraded or maintained if:
- (1) The installation, repairs, upgrade or maintenance endangers people;
 - (2) The facilities do not meet the applicable city codes;

§ 3.133

§ 3.134

- (3) The facilities are not capable of being located using standard practices;
 - (4) The facilities are not located in the proper place at the time of construction in accordance with the directions provided by the city.
- (Ordinance 2023-15 adopted 12/14/2023)

§ 3.134. through § 3.149. (Reserved)

DIVISION 4
License Agreement for City-Owned Property

§ 3.150. Applicability.

The improvements must have been constructed prior to October 6, 2009.
(Ordinance 2009-07 adopted 10/6/09)

§ 3.151. Pre-request Meeting Required.

Prior to filing a written request for a license agreement, the property owner shall confer with the city manager and his staff to discuss the necessity for the license agreement.
(Ordinance 2009-07 adopted 10/6/09)

§ 3.152. Request for License Agreement; Fee.

The property owner shall submit a written request for a license agreement with a plat of the subject property showing the improvement encroaching on city property. A nonrefundable fee in an amount established by the city council shall be paid with the written request. This fee will be applied to the total cost of the license agreement should the city council grant a license.
(Ordinance 2009-07 adopted 10/6/09)

§ 3.153. Costs.

Property owners shall incur all costs and fees related to the license agreement, including but not limited to, surveys, license agreement preparation, legal expenses and recording fees.
(Ordinance 2009-07 adopted 10/6/09)

§ 3.154. Right-of-Way Retained by City.

The city shall reserve a right-of-way easement over and across the subject property.
(Ordinance 2009-07 adopted 10/6/09)

**COUNCIL AGENDA
ITEM BRIEFING DATA**



DATE: June 13, 2024

AGENDA ITEM

Discussion regarding the following job descriptions.

- Director of Administrative Services/ City Secretary
- Administrative Assistant to the Administrative Services Director/ City Secretary
- Economic Development Director
- Economic Development Coordinator

TYPE AGENDA ITEM:

Discussion

BACKGROUND:

At the May 14, 2024 Council meeting, Council Member Miller asked for the following job descriptions be placed on the agenda for discussion at the June 13, 2024 meeting.

- Director of Administrative Services/ City Secretary
- Administrative Assistant to the Administrative Services Director/ City Secretary
- Economic Development Director
- Economic Development Coordinator

ATTACHMENTS:

Job Description

- Director of Administrative Services/ City Secretary
- Administrative Assistant to the Administrative Services Director/ City Secretary
- Economic Development Director
- Economic Development Coordinator

**CITY OF GONZALES
POSITION DESCRIPTION**

TITLE: Director of Administrative Services/City Secretary
DEPARTMENT: City Secretary

JOB CODE: Full-Time
FLSA: Exempt

SUMMARY: Under general Administrative direction, performs administrative duties and is custodian of official records for the City of Gonzales; attends and records proceedings of official meetings of the City Council; conducts other related work as provided by Charter, Ordinance, or required by City Council and for proper coordination with City Manager's requirements in this area, under direction of the City Manager, is responsible for performing work requiring advanced knowledge of Administration Management Operations and familiarity with functions of all City departments; and do related work as required. Essential duties and responsibilities include: processes official Publications or Notices and Ordinances; attests to, numbers, dates and effect changes in official documents authorized by City Council activity; records and prepares Minutes of City Council Meetings; arranges for Municipal elections; maintains files of Official City documents and records; searches files and assembles information; administers compliance with Open Records Act and Public Information Act; uses office computer and equipment proficiently; composes, types and prints letters, Ordinances, Resolutions, memos, and miscellaneous correspondences; uses tact, diplomacy and an accommodating attitude in all contacts with the public and other departments; manages and updates municipal code; serves as the City's Zoning Administrator.

Serves as the City's Human Resources Director under administrative direction of the City Manager, plans, directs, coordinates, and administers the human resources and risk management functions, activities and services for the City; provides consultative services, direction and support to elected officials, directors and administration; works to ensure the City's compliance with pertinent federal, state and local laws, regulations and statutes, the City Charter and ordinances, rules and regulations and policies and procedures as to risk management, human resources and personnel matters; plans the department services, programs, and projects; establishes goals, strategies and action steps for the organization; manages, administers and monitors the finance and budget functions; identifies and mitigates potential risk and liability to the City; develops and provides supervisory and employee training and development opportunities; performs other administrative support functions as directed by the City Manager.

The intent of this position description is to provide a representative summary of the major duties and responsibilities performed by incumbent(s) in this position. Incumbent(s) may not be required to perform all duties in this description and incumbent(s) may be required to perform position-related tasks other than those specifically listed in this description.

Essential Job Functions:

- Prepares and manages agendas as directed by the Mayor and City Manager for the Council and City Boards and Commissions.
- Compiles supporting documents for agendas, posts meeting notices, including to the City's website.
- Prepares meeting minutes for approval by City Council and other Boards and Commissions of the City.
- Attends evening meetings of the City Council and other Boards and Commissions as the recording secretary.
- Publishes all required legal notices in the official newspaper of the City within the appropriate time requirements dictated by state law.
- Responds to requests for information and assistance from Council, staff and citizens.
- Maintains records, filing, drafts and correspondence for Mayor, City Manager and other city officials.
- Maintains custody of city seal and official records of the city including ordinances, resolutions, minutes of the City Council, contracts, agreements, etc. Attests to all official documents of the City.
- Serves as the Official Records Management Officer for all city documents.
- Receives on behalf of the City petitions, initiatives, and referendums, recall proceedings and applications for office, and verifies all applications and petitions.
- Serves as Election Administrator, coordinating and administering elections and related matters for the City and other agencies as directed. Serves as Early Voting Election Judge.
- Assists in preparation and management of various budgets.
- Assists other departments with customer service as needed.
- Serves as the City's Zoning Administrator, prepares agendas, staff reports and minutes of the Zoning Board of Adjustment and the Planning & Zoning Commission.

CITY OF GONZALES
POSITION DESCRIPTION

- Serve as the Municipal Court Supervisor/Ex Officio Clerk of Said Court.
- Serves as the Human Resources Director to include planning, organizing, coordinating and directing all operations including the classification, compensation, recruitment, examination, labor relations, training, safety programs and regulatory compliance.
- Counsels employees, mediates employee issues, applies principles of conflict resolution and provides alternatives and solutions to resolve simple to complex workplace issues and complaints; mitigates potential harassment, violence in the workplace and risk or exposure to liability.
- Prepares human resource policies, rules and regulations for the City Manager and adoption by the City Council.
- Other duties as assigned.

Required Knowledge and Skills:

- Skill in providing excellent customer service to persons of all ages, regardless of social or economic backgrounds.
- Knowledge of the Texas Election Code, Texas Local Government Code, Texas Government Code, Public Information Act and Texas Open Meetings Act;
- Knowledge of the principles and practices of human resources administration including employee selection procedures, position classification, compensation, benefits administration and labor relations;
- Excellent knowledge of grammatical and technical writing rules and standards;
- Knowledge of City Charter and Ordinances; advanced knowledge related to local government administration and home rule governance;
- Advanced knowledge of municipal election laws and duties;
- Knowledge of basic accounting principles;
- Advanced knowledge of document retention and records management;
- Excellent oral and written communications skills including accurately recording information in precise, written form;
- Highly skilled in computer operations using all Microsoft Office applications;
- Skill in operating office equipment including copiers, scanners and fax machines; skill in technical writing and copy editing; excellent organizational, document management and record keeping skills.
- Ability to effectively communicate orally and in writing;
- Ability to work well with others;
- Ability to identify what information is needed by others for effective action;
- Ability to deal in a fair and courteous manner with a variety of individuals; ability to demonstrate consideration of others regardless of ethnicity, gender, beliefs, or personal style;
- Able to effectively record, document and process complex information in a timely manner;
- Ability to fulfill requests or otherwise provide services, accurate information, or assistance in a courteous and timely manner;
- Ability to present a positive image of the city;
- Ability to safeguard sensitive or confidential information from intentional or unintentional disclosure;
- Ability to maintain an accurate and legible record of official city business;
- Ability to organize and conduct an efficient and honest election in compliance with State law and local ordinances;
- Ability to set goals and accomplish same;
- Ability to type a minimum of 40 words per minute without errors.

Required Education, Experience and Certificates:

- High school graduate or equivalent
- Bachelor's Degree preferred.
- A minimum of five years of progressively responsible administrative secretary experience, preferably in the public sector.
- Notary Public Certification
- City Secretary Certification by the Texas Municipal Clerks Certification Program (within three years of employment)

**CITY OF GONZALES
POSITION DESCRIPTION**

Environmental Factors and Conditions/Physical Requirements:

- Work is performed in an inside/outside environment.
- May be subject to repetitive motion such as typing and vision to monitor.
- May be subject to standing, sitting, walking, bending, reaching, kneeling and lifting (up to 50 lbs.)

Equipment and Tools Utilized:

- Equipment utilized includes computer, copier, calculator, fax machine and standard office equipment.

**CITY OF GONZALES
POSITION DESCRIPTION**

TITLE: Administrative Assistant
DEPARTMENT: Administrative Services Director/City Secretary

JOB CODE: Full-Time
FLSA: Non Exempt

SUMMARY: Under general supervision, provides administrative and clerical support to the Administrative Services Director/City Secretary's office. This position directly reports to the Administrative Services Director/City Secretary for supervision. This position involves a combination of duties that include a full range of complex and specialized secretarial and coordination functions for the Administrative Services Director/City Secretary. Some of the major objectives are to develop a familiarity with the City of Gonzales Charter, Code of Ordinances, the Public Information Act, Texas Local Government Records Act, and other state government laws. Work assignments are performed in accordance with established laws, rules, regulations, and procedures, but the employee must be able to work with considerable independence in determining work methods and carrying out work assignments. Assists the Administrative Services Director/City Secretary with many department operations.

The intent of this position description is to provide a representative summary of the major duties and responsibilities performed by incumbent(s) in this position. Incumbent(s) may not be required to perform all duties in this description and incumbent(s) may be required to perform position-related tasks other than those specifically listed in this description.

Essential Job Functions:

- Receives and screens phone calls and visitors and assists customers/citizens by answering questions, providing information or directing to appropriate staff members.
- Schedules appointments, arranges meetings, and prepares correspondence of the Administrative Services Director/City Secretary.
- Attends various meetings, as needed.
- Assist the Administrative Services Director/City Secretary in preparing and posting agendas for City Council, Planning & Zoning Commission, Zoning Board of Adjustment and various City Board and Commission meetings, e-mailing notices of such meetings to the media and staff, preparing agenda packets for City Council, transcribing the minutes, and preparing all the required documents for signature, as needed.
- Assist the Administrative Services Director/City Secretary in the management of all city boards/committees, which may include maintaining agendas and minutes, preparing membership and training records and establishing a calendar of meetings.
- Assists the Administrative Services Director/City Secretary in City-wide elections, as needed.
- Set-up, maintain and process payments for City beer and wine licenses.
- Assist the Administrative Services Director/City Secretary in tracking and management of Public Information Act Requests and Records Management policies and procedures, in accordance with related statutory process requirements. When necessary, clarifies and repeats requests to ensure accurate understanding and processing of request.
- Assist the Administrative Services Director/City Secretary with maintaining the City's Code of Ordinances;
- Assist the Administrative Services Director/City Secretary with the research and writing of policies, procedures, ordinances, and resolutions for review and/or adoption by the City Council.
- Provides assistance, as needed, to maintain the City's website in relation to City Council and Advisory Board's agendas, agenda packets and meeting minutes; and information relative to the Office of the Administrative Services Director/City Secretary.
- Communicates effectively verbally and in writing with City staff and community and governmental leaders.
- Provides clerical support to the Administrative Services Director/City Secretary, as needed.
- Maintain confidentiality when handling communications and documents.
- Other duties as assigned.

**CITY OF GONZALES
POSITION DESCRIPTION**

Required Knowledge and Skills:

- Skill in providing excellent customer service to persons of all ages, regardless of social or economic backgrounds.
- Knowledge of standard office practices and principles.
- Knowledge of City policies and procedures governing assigned work.
- Skill in effective oral and written communication, composition, grammar, spelling and punctuation.
- Skill in operating common office equipment including personal computer and standard office computer programs.

Required Education, Experience and Certificates:

- High School diploma or equivalent.
- Must have intermediate level or knowledge in the following Microsoft Office products: Word, Excel, PowerPoint, Publisher and Outlook.
- Notary Public Certification (within 2 months of employment)

Environmental Factors and Conditions/Physical Requirements:

- Work is performed in an office setting.
- May be subject to repetitive motion such as typing and vision to monitor.
- May be subject to standing, sitting, walking, bending, reaching, kneeling and lifting (up to 50 lbs.)

Equipment and Tools Utilized:

- Equipment utilized includes computer, copier, calculator, fax machine and standard office equipment.

Required Knowledge and Skills:

- Knowledge of economic development practices and principles
- Knowledge of applicable City, State and Federal ordinances, laws and regulations.
- Knowledge of computers and related equipment, hardware and software
- Knowledge of state and federal economic/community development agencies and programs.
- Skill in preparing, developing and presenting information to public officials, developers, contractors, consultants and the general public.
- Skill in effective oral and written communication.

Required Education, Experience, and Certification:

- Bachelor's Degree in Business Administration, Public Administration or other similar field of study; or
- A minimum of 5 years' experience in community and economic development in a senior management position with a record of success in economic development projects.
- Certification in economic development is preferred.
- Must pass a post-offer pre-employment drug screening and post-offer physical exam.
- Must possess a valid State of Texas Driver's License.

Environmental Factors and Conditions/Physical Requirements:

- Work is performed in both internal and external environments.
- May be subject to repetitive motion such as typing, data entry and vision to monitor.
- May be subject to long hours and evening meetings.
- May be subject to repetitive motion such as typing and vision to monitor
- May be subject to bending, reaching, kneeling, and lifting (up to 50 lbs.)

Equipment and Tools Utilized:

- Equipment utilized includes City vehicle, personal computer, copier, calculator, fax machine and standard office equipment.

Applications for employment may be found at www.gonzales.texas.gov or at the City of Gonzales-City Hall 820. St Joseph. Please submit applications- Attn: Kristina Vega at 820 St Joseph or PO Box 547 Gonzales, TX 78629. Position will remain open until filled.

The City of Gonzales is an equal opportunity employer.

**CITY OF GONZALES
POSITION DESCRIPTION**

TITLE: Economic Development Coordinator
DEPARTMENT: Gonzales Economic Development Corporation

JOB CODE: Full-Time
FLSA: Non-Exempt

SUMMARY: Under general supervision of the Executive Director, the Economic Development Coordinator performs and coordinates administrative projects, focuses on business retention and expansion (BRE), and manages compliance of performance agreements, reports, and contracts. Additionally, this position is responsible for developing and implementing pro-active and effective marketing programs and assisting with the management of economic development projects to support and stimulate economic development in the city of Gonzales.

The intent of this position description is to provide a representative summary of the major duties and responsibilities performed by incumbent(s) in this position. Incumbent(s) may not be required to perform all duties in this description and incumbent(s) may be required to perform position-related tasks other than those specifically listed in this description.

Essential Job Functions & Other Important Duties

Essential Job Functions:

- Assists in the management of the day-to-day business of the Corporation.
- Assists in the management of economic development projects, and pre-development meetings and planning.
- Develops and maintains business development relationships with clients, brokers, consultants and allies through local, regional, national and international organizations.
- Performs activities related to workforce development, including planning job fairs and related events for business retention and expansion (BRE).
- Manages the compliance of performance agreements and creates contract compliance documents.
- Conducts follow up on performance agreements and tracks progress and payment of contract obligations.
- Obtains and reviews documentation to verify reports and performance attainment and contract compliance.
- Makes promotional and informative presentations, updates website, prepares newsletters and digital posts to market Gonzales to target audiences.
- Manages prospect data; screens and qualifies projects for drafting Proposals and Agreements; prepares and generates reports.
- Responds to inquiries and conducts follow-up with personal contact and written communications.
- Develops and maintains positive working relationships with vendors, customers, other agencies, GEDC and City staff and boards.
- Monitors Corporation's budget and project funding to ensure financial obligations are accurate and complete.
- Reviews and prepares payments for contracted services, tracks payments against contracted services and services provided.
- Prepares and submits check request to Finance Department for payment.

- Prepares, posts and distributes meetings agendas, packets, narratives, materials, attendance records and minutes for board meetings and other meetings as assigned.
- Manages interoffice paperwork as needed between the GEDC and City Hall.
- Reconciles, consults and recommends solutions regarding funding issues and discrepancies.
- Assists the Executive Director in researching, developing and formulating the Corporation's annual budget.
- Monitors annual budget expenditures; prepares budget justifications and narratives.
- Manages monthly purchases of office supplies and other provisions for the office.
- Oversees maintenance of office records, coordinating with City Secretary regarding record retention, filing systems, protection and security of files & records and transfer/disposal according to retention schedules.
- Coordinates and ensures the maintenance and upgrading of applicable technological systems, software, applicable office equipment and/or databases in assigned area of responsibility.

Other Important Duties:

- Attends and represents the GEDC at events, functions, meetings and conferences.
- Travels to attend meetings, conferences and training.
- May be required to work extended hours, some evenings and weekends.
- Performs other related duties as assigned.

Required Knowledge and Skills:

- Knowledge of public sector practices and principles.
- Knowledge of City policies and procedures.
- Knowledge of federal, state, and local laws, statutes, and regulations related to the field of public sector contracts.
- Ability to review contract documentation for discrepancies and conformance to standards.
- Ability to track funding and expenditures.
- Ability to communicate effectively and clearly, both orally and in writing.
- Ability to identify problems and propose solutions in a timely manner.
- Ability to gather and analyze data and draw conclusions and present data and other information in a clear and logical manner.
- Ability to handle a wide variety of tasks and projects with minimal supervision and direction.
- Ability to handle confidential information in a responsible manner.
- Proficiency in the use of computers and knowledge of computer applications including Microsoft Office: Word, Excel, PowerPoint, Publisher, and Outlook; and, Canva, and project management software, such as Monday.com, SmartSheet, Airtable.
- Successful individuals in this role usually need these traits: communication skills, strategic thinking, analytical skills, networking abilities, problem-solving skills, and adaptability.

Preferred Education, Experience, and Certifications:

- Education and experience equivalent to a Bachelor's degree in Public Administration, Organizational Management, Education, Marketing or related field, and minimum two (2) years progressive responsible experience in economic development or equivalent combination of education and experience.
- CEcD, PCED, or EDFP coursework completion or the ability to obtain the certification within seven (7) years from date of hire.
- Must pass pre-employment drug screen, criminal background check.
- Must possess valid State of Texas Class C drivers license

Environmental Factors and Conditions/Physical Requirements:

- Work is performed in an office environment.
- May be subject to repetitive motion such as typing, data entry and vision to monitor.
- May be subject to exposure to extended periods of standing or sitting.
- May be subject to bending, reaching, kneeling and lifting such as when retrieving files, records and reports and setting up audio visual equipment

Equipment and Tools Utilized:

- Equipment utilized includes computer, copier, calculator, scanner, and standard office equipment, and operation of motor vehicle.

**CITY OF GONZALES, TEXAS
CITY COUNCIL MEETING
MINUTES – MAY 14, 2024**

The regular meeting of the City Council was held on **May 14, 2024**, at 6:00 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, INVOCATION, AND PLEDGES OF ALLEGIANCE

Mayor Sucher called the meeting to order at 6:00 p.m. and a quorum was certified.

Attendee Name	Title	Status
Steve Sucher	Mayor	Present
Joseph Kridler	Council Member, District 1	Present
Sherri Koepp	Outgoing-Council Member, District 2, Mayor Pro Tem	Present
Lorenzo Hernandez	Council Member, District 3	Present
Ronda Miller	Council Member, District 4	Present
Mariah Jordan	Incoming-Council Member, District 2	Present

STAFF PARTICIPATING:

Tim Crow-City Manager, Kristina Vega-City Secretary, Laura Zella-Finance Director, Erica Leopold-Administrative Assistant, Gayle Autry-Police Chief, Tammy West-Police Lt., Tiffany Hutchinson-Padilla-Main Street Director, Susan Sankey-Economic Development Director, and Amanda Garza-JB Wells Park Arena Operations Manager.

CITY EVENTS AND ANNOUNCEMENTS

- Announcements of upcoming City Event-None
- Announcements and recognitions by the City Manager-None
- Announcements and recognitions by the Mayor-Mayor Sucher acknowledged the elected officials that are in the present; Bob Burchard, past elected County Attorney, Connie Kacir, past elected City Mayor and Honorable Judge Pat Davis for the County of Gonzales. Mayor Sucher acknowledged special guests present in the audience, his sister Meredith and her husband Doug, visiting out of Alexandria Virginia
- Recognition of actions by City employees-None
- Recognition of actions by community volunteers-None

ACTION ITEMS

- 2.1 Discuss, Consider & Possible Action on **Resolution #2024-42** Canvassing the Returns and Officially declaring the results of the May 4, 2024, City of Gonzales General Election

ACTION: Item 2.1

APPROVED

Council Member Miller moved to approve **Resolution #2024-42** Canvassing the Returns and Officially declaring the results of the May 4, 2024, City of Gonzales General Election. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

Mayor Sucher thanked Sherri Koepp for her time on the City Council and service to the community.

- 2.2 Issuance of the Certificate of Election and Swearing in of City of Gonzales
Council Member District 1: Joseph Kridler
Council Member District 2: Mariah Jordan

Mayor Sucher conducted the Swearing in of City of Gonzales Council Member District 1: Joseph Kridler. Gonzales County Judge Patrick Davis conducted the Swearing in of City of Gonzales Council Member District 2: Mariah Jordan

HEARING OF RESIDENTS

Bob Burchard expressed his concerns with potential new businesses interaction with the City, the numerous vacant buildings downtown and Heritage Tourism.

Elizabeth Anderson, Lauren Harris and Connie Kacir spoke in favor of the City Council taking action on funding the Gonzales YMCA Program Center.

Several YMCA youth attendees spoke regarding their experience and knowledge they received from attending the YMCA.

STAFF/BOARD REPORTS

- 3.1 Finance Director, Laura Zella provided feedback on any questions regarding:
- Financial Reports for funds as of April 30, 2024
 - Cash & Investment by Fund as of April 30, 2024
 - Quarterly Investment Report as of March 31, 2024

No questions were asked regarding the report.

- 3.2 City Manager, Tim Crow updated the City Council on the following:
- Timeline on Capital Improvement and Departmental Projects
 - Recently Completed Projects
 - Projects Currently in Process
 - Upcoming Projects

No questions were asked regarding the report.

Mayor Sucher announced a reminder that the Gonzales County Veterans Memorial Association still has bricks available for purchase to honor Veterans. The bricks will be installed at the memorial monument, depending on the style purchased the bricks are priced at \$100.00 and \$110.00.

ACTION ITEMS

- 2.3 Discuss, Consider & Possible Action on **Resolution #2024-43** Acknowledging Receipt and Presentation of the Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2023

The presentation of the Annual Comprehensive Financial Report will be postponed until the June Council meeting.

- 2.4 Discussion and Direction regarding the desire of the Council for presentation of JB Wells Park Financials

Council and staff engaged in discussion regarding the desire of the Council for presentation of JB Wells Park Financials. City Manager stated that staff will bring a report back as an example.

- 2.5 Discussion, Consider and Possible Action regarding the disposition and potential sale of surplus real property

Council and staff engaged in discussion regarding the disposition and potential sale of surplus real property.

Council Member Kridler moved to go out for bids for the sale of the surplus real property. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 2.6 Discussion and direction regarding the waiving of utility late charges for the utility bills that were due on May 10, 2024

Council and staff engaged in discussion regarding the waiving of utility late charges for the utility bills that were due on May 10, 2024. No action was taken.

CONSENT AGENDA ITEMS

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

- 3.1 **Minutes** - Approval of the minutes for the April 11, 2024, Regular Meeting and April 22, 2024, Called Meeting
- 3.2 Discuss, Consider & Possible Action on **Resolution #2024-44** Declaring Certain City Property Surplus and Authorizing the Sale of Said Property in the manner most advantageous to the City of Gonzales
- 3.3 Discuss, Consider & Possible Action on **Resolution #2024-45** Authorizing the Edward's Association Designated Street Closures for the Juneteenth Celebration Event & Lighted Parade on June 15, 2024
- 3.4 Discuss, Consider & Possible Action on **Resolution #2024-46** Authorizing an amendment to the Fiscal and Budgetary Policy Statement for the City of Gonzales

- 3.5 Discuss, Consider & Possible Action on **Resolution #2024-47** Authorizing the Adoption of the Gonzales Municipal Court Confidentiality Policy and Update to the City of Gonzales Personnel Policy Manual
- 3.6 Discuss, Consider & Possible Action on **Resolution #2024-48** Authorizing the Mayor to Execute a Historic Covenant/Easement to Gonzales County on Block 25 of the City of Gonzales for the purpose of Historical Conservation
- 3.7 Discuss, Consider & Possible Action on **Resolution #2024-49** Authorizing the City Manager to Negotiate and Execute an Interlocal Agreement between the City of Gonzales and Gonzales County for Roadway Repair and Maintenance
- 3.8 Discuss, Consider & Possible Action on **Resolution #2024-50** Authorizing an Expenditure In an Amount Not to Exceed \$500.00 from the Restricted Use Municipal Court Building Security Fund for City Staff to attend Training related to Municipal Court Security

ACTION: Items 3.1 through 3.8 with the exception of 3.6 and 3.7 **APPROVED**
 Council Member Kridler moved to approve the consent agenda Items 3.1 through 3.8 with the exception of items 3.6 and 3.7. Council Member Jordan seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 3.6 Discuss, Consider & Possible Action on **Resolution #2024-48** Authorizing the Mayor to Execute a Historic Covenant/Easement to Gonzales County on Block 25 of the City of Gonzales for the purpose of Historical Conservation

ACTION: Items 3.6 **APPROVED**
 Council Member Kridler moved to approve **Resolution #2024-48** Authorizing the Mayor to Execute a Historic Covenant/Easement to Gonzales County on Block 25 of the City of Gonzales for the purpose of Historical Conservation. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 3.7 Discuss, Consider & Possible Action on **Resolution #2024-49** Authorizing the City Manager to Negotiate and Execute an Interlocal Agreement between the City of Gonzales and Gonzales County for Roadway Repair and Maintenance

ACTION: Items 3.7 **APPROVED**
 Council Member Kridler moved to approve **Resolution #2024-49** Authorizing the City Manager to Negotiate and Execute an Interlocal Agreement between the City of Gonzales and Gonzales County for Roadway Repair and Maintenance. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

RESOLUTION

- 4.1 Discuss, Consider & Possible Action on **Resolution #2024-51** Authorizing the appointments to the Gonzales Convention & Visitors Bureau, Gonzales Independent Golf Course Advisory Board, Roger M. Dreyer Memorial Airport Advisory Board and Zoning Board of Adjustments & Sign Control Board

ACTION: Item 4.1

APPROVED

Council Member Miller moved to approve **Resolution #2024-51** Authorizing the appointment of Michael A. Turk to the Gonzales Independent Golf Course Advisory Board, and Jessica Trimble to the Roger M. Dreyer Memorial Airport Advisory Board and Donald E. Page to the Zoning Board of Adjustments & Sign Control Board. Council Member Kridler seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 4.2 Discuss, Consider & Possible Action on **Resolution #2024-52** Regarding a request for funding to the YMCA-Gonzales in an amount not to exceed \$21,270.00 to incorporate the Summer Youth Program into the YMCA-Gonzales Summer Camp Program

ACTION: Item 4.2

APPROVED

Council Member Miller moved to approve **Resolution #2024-52** Regarding a request for funding to the YMCA-Gonzales in an amount not to exceed \$2,500.00 for the YMCA-Gonzales Summer Camp Program. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Miller, Hernandez and the Mayor. Against: Kridler and Jordan. The motion passed 3 to 2.

- 4.3 Discuss, Consider & Possible Action on **Resolution #2024-53** Accepting the Proposals and Awarding the Contract for the 2024 Street Improvement Projects to Dirt Boys, Inc

ACTION: Item 4.3

APPROVED

Council Member Kridler moved to approve **Resolution #2024-53** Accepting the Proposals and Awarding the Contract for the 2024 Street Improvement Projects to Dirt Boys, Inc. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0

- 4.4 Discuss, Consider & Possible Action on **Resolution #2024-54** Waiving the course closure fees from the 8th Annual Bill Ploetz Memorial Golf Tournament held on April 27th and 28th and Authorizing the City Manager to execute a license agreement with the Gonzales Golf Association

ACTION: Item 4.4

APPROVED

Council Member Miller moved to approve **Resolution #2024-54** Waiving the course closure fees from the 8th Annual Bill Ploetz Memorial Golf Tournament held on April 27th and 28th and Authorizing the City Manager to execute a license agreement with the Gonzales Golf Association. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0

ORDINANCE

- 5.1 Public Hearing, Discussion, & Possible Action on **Ordinance #2024-12** Amending 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 Street

Mayor Sucher opened the Public Hearing at 7:32 p.m.

Zoning Administrator, Kristina Vega provided a staff report stating 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. A future land use map is included within the Plan which illustrates the possible future land use based on several land use components and existing zoning. The following 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. 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. Therefore, we are seeking to amend the Future Land Use map to include that change as well, staff respectfully recommend the approval of the amendment to the Future Land Use map.

No comments were made.

Mayor Sucher closed the Public Hearing at 7:35 p.m.

ACTION: Item 5.1

APPROVED

Council Member Miller moved to approve **Ordinance #2024-12** Amending 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 Street. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

- 5.2 Public Hearing, Discussion, & Possible Action **Ordinance #2024-13** Amending the Official Zoning Map by Zoning Property Parcels 11476 and 11474; more commonly known as the 1600 and 1700 Block of Huisache from SF-6 Single Family 6 District to M-F, Multi-Family Residential District

Mayor Sucher opened the Public Hearing at 7:35 p.m.

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. The unanimous recommendation from the Planning & Zoning Commission was to move forward with the zoning change amendment. Staff respectfully recommends the approval of the proposed rezone.

No comments were made.

Mayor Sucher closed the Public Hearing at 7:37 p.m.

ACTION: Item 5.2

APPROVED

Council Member Kridler moved to approve **Ordinance #2024-13** Amending the Official Zoning Map by Zoning Property Parcels 11476 and 11474; more commonly known as the 1600 and 1700 Block of Huisache from SF-6 Single Family 6 District to M-F, Multi-Family Residential District. Council Member Jordan seconded the motion. Mayor Sucher called for a roll call vote. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 5 to 0.

CONVENE INTO CLOSED SESSION:

The Council convened into closed session at 7:37 p.m.

CLOSED SESSION

6.1 (1) Pursuant to Section 551.072 of the Texas Government Code, the City of Gonzales will consult in closed session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person:

- A) Unopened portion of College Street
- B) Unopened portion of City Street West of Water Street

(2) Pursuant to Section 551.071 of the Texas Government Code, the City of Gonzales will consult in closed session with its attorney to receive legal advice regarding pending or contemplated litigation, a settlement offer, or matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter”, to include the following matters:

- A) Discussion regarding the Gonzales Chamber of Commerce Publicity and Tourism Agreement

RETURN TO OPEN SESSION

The Council convened into open session at 8:43 p.m.

7.1 Discuss, Consider & Possible Action regarding matters discussed in closed session, and/or other actions necessary or recommended related to such discussions in closed session

No action was taken resulting from closed session.

CITY COUNCIL REQUESTS AND ANNOUNCEMENTS

- Requests by Mayor and Councilmembers for items on a future City Council agenda. Council member Miller asked for discussion regarding personnel matters and reworking some job descriptions, proper protocols in place about how to handle incoming business inquiries that come to the City, and existing sidewalk ordinance discussions.

- Announcements by Mayor and Councilmembers- none
- City and community events attended and to be attended- none
- Continuing education events attended and to be attended- none

ADJOURN

On a motion by Council Member Kridler and second by Council Member Jordan, the meeting was adjourned at 8:46 p.m.

Approved this 13th day of June 2024.

Mayor, S.H. Sucher

Kristina Vega, City Secretary

**CITY OF GONZALES, TEXAS
CITY COUNCIL WORKSHOP
MINUTES –JUNE 4, 2024**

The Workshop of the City Council was held on **June 4, 2024**, at 5:00 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, INVOCATION AND PLEDGE

Mayor Sucher called the meeting to order at 5:03 p.m. and a quorum was certified.

Attendee Name	Title	Status
Steve Sucher	Mayor	Present
Joseph Kridler	Council Member, District 1	Absent
Mariah Jordan	Council Member, District 2	Present
Lorenzo Hernandez	Council Member, District 3	Present
Ronda Miller	Council Member, District 4	Present

STAFF PARTICIPATING:

Tim Crow-City Manager, Laura Zella-Finance Director, Kristina Vega-City Secretary, Erica Leopold-Administrative Assistant, Susan Sankey-Economic Development Director, Tammy West-Police Lt., Gayle Autry-Police Chief, Todd Remschel-Street Director, Wade Zella-Fire Chief, Billy Rhoades-Building Maintenance, Tiffany Hutchinson-Padilla-Main Street Director, Amanda Garza-JB Wells Park Arena Operations Manager, Ryan Wilkerson-Water/Wastewater Director and Marland Mercer-Water/Wastewater Superintendent

HEARING OF RESIDENTS

No individuals were signed in or present to speak.

WORKSHOP

- 1.1 Presentation and discussion regarding Departmental Budget Requests for Fiscal Year Beginning October 1, 2024, Ending September 30, 2025.

The City Council and staff deliberated regarding the proposed budget requests for Fiscal Year Beginning October 1, 2024, Ending September 30, 2025.

ADJOURN

On a motion by Council Member Miller and a second by Council Member Jordan, the meeting was adjourned at 8:07 p.m.

Approved this 13th day of June 2024.

Mayor, S.H. Sucher

Kristina Vega, City Secretary

**CITY OF GONZALES, TEXAS
CITY COUNCIL WORKSHOP
MINUTES –JUNE 5, 2024**

The Workshop of the City Council was held on **June 5, 2024**, at 5:00 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, INVOCATION AND PLEDGE

Mayor Sucher called the meeting to order at 5:06 p.m. and a quorum was certified.

Attendee Name	Title	Status
Steve Sucher	Mayor	Present
Joseph Kridler	Council Member, District 1	Absent
Mariah Jordan	Council Member, District 2	Present
Lorenzo Hernandez	Council Member, District 3	Present
Ronda Miller	Council Member, District 4	Present

STAFF PARTICIPATING:

Tim Crow-City Manager, Laura Zella-Finance Director, Kristina Vega-City Secretary, Erica Leopold-Administrative Assistant, Susan Sankey-Economic Development Director, Ralph Camarillo-Parks Director, Ryan Bickham-Golf Superintendent, Nick DeLeon-Electric Superintendent, Caroline Helms-Library, Roilene Sullivan-Museum Director, and Shirley Ellis-Building Official.

HEARING OF RESIDENTS

No individuals were signed in or present to speak.

WORKSHOP

1.1 Presentation and discussion regarding Departmental Budget Requests for Fiscal Year Beginning October 1, 2024, Ending September 30, 2025.

The City Council and staff deliberated regarding the proposed budget requests for Fiscal Year Beginning October 1, 2024, Ending September 30, 2025.

ADJOURN

On a motion by Council Member Hernandez and a second by Council Member Miller, the meeting was adjourned at 7:43 p.m.

Approved this 13th day of June 2024.

Mayor, S.H. Sucher

Kristina Vega, City Secretary

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Discuss, Consider & Possible Action on Resolution #2024-56 Approving a Type B Economic Development Agreement between the Gonzales Economic Development Corporation and City of Gonzales authorized pursuant to Section 505.152 of the Texas Local Government Code for Improvements to Texas Heroes Square and for Sanitation Equipment.

DATE: June 13, 2024

BACKGROUND:

Downtown revitalization is an ongoing effort and is a specific part of the 2016 City of Gonzales Strategic Vision and Goals. This request for improvements includes revitalization for the Historic Downtown area, focusing primarily on Independence Square and Texas Heroes Square and aims to make it more visually appealing to both residents and tourists through updated landscaping and enhanced lighting. A steam pressure washer to address sanitation issues on sidewalks and asphalt areas, especially following events, is a tool to clean up our sidewalk areas, help reduce the opportunity for cross contamination, and provides cleanliness for better and safer use.

Beautification: Transform Independence Square and Texas Heroes Square into attractive, inviting spaces that reflect the rich heritage and culture of Gonzales.

Tourist Attraction: Increase tourist interest and foot traffic in the downtown area by showcasing its historical significance and enhancing its aesthetic appeal.

Enhanced Lighting: Upgrade existing lighting infrastructure with energy-efficient LED fixtures that illuminate key architectural features and pedestrian pathways, enhancing safety and visibility.

Cultural Preservation: By preserving and enhancing historical landmarks, the project honors Gonzales' heritage.

The proposed improvements to Independence Square and Texas Heroes Square represent an opportunity to revitalize the Gonzales Texas Historic Downtown area, creating a vibrant community area that celebrates the city's heritage and is inviting to both residents and visitors from near and far. By investing in landscaping upgrades, enhanced lighting, tools for cleaning, Gonzales can better appeal to its residents and tourists.

At its May 13, 2024 meeting, the GEDC unanimously approved the improvements to Texas Heroes Square and Sanitation Equipment in an amount not to exceed \$56,000.

POLICY CONSIDERATIONS:

Sec. 505.152. PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES. For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums,

amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section.

Added by Acts 2007, 80th Leg., R.S., Ch. 885 (H.B. 2278), Sec. 3.01, eff. April 1, 2009.

FISCAL IMPACT:

The total cost of the project is not to exceed \$56,000. The GEDC has funds available in line item 7-700.702 Beautification, 7-700.717 Quality of Life, and 7-700.720 Community Facility Development for the 2023-24 FY.

ATTACHMENTS:

Performance Agreement

STAFF RECOMMENDATIONS:

Staff recommends the Council take action as deemed necessary.

RESOLUTION NO. 2024-56

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS, APPROVING A TYPE B ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE GONZALES ECONOMIC DEVELOPMENT CORPORATION AND CITY OF GONZALES, TEXAS, AUTHORIZED PURSUANT TO SECTION 505.152 OF THE TEXAS LOCAL GOVERNMENT CODE FOR IMPROVEMENTS TO TEXAS HEROES SQUARE AND SANITATION EQUIPMENT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, The Gonzales Economic Development Corporation (hereinafter referred to as the “GEDC”) is a Type B Economic Development Corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 505.152 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children’s sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheatres, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section”; and

WHEREAS, the Board of Directors of the Gonzales Economic Development Corporation find and determine that the economic development assistance as specified in the Performance Agreement, attached hereto as *Exhibit A*, will promote new or expanded business development, and otherwise meets the definition of “project,” as that term is defined by Section 505.152 of the Texas Local Government Code, and hereby approves said Performance Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The City Council of the City of Gonzales find and determine that the project and Performance Agreement, attached hereto as *Exhibit A*, will promote new and expanded business development, and is otherwise consistent with Section 505.152 of the Texas Local Government Code.

Section 2. That the foregoing recitals are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this 13th day of JUNE, 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

Exhibit A

[Performance Agreement]

PERFORMANCE AGREEMENT

This **PERFORMANCE AGREEMENT** by and between the **GONZALES ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the “GEDC”), and **CITY OF GONZALES, TEXAS**, a Texas home-rule municipality (hereinafter referred to as “City”), is made and executed on the following recitals, terms and conditions.

WHEREAS, the Gonzales Economic Development Corporation (hereinafter referred to as the “GEDC”) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 505.152 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children’s sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section”; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless GEDC enters into an Agreement with City providing at a minimum a schedule of additional payroll or jobs to be created or retained by GEDC’s investment; a schedule of capital investments to be made as consideration for any direct incentives provided by GEDC to City; and a provision specifying the terms and conditions upon which repayment must be made should City fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, City has applied to GEDC for a request for improvements for revitalization for the historic downtown area, focusing primarily on Independence Square and Texas Heroes Square and for sanitation/cleaning equipment for public areas generally located in the City of Gonzales, Texas; and

WHEREAS, the GEDC’s Board of Directors have determined the financial assistance provided to City is consistent and meets the definition of “project” as that term is defined in Section 505.152 of the Texas Local Government Code; and the definition of “cost” as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, City agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Gonzales, Texas, to approve all programs and expenditures of the GEDC, and accordingly this Agreement is not effective until City Council has approved this project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and

other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the GEDC and City agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date (as defined herein), and shall continue thereafter until **December 31, 2024**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

- (a) **Act.** The word “Act” means Chapters 501 to 505 of the Texas Local Government Code, as amended.
- (b) **Agreement.** The word “Agreement” means this Performance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any.
- (c) **City.** The word “City” means the City of Gonzales, Texas, a Texas home-rule municipality, whose address for the purposes of this Agreement is 820 Saint Joseph Street, Gonzales, Texas 78629.
- (d) **Effective Date.** The words “Effective Date” mean the date of the later to execute this Agreement by and between the City and the GEDC.
- (e) **Event of Default.** The words “Event of Default” mean and include any of the Events of Default set forth below in the section entitled “Events of Default.”
- (f) **GEDC.** The term “GEDC” means the Gonzales Economic Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 820 Saint Joseph Street, Gonzales, Texas 78629.
- (g) **Qualified Expenditures.** The words “Qualified Expenditures” mean those costs associated with the improvements to the downtown area, focusing primarily on Independence Square and Texas Heroes Square, with a focus to improve visually appearances to both residents and tourists through updated landscaping, irrigation, and enhanced lighting; and, a steam pressure washer to address sanitation issues on sidewalks, asphalt areas, facilities, and

equipment, especially before and after events in public areas, and those expenses which meet the definition of “project” as that term is defined in Sections 505.152 of the Act, and meet the definition of “cost” as that term is defined in Section 501.152 of the Act.

- (h) **Term.** The word “Term” means the term of this Agreement as specified in Section 2 of this Agreement.

SECTION 4. AFFIRMATIVE COVENANTS OF CITY.

City covenants and agrees with GEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Financial Assistance.** Upon the Effective Date of this Agreement, City shall be entitled to the sum not to exceed **Fifty-Six Thousand and No/100 Dollars (\$56,000.00)** from the GEDC for the Qualified Expenditures. Borrower agrees to provide to Lender by the end of the Term of this Agreement receipts, invoices, or other documentation which is in a form acceptable to the Lender for said Qualified Expenditures.
- (b) **Performance Conditions.** City agrees to make, execute and deliver to GEDC such other promissory notes, instruments, documents and other agreements as GEDC or its attorneys may reasonably request to evidence this Agreement.
- (c) **Performance.** City agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between City and GEDC.

SECTION 5. AFFIRMATIVE COVENANTS OF GEDC.

GEDC covenants and agrees with City that, while this Agreement is in effect, it shall comply with the following terms and conditions:

- (a) **Financial Assistance for Qualified Expenditures.** GEDC covenants and agrees to provide to the City financial assistance in the amount of **Fifty-Six Thousand and No/100 Dollars (\$56,000.00)** consistent with Section 4(a) of this Agreement.
- (b) **Performance.** GEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the City and GEDC.

SECTION 6. CESSATION OF ADVANCES.

If the GEDC has made any commitment to provide any financial assistance to City, whether under this Agreement or under any other agreement, the GEDC shall have no obligation to advance

or disburse the financial assistance if: (i) City becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 7. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

- (a) **General Event of Default.** Failure of City or GEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement, or failure of City or GEDC to comply with or to perform any other term, obligation, covenant or condition contained in any other agreement by and between City and GEDC is an Event of Default.
- (b) **False Statements.** Any warranty, representation, or statement made or furnished to GEDC by or on behalf of City under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.
- (c) **Insolvency.** City's insolvency, appointment of receiver for any part of City's property, any assignment for the benefit of creditors of City, any type of creditor workout for City, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against City is an Event of Default.

SECTION 8. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 7 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate or maintain a cause of action for damages caused by the event(s) of default. In the event, City defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by the GEDC to City pursuant to Section 5(a) of this Agreement shall become immediately due and payable by City to the GEDC.

SECTION 9. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

- (a) **Amendments.** This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.
- (b) **Applicable Law and Venue.** This Agreement shall be governed by and construed in

accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Gonzales County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Gonzales County, Texas.

- (c) **Assignment.** This Agreement may not be assigned without the express written consent of the other party.
- (d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. City warrants and represents that the individual or individuals executing this Agreement on behalf of City has full authority to execute this Agreement and bind City to the same. GEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.
- (e) **Caption Headings.** Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.
- (f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.
- (g) **Notices.** Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the “Notice”) is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:
 - if to GEDC:

Gonzales Economic Development Corporation
820 Saint Joseph Street
Gonzales, Texas 78629
Attn: Susan Sankey, Executive Director
Telephone: (830) 672-2815 ext. 1600

 - if to City:

City of Gonzales, Texas
820 St. Joseph Street
Gonzales, Texas 78629
Attn: Tim Crow, City Manager
Telephone: (830) 672-2815
- (h) **Severability.** If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the

limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

- (i) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.
- (j) **Undocumented Workers.** City certifies that the City does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, City is convicted of a violation under 8 U.S.C. § 1324a(f), City shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of eight percent (8%), not later than the 120th day after the date the GEDC notifies City of the violation.

[The Remainder of this Page Intentionally Left Blank]

THE PARTIES ACKNOWLEDGE HAVING READ ALL THE PROVISIONS OF THIS PERFORMANCE AGREEMENT, AND THE PARTIES AGREE TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS IS PROVIDED HEREIN.

CITY:

CITY OF GONZALES, TEXAS,
a Texas home-rule municipality,

By: _____
S.H. Sucher, Mayor

Date Signed: _____

By: _____
Timothy L. Crow, City Manager

Date Signed: _____

ATTEST:

Kristina Vega, City Secretary

GEDC:

GONZALES ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation,

By: _____
Ryan Lee, President

Date Signed: _____

COUNCIL AGENDA ITEM BRIEFING DATA



DATE: June 13, 2024

AGENDA ITEM

Discuss, Consider & Possible Action on Resolution #2024-57 Suspending the July 8, 2024 Effective Date of Texas Gas Service Company's Requested Increase To Permit The City Time To Study The Request and to establish reasonable rates; approving cooperation with other cities in the Texas Gas Service Company's Central-Gulf Service Area; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; authorizing intervention in GUD No. 17471 at the Railroad Commission; Requiring Reimbursement of Cities' Rate Case Expenses

TYPE AGENDA ITEM:

Resolution

BACKGROUND:

On June 3, 2024, Texas Gas Service Company ("TGS" or "Company") a Division of ONE Gas, Inc. ("ONE Gas"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf Service Area ("CGSA"), effective July 8, 2024.

TGS is seeking to increase its revenues in the CGSA by \$25.8 million, which is an increase of 9.83% including gas costs, or 15.59% excluding gas costs. TGS is also requesting: (1) approval of new depreciation rates for certain plant within the CGSA; (2) a finding that expenses for Winter Storm Uri and COVID-19 that are contained in regulatory assets authorized by the RRC are reasonable, necessary, and accurate; (3) a prudence determination for capital investment made in the CGSA through December 31, 2023; (4) approval to include Excess Deferred Income Taxes ("EDIT") in base rates, with discontinuance of the EDIT Rider to return EDIT to customers; and (5) approval to recover the reasonable rate case expenses associated with the filing through a surcharge.

The Company's new proposed tariff includes: (1) a new Small and Large Residential rate design and related rate schedules based on customer usage patterns; (2) a new Small and Large Commercial rate design and related rate schedules based on customer usage patterns; (3) a new Renewable Natural Gas Credits program rate schedule; (4) new rate schedules for a rate case expense surcharge; and (5) certain revisions to the Company's Rules of Service.

The resolution suspends the July 8, 2024, effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other similarly situated cities with original jurisdiction served by TGS, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that the Company's rate request cannot become effective until at least 35 days following the filing of the application. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, TGS's rate request is deemed approved.

Explanation of "Be It Resolved" Sections:

Section 1. The City is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on TGS's request to increase rates by July 8, 2024.

Section 2. This provision authorizes the City to participate in a coalition of cities served by TGS in order to more efficiently represent the interests of the City and their citizens.

Section 3. This section authorizes the hiring of Lloyd Gosselink Rochelle & Townsend, P.C. to represent the City in matters related to TGS's application to increase its rates.

Section 4. This section authorizes the City's intervention in TGS's application for approval to increase its rates before the Railroad Commission in GUD No. 17471.

Section 5. This section requires the Company to reimburse the cities for their reasonable rate case expenses. Legal counsel and consultants approved by the coalition of cities will submit monthly invoices that will be forwarded to TGS for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 6. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 7. This section provides that the City will provide a copy of the approved and signed resolution to representatives for TGS and the coalition of cities.

FISCAL IMPACT:

As a ratemaking proceeding, cities are entitled to reimbursement of their legal and consulting expenses. Thus, there will be no direct charge to your city as a participant in the rate case.

POLICY CONSIDERATIONS

This is consistent with what has been done in the past.

STAFF RECOMMENDATION:

Staff respectfully recommend approval of this resolution.

RESOLUTION NO. 2024-57

A RESOLUTION OF THE CITY OF GONZALES, TEXAS SUSPENDING THE JULY 8, 2024 EFFECTIVE DATE OF TEXAS GAS SERVICE COMPANY’S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE TEXAS GAS SERVICE COMPANY’S CENTRAL-GULF SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN GUD NO. 17471 AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES’ RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, on or about June 3, 2024, Texas Gas Service Company, a Division of ONE Gas, Inc. (“TGS” or “Company”), pursuant to Gas Utility Regulatory Act § 104.102, filed with the City of Gonzales (“City”) a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf Service Area, effective July 8, 2024; and

WHEREAS, the City is a gas customer of TGS and a regulatory authority with exclusive original jurisdiction over the rates and charges of TGS within the City; and

WHEREAS, it is reasonable for the City of Gonzales to cooperate with other similarly situated cities in conducting a review of the Company’s application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, Texas Gas Company has filed an application with the Railroad Commission, Gas Utilities Docket (GUD) No. 17471, that could become the docket into which appeals of city action on the TGS filing are consolidated; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. That the July 8, 2024, effective date of the rate request submitted by TGS on or about June 3, 2024, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

Section 2. That the City is authorized to cooperate with other cities in the TGS service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

Section 3. That, subject to the right to terminate employment at any time, the City of Gonzales hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to represent the City in all matters associated with the TGS application to increase rates and appeals thereof.

Section 4. That intervention in Railroad Commission GUD No. 17471 is authorized.

Section 5. That the City's reasonable rate case expenses shall be reimbursed by TGS.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. A copy of this Resolution shall be sent to TGS representatives Judy Hitchye and Anthony Brown, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746 (Judy.Hitchye@onegas.com; Anthony.Brown@onegas.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this 13th day of June 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

**COUNCIL AGENDA
ITEM BRIEFING DATA**



AGENDA ITEM

Discuss, Consider & Possible Action on Resolution #2024-58 Authorizing the City Manager to execute an Encroachment Agreement with Wendy Allen

DATE: June 13, 2024

TYPE AGENDA ITEM:

Resolution

BACKGROUND:

Wendy Allen has requested an encroachment agreement for her property at 2121 St Joseph Street, for a portion of an existing structure that is encroaching on city right-of-way.

POLICY CONSIDERATIONS:

The City of Gonzales has the authority to grant encroachment agreements for existing improvements that encroach on city right-of-way.

FISCAL IMPACT:

There are no associated fees or payments with this request.

STAFF RECOMMENDATION:

Staff respectfully recommend approval of this resolution.

RESOLUTION NO. 2024-58

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ENCROACHMENT AGREEMENT WITH WENDY ALLEN; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the CITY OF GONZALES, a Texas Municipal Corporation (hereinafter referred to as "Permitter") with an address of 820 St. Joseph Street, Gonzales, TX 78629, is the owner of an existing right of way (hereinafter referred to as "Permitter's Land"), a copy of which is attached hereto and fully incorporated by reference herein as Exhibit A; and

WHEREAS, WENDY ALLEN, with a mailing address of P.O. Box 506, Gonzales, Texas 78629 (hereinafter referred to as "Permittee") is the current owner of an adjacent 0.659 acre tract of land with an existing building improvement encroaching approximately 10 feet onto Permitter's Land and an existing concrete pad encroaching approximately 30 feet on Permitter's Land as shown on the attached survey, which is fully incorporated by reference herein as Exhibit A; and

WHEREAS, Permittee has requested permission to permanently encroach upon portions of Permitter's Land for the existing improvement described as the corner of the building, asphalt driveway and concrete parking lot (herein referred to as "Improvement"), attached hereto and made a part hereof, within a portion of Permitter's Land (hereinafter referred to as the "Encroachment," whether one or more); and

WHEREAS, Permitter has reviewed Exhibit B for the Encroachment and agrees to allow the Encroachment to continue subject to the terms and conditions of this Encroachment Agreement ("Agreement").

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The City Council of the City of Gonzales hereby approves the Encroachment Agreement with Wendy Allen attached hereto as Exhibit A and authorizes the execution of said Agreement by the City Manager.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

Section 8. This Resolution shall not be construed to require or allow any act which is prohibited by an Ordinance.

PASSED AND APPROVED this 13th day of June 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

ENCROACHMENT AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF GONZALES §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the CITY OF GONZALES, a Texas Municipal Corporation (hereinafter referred to as "Permitter") with an address of 820 St. Joseph Street, Gonzales, TX 78629, is the owner of an existing right of way (hereinafter referred to as "Permitter's Land"), a copy of which is attached hereto and fully incorporated by reference herein as Exhibit A; and

WHEREAS, WENDY ALLEN, with a mailing address of P.O. BOX 506 GONZALES TX 78629 (hereinafter referred to as "Permittee") is the current owner of an adjacent 0.659 acre tract of land with an existing building improvement encroaching approximately 10 feet onto Permitter's Land and an existing concrete pad encroaching approximately 30 feet on Permitter's Land as shown on the attached survey, which is fully incorporated by reference herein as Exhibit A; and

WHEREAS, Permittee has requested permission to permanently encroach upon portions of Permitter's Land for the existing improvement described as the corner of the building, asphalt driveway and concrete parking lot (herein referred to as "Improvement"), attached hereto and made a part hereof, within a portion of Permitter's Land (hereinafter referred to as the "Encroachment," whether one or more); and

WHEREAS, Permitter has reviewed Exhibit A for the Encroachment and agrees to allow the Encroachment to continue subject to the terms and conditions of this Encroachment Agreement ("Agreement").

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars, and of the premises and covenants hereof contained and incorporated herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do agree as follows:

1. The Encroachment granted herein shall be for the sole purpose of allowing the current improvement, including minor repair and maintenance (collectively "Improvement"), but shall not be construed as allowing the expansion or extension, either vertically or horizontally, of the Improvement on Permitter's Land.
2. In the event of the destruction or damage of fifty (50%) or more of the existing Improvement, Permittee shall not be allowed to replace or reconstruct said Improvement

on the Permitter's Land and said Encroachment Agreement shall automatically terminate. Permitter may take any steps necessary to properly record said termination without the notice and consent of Permittee.

3. Permittee shall have all rights necessary for the full use granted herein including the repair and maintenance, of the Improvement on Permitter's Land. None of the aforementioned Permittee rights shall conflict or interfere with Permitter's rights. Ingress and egress to Permitter's Land and movement within Permitter's Land is limited to a ten (10") foot wide perimeter around the exterior of the Improvement.
4. Permitter may use the Permitter's Land for any and all purposes.
5. Nothing in this Agreement shall be construed as a grant or assignment of any of Permitter's rights in Permitter's Land, or a conveyance of any property, specified above and this Agreement shall in no way limit or impair said rights.
6. Permittee shall give Permitter at least seven (7) business days' advance written notice before commencing any maintenance, removal, or repair to Permittee's Improvement in order that Permitter shall have an opportunity to have an inspector or representative present during the time such activities are carried out. Notice is to be given to the following individual at the listed address and phone number (which can be changed with prior notice to Permittee):

City of Gonzales
Attn: Timothy L. Crow
820 St. Joseph Street
Gonzales, Texas 78629
(830) 672-2815

7. Any changes in the nature or use of the Encroachment shall require the prior written approval of Permitter.
8. Any other encroachments on, disturbances of, or excavations within Permitter's Land that are not part of the Encroachment contemplated under this Agreement are forbidden unless permitted by a separate fully executed agreement, and, without waiving Permitter's rights hereunder or otherwise, if such encroachments are initiated by Permittee, without or prior to the execution of a new encroachment agreement or an amendment to this Agreement, such actions by Permittee shall be governed by this Agreement until the parties enter into a separate encroachment agreement or an amendment to this Agreement. Permittee will not excavate, nor permit others to excavate, on Permitter's Land. Permittee shall at all times maintain the Encroachment in a safe condition. Permittee shall not be permitted to store equipment, materials or chemicals within Permitter's Land.
9. Permittee agrees that it is in compliance with and shall continue to comply with all applicable laws and regulations relating to its activities hereunder.
10. During the term of this Agreement, including the period thereafter until Permittee's Encroachment is removed or relocated, Permittee shall carry a minimum of insurance

coverage on the Improvement, as agreed to by the Permittor.

11. **PERMITTEE SHALL PROTECT RELEASE, INDEMNIFY, DEFEND AND HOLD PERMITTOR, ITS PARENTS, SUBSIDIARIES, AFFILIATES, CONTRACTORS AND SUBCONTRACTORS, THEIR SUCCESSORS AND ASSIGNS, AND EACH OF THEIR RESPECTIVE DIRECTORS, ELECTED OFFICIALS, OFFICERS, EMPLOYEES, AGENTS AND REPRESENTATIVES (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES"), HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, FINES, PENALTIES, DAMAGES, DEMANDS, SUITS, CAUSES OF ACTION, JUDGMENTS, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES, COSTS OF LITIGATION AND/OR INVESTIGATION AND OTHER COSTS ASSOCIATED THEREWITH), AND LIABILITIES, OF EVERY KIND, (COLLECTIVELY REFERRED TO HEREAFTER AS "CLAIMS"), INCLUDING WITHOUT LIMITATION THOSE RELATING TO LOSS OF OR DAMAGE TO ANY PROPERTY (INCLUDING, BUT NOT LIMITED TO, ENVIRONMENTAL DAMAGES, POLLUTION OR CONTAMINATION), AND INJURY TO OR DEATH OF ANY PERSONS, IN ANY WAY ARISING OUT OF, CONNECTED WITH, RELATING TO, OR RESULTING FROM THE EXERCISE OF ANY OF THE RIGHTS IN THIS AGREEMENT, INCLUDING WITHOUT LIMITATION, THE PRESENCE, MAINTENANCE, USE, REPAIR OR REMOVAL OF THE ENCROACHMENT, OR ANY BREACH OF THIS AGREEMENT BY PERMITTEE OR BY ANYONE ACTING ON BEHALF OF PERMITTEE**

NOTHING HEREIN SHALL REQUIRE PERMITTEE TO INDEMNIFY, DEFEND, OR HOLD HARMLESS ANY INDEMNIFIED PARTY FOR THE INDEMNIFIED PARTY'S WILLFUL MISCONDUCT.

12. This Agreement shall be a covenant running with the land in which the Encroachment lies.
13. Permittee may not assign its rights hereunder without prior written notice to and consent of Permittor of such assignment. The provisions hereof shall extend to, be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.
14. This Agreement shall be construed and applied under, and in accordance with, the laws of the State of Texas. Venue of any suit to construe and/or enforce this Agreement shall be in the County(s) in which the lands described in this Agreement are located or in the federal court with jurisdiction over such county if the suit involved federal laws.
15. Permittee accepts the property "AS IS" and "WITH ALL FAULTS" and Permittor specifically disclaims any and all warranties, express or implied, including but not limited to any warranty of fitness of the property for any purpose.
16. Permittee is prohibited from storing Household Hazardous Waste in or on Permittor's Land, as more fully defined in Tex. Health & Safety Code Chapter 361.

17. Permitter and Permittee each acknowledge that there are no representations, agreements, arrangements, or understandings, oral or written, concerning the subject matter of this Agreement that are not fully expressed herein.

18. This Agreement may be executed in multiple counterparts, each of which shall be considered an original and all of which, when taken together, shall constitute one and the same instrument. Signature pages from each counterpart may be combined to avoid duplication of pages.

EXECUTED on the dates set forth in the acknowledgments, but effective for all purposes as of the ____ day of _____, 2024.

PERMITTOR

By: _____

Printed: _____

Title: _____

PERMITTEE

By: _____

Printed: _____

Title: _____

(Acknowledgements on next page)

STATE OF TEXAS §
 §
COUNTY OF GONZALES §

Before me, a Notary Public in and for said County and State, on this day personally appeared, Timothy Crow, the City Manager for the City of Gonzales and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

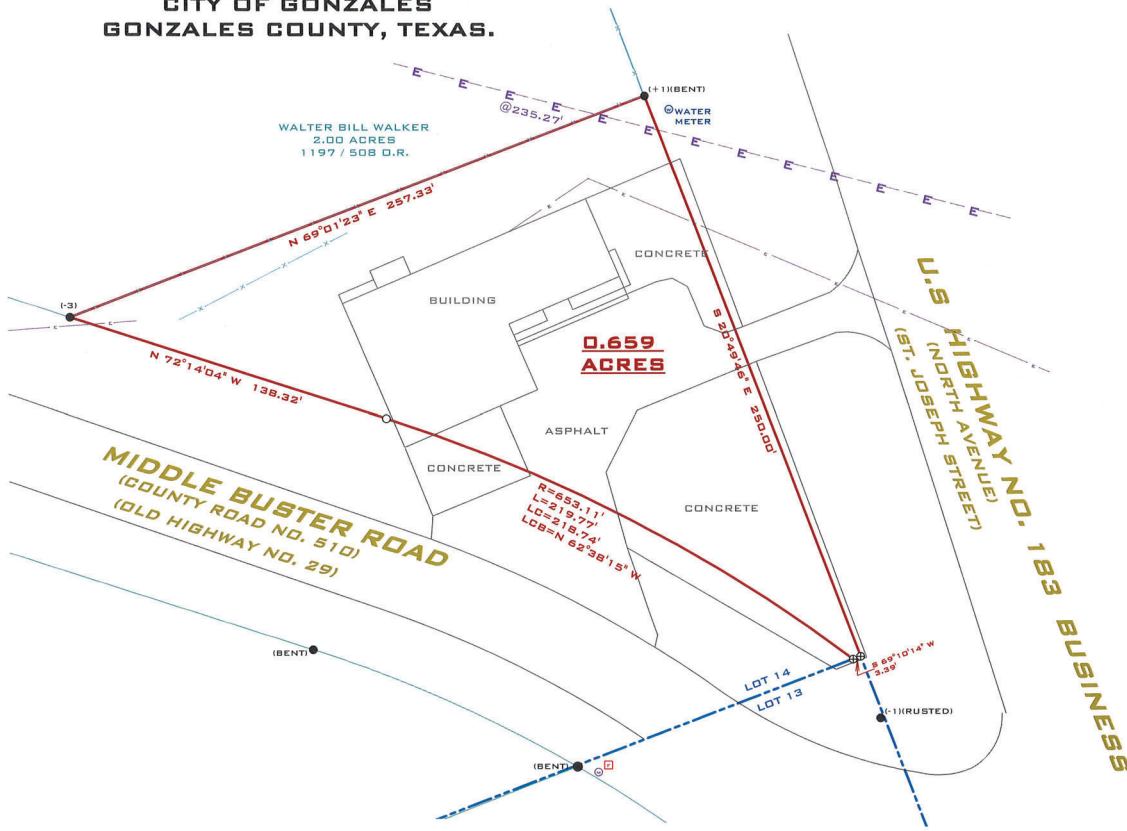
Before me, a Notary Public in and for said County and State, on this day personally appeared, _____, the _____ of _____, and acknowledged to me that _____ executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public

My Commission Expires: _____

**ORIGINAL OUTER TOWN OF GONZALES
PART OF LOT NO. 14, RANGE NO. 1
EAST OF WATER STREET
CITY OF GONZALES
GONZALES COUNTY, TEXAS.**



G.P.S. GRID NORTH

LEGEND

- 5/8" IRON ROD FOUND
- ⊕ DRILLED HOLE IN CONCRETE SET THIS DAY
- 5/8" IRON ROD SET W/ RED PLASTIC CAP MARKED GONZALES FIRST SHOT SURV
- ELECTRIC LINE
- WIRE FENCE
- O.R. OFFICIAL RECORDS

NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A -#, 0, OR +#

PLAT SHOWING all that certain tract of 0.659 of an acre of land, more or less, lying and being situated in Gonzales County, Texas, being part of Lot No. 14, Range No. 1, East of Water Street, in the Original Outer Town of Gonzales, more particularly being described in Warranty Deed dated December 13, 1996, executed by Paul A. Cooper and Lynette Cooper to Doyle Allen and Wendy Allen, recorded in Volume 775, Page 957, of the Official Records of Gonzales County.

The undersigned does hereby certify that this survey was this day made FEBRUARY 28, 2024, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

SETH M. FULLILOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6397



GONZALES FIRST SHOT SURVEYING, L.L.C. 409 St. GEORGE STREET GONZALES, TEXAS 78629 830-672-6585 FIRM# 10172000		
SCALE: 1" = 40'	DATE: 02/28/24	SIZE: 11x17
DRAWN: GAB	CHECKED:	JOB: S24-019

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Discuss, Consider and Possible Action on Ordinance #2024-14 Appointing Crystal Cedillo, Gonzales County Tax Assessor-Collector, as the Individual to Calculate and Prepare the 2024 No-New Revenue and Voter-Approval Tax Rates for the City of Gonzales

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

Annually, the City of Gonzales appoints Crystal Cedillo, Tax Assessor-Collector as the individual to calculate and prepare the 2024 No-New Revenue and Voter-Approval Tax Rates for the City of Gonzales.

POLICY CONSIDERATIONS:

As per Section 6.22 of the Texas Tax Code, the assessor and collector for a home-rule city are determined by the City's charter and ordinances. This is consistent with what has been done in the past.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Appointment Letter for the 2024 tax year.

STAFF RECOMMENDATION:

Staff respectfully recommend the approval of this ordinance.

ORDINANCE NO. 2024-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS, APPOINTING CRYSTAL CEDILLO, GONZALES COUNTY TAX ASSESSOR-COLLECTOR, AS THE INDIVIDUAL TO CALCULATE AND PREPARE THE 2024 NO-NEW REVENUE AND VOTER-APPROVAL TAX RATES FOR THE CITY OF GONZALES; ESTABLISHING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Tax Code Section 6.22 states that the assessor and collector for a home-rule city are determined by the City’s charter and ordinances; and,

WHEREAS, annually the City of Gonzales must appoint the Gonzales County Assessor-Collector as the individual that will calculate and prepare the No-New Revenue and Voter-Approval Tax rates for the City; and,

WHEREAS, the City Council of the City of Gonzales hereby finds that appointing the Gonzales County Assessor-Collector as the individual to calculate and prepare the No-New Revenue and Voter Approval Tax rates for the City of Gonzales is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The City Council of the City of Gonzales, Texas hereby appoints Crystal Cedillo, Gonzales County Assessor-Collector, as the individual to calculate and prepare the 2024 No-New Revenue and Voter-Approval Tax rates for the City of Gonzales in conformance with Texas Tax Code Section 6.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. That this Ordinance shall be cumulative of all provisions of the City of Gonzales, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the more restrictive shall apply.

Section 4. All ordinances or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City

Council hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 8. This Ordinance shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this 13th day of June, 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary



**Crystal Cedillo, CSTA, PCC, CTOP, PCAC
Gonzales County Tax Assessor-Collector**

PO Box 677

427 Saint George, Suite 100

Gonzales, TX 78629

830-672-2841 (P) * 830-519-4256 (F)

www.co.gonzales.tx.us

tac@co.gonzales.tx.us

May 13, 2024

To: City of Gonzales

Re: 2024 No-New Revenue & Voter-Approval Tax Rate Calculations

It will soon be time for the 2024 tax rate calculations.

If you have not done so as of today, please add the following to your next agenda.

- Appoint Crystal Cedillo, Tax Assessor-Collector, as the individual to calculate and prepare the 2024 No-New Revenue and Voter-Approval Tax Rates for the City of Gonzales.

If you should have any questions, please let me know.

Respectfully,



Crystal Cedillo

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Discuss, Consider & Possible Action on Ordinance #2024-15 Closing and Abandoning to the abutting property owner, A Portion of certain unimproved street and Authorizing the City Manager to Execute the Real Property Contract

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

The City of Gonzales, Texas, a home rule municipality, has among its real property interests certain unopened public streets located within the municipal boundaries that the City has no known use or purpose.

Pursuant to Section 311.007 of the Texas Transportation Code, a home-rule municipality may vacate, abandon, or close a street or alley.

Pursuant to Section 272.001 (b) and (c) the City is not required to solicit bids or otherwise establish a fair market value for streets they choose to close and sell to abutting landowners.

POLICY CONSIDERATIONS:

The Charter of the City of Gonzales provides that the city shall have all powers granted to municipalities by the Constitution and laws of the State of Texas, together with all of the implied powers necessary to carry into execution such granted powers. The Charter prohibits the sale of public squares and avenues. The subject unopened street is not on a square or avenue.

FISCAL IMPACT:

Positive fiscal impact to be realized upon the close and sale of unopened city street demonstrating fiscal responsibility of policy makers.

ATTACHMENTS:

N/A

STAFF RECOMMENDATION:

Staff respectfully requests City Council take the action deemed appropriate.

ORDINANCE NO. 2024-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS, CLOSING AND ABANDONING TO THE ABUTTING PROPERTY OWNER A PORTION OF A CERTAIN UNIMPROVED STREET AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE REAL PROPERTY CONTRACT; AND ESTABLISHING AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of Gonzales, Texas, a home rule municipality, has among its real property interests certain unopened public streets located within property that is within the municipal boundaries and has no known use or purpose; and,

WHEREAS, the Street found within the property described in the attached Exhibit A from the Official Public Records of Gonzales County (hereinafter the “Street”) is an unimproved street; and,

WHEREAS, pursuant to Section 311.007 of the Texas Transportation Code, a home-rule municipality may vacate, abandon, or close a street or alley; and,

WHEREAS, pursuant to Section 272.001 (b) and (c) the City is not required to solicit bids or otherwise establish a fair market value for streets they choose to close and sell to abutting landowners; and,

WHEREAS, no detriment or hazard to the City of Gonzales or its citizens has been found; and,

WHEREAS, the Charter of the City of Gonzales provides that the portions of the avenues of the city not deemed needed at the time for municipal purposes and the streets belonging to said city which have never been opened or used for street purposes by the public, the city is authorized to sell.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. That the recitals contain in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 2. That the City Council finds that such closure and abandonment as requested will cause no harm or injury to the City of Gonzales or its citizens.

Section 3. That pursuant to the authority provided to the City by Section 311.007 of the Texas Transportation Code and Section 272.001(b)(2) of the Texas Local Government Code, City Council hereby closes and abandons to the abutting owners the Street as described in **Exhibit “A”**.

Section 4. That the City Manager is authorized to execute the real property contract for the sale of the abandoned street attached hereto as **Exhibit B**, an appropriate deed, retaining all mineral rights and interest in the property to be conveyed, and other instruments reasonably necessary to complete the closure and conveyance; provided that the release of the abandoned street is apportioned to the abutting owners as required in Section 272.001(b)(2) of the Texas Local Government Code.

Section 5. That should any section, clause, or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the city as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. That it is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. This Ordinance shall be effective upon the approval and recordation of a deed and survey evidencing the closed and abandoned public street described herein.

PASSED AND APPROVED this 13th day of June 2024

CITY OF GONZALES

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

EXHIBIT "A"

S15-023StreetB

Being all that portion of College Street (unopened), lying between Range No. 2 and Range No. 3, East of Water Street, in the Original Outer Town of Gonzales, Texas, intended to be described by metes and bounds as follows:

BEGINNING at a point at the intersection of the east line of said Range No. 2 and the west line of said College Street, with the west line of the residue of a tract of land described in Partition Deed dated October 2, 1995, executed by Mary Martha Ehrig, et al., to Ernest Kapavik and Ruby Marie Kapavik, recorded in Volume 758, Page 198, of the Official Records of Gonzales County, and the east line of Farm to Market Road No. 794, for a northwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 07° 48' 38" East 44.57 feet, along the west line of the residue of said Kapavik tract, and the east line of said Farm to Market Road No. 794, to a 5/8 inch iron rod found at the northwest corner of the residue of said Kapavik tract, and at the southwest corner of a tract of land described in Warranty Deed dated April 19, 2010, executed by Jeffery S. Dolezal to Henry Charles Schmidt, III, recorded in Volume 1020, Page 687, of the Official Records of Gonzales County, for the northwest corner of this tract or parcel of land hereby intended to be described;

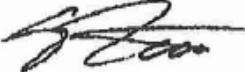
THENCE North 83° 09' 12" East 34.85 feet along the north line of the residue of said Kapavik tract, and the south line of said Schmidt tract, to a point at the intersection of said lines with the east line of said College Street and the west line of said Range No. 3, for the northeast corner of this tract or parcel of land hereby intended to be described;

THENCE South 21° 31' 09" East 452.52 feet along the east line of said College Street and the west line of said Range No. 3, to a point at the intersection of the east line of said College Street and the west line of said Range No. 3 with the south line of the residue of said Kapavik tract, and the north line of a tract of land described in Special Warranty Deed dated December 28, 2010, executed by Ruby Marie Kapavik, Independent Executrix to Ruby Kapavik, recorded in Volume 1039, Page 19, of the Official Records of Gonzales County, for the southeast corner of this tract or parcel of land hereby intended to be described;

THENCE crossing said College Street, South 88° 33' 01" West 59.14 feet along the south line of the residue of said Kapavik tract, and said Kapavik tract, to a point at the intersection of said lines with the west line of said College Street and the east line of said Range No. 2, for the southwest corner of this tract or parcel of land hereby intended to be described;

THENCE North 21° 39' 09" West 402.19 feet along the west line of said College Street and the east line of said Range No. 2, to the PLACE OF BEGINNING, containing within said bounds, 0.56 of an acre of land, more or less, as is shown on Gonzales First Shot Surveying Plat No. S15-023B, dated March 23, 2015.

These Field Notes were prepared from a survey done on the ground under my supervision and are true and correct to the best of my knowledge.



SETH M. FULLILOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6397

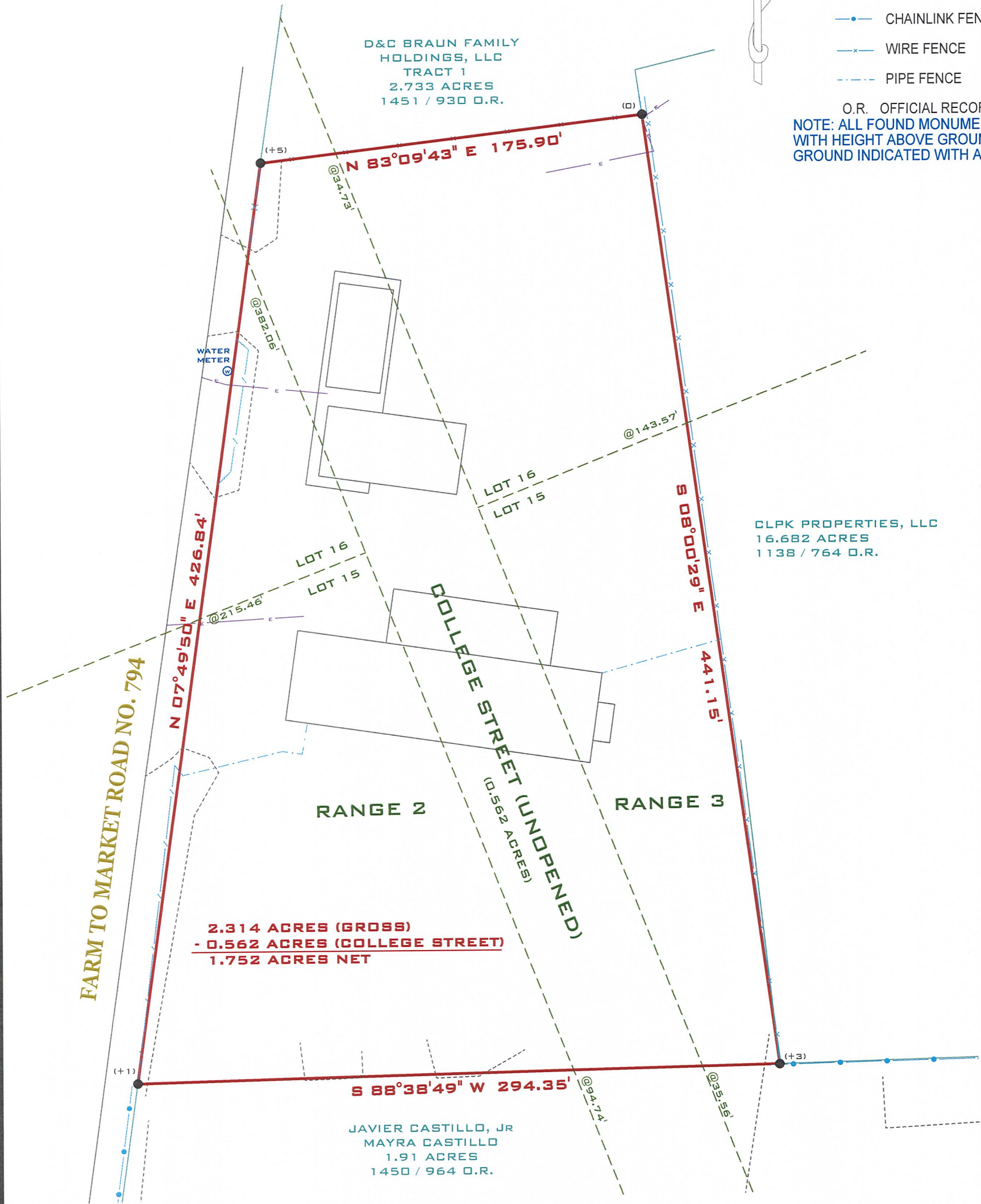


EXHIBIT A

**ORIGINAL OUTER TOWN OF GONZALES
PARTS OF LOTS 15 & 16, RANGE 2
PARTS OF LOTS 15 & 16, RANGE 3
EAST OF WATER STREET
CITY OF GONZALES
GONZALES COUNTY, TEXAS**

- G.P.S.
GRID NORTH**
- LEGEND**
- 5/8" IRON ROD FOUND
 - ELECTRIC LINE
 - BOARD FENCE
 - CHAINLINK FENCE
 - WIRE FENCE
 - PIPE FENCE

O.R. OFFICIAL RECORDS
NOTE: ALL FOUND MONUMENTS DESCRIBED WITH HEIGHT ABOVE GROUND OR BELOW GROUND INDICATED WITH A #, 0, OR +#



PLAT SHOWING all that certain tract of 1.752 acres of land, more or less, more or less, lying and being situated in Gonzales County, Texas, being part of Lots Nos. 15 and 16, Ranges No. 2 and part of Lots Nos. 15 and 16, Range No. 3, East of Water Street, in the Original Outer Town of Gonzales, more particularly being part of the land described in General Warranty Deed dated May 29, 2015, executed by Anita Kapavik Dement, et al to Timothy E. Moran and Danielle Rachal Moran, recorded in Volume 1202, Page 651, of the Official Records of Gonzales County.

The undersigned does hereby certify that this survey was this day made March 18, 2024, on the ground of the property, legally described hereon and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, visible encroachments, overlapping of improvements, easements or apparent rights-of-way, except as shown hereon, and said property has access to and from dedicated roadway, except as shown hereon.

[Signature]
SETH M. FULLILOVE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6397



GONZALES FIRST SHOT SURVEYING, L.L.C. 409 St. GEORGE STREET GONZALES, TEXAS 78629 830-672-6585 FIRM# 10172000		
SCALE: 1" = 40'	DATE: 03/18/24	SIZE: 11x17
DRAWN: GAB	CHECKED:	JOB: S24-043

**COUNCIL AGENDA
ITEM BRIEFING DATA**



AGENDA ITEM

Discuss, Consider & Possible Action on Resolution #2024-59 Appointing a Mayor Pro Tem for the City of Gonzales

DATE: June 13, 2024

TYPE AGENDA ITEM:

Resolution

BACKGROUND:

In accordance with Section 3.05 of the City Charter, the City Council, at its first meeting after election of councilmembers, shall elect one of its members, mayor pro tem, who shall perform all the duties of the mayor in the absence or disability of the mayor.

POLICY CONSIDERATIONS:

This is consistent with what has been done in the past.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Staff respectfully recommends the council take the action they deem necessary.

RESOLUTION NO. 2024-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS, APPOINTING A MAYOR PRO TEM FOR THE CITY OF GONZALES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 3.05 of the City Charter, the City Council desires to elect a mayor pro tem of their choice; and

WHEREAS, the mayor pro tem is chosen or appointed to perform all the duties of the mayor in the absence or disability of the mayor.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The City Council of the City of Gonzales, Texas appoints _____ as Mayor Pro Tem in accordance with Section 3.05 of the City Charter.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED this 13th day of June 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-16 Amending the City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Commercial" to "Single-Family Residential" on the property located at 1007 St. Andrew Street

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

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. A future land use map is included within the Plan which illustrates the possible future land use based on several land use components and existing zoning.

The following rezone agenda item will be a request to rezone parcel 12331 from C-1 Light Commercial District to Single Family 6 District. 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.

The property shows within the Appraisal District records to have been used as a residence since at least 1930. A recent structure fire has placed the structure in a state of disrepair leaving the house uninhabitable. The property owner would like to continue to utilize the property as residential and place a new residential structure on the property. However, with the property zoned as C-1 Light Commercial this is not possible as per the City's Zoning Code. Therefore, the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District.

POLICY CONSIDERATIONS:

The amendment to the Gonzales Comprehensive Plan Future Land Use Map appears to be consistent with the uses of the other properties within this area. Therefore, staff recommends approval of the requested amendment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Current Future Land Use Map
Amended Future Land Use Map

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on June 3, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.
Pedro DeLuna

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

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 "Commercial" to "Single-Family Residential" on the property located at 1007 St. Andrew Street.

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 which illustrates possible future land uses. the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District. 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. The property shows within the Appraisal District records to have been used as a residence since at least 1930. A recent structure fire has placed the structure in a state of disrepair leaving the house uninhabitable. The property owner would like to continue to utilize the property as residential and place a new residential structure on the property. However, with the property zoned as C-1 Light Commercial this is not possible as per the City's Zoning Code. Staff respectfully recommends the amendment to the Future Land Use map as presented.

Chairman Gescheidle opened the Public Hearing.

Thomas Enriquez stated that he is the one requesting the rezone. The house was left unlivable after a house fire that claimed the life of his great aunt. He is in the process of purchasing the property from his uncle. He has plans to demolish the existing structure within a few weeks if the rezone is approved and remove it from being an eyesore from the community.

Chairman Gescheidle closed the Public Hearing.

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 "Commercial" to "Single-Family Residential" on the property located at 1007 St. Andrew Street. Mr. Cantu seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-16

AN ORDINANCE OF THE CITY OF GONZALES, TEXAS, AMENDING THE CITY OF GONZALES' FUTURE LAND USE MAP WITHIN THE GONZALES COMPREHENSIVE PLAN CHANGING THE DESIGNATION FROM "COMMERCIAL" TO "SINGLE-FAMILY RESIDENTIAL" ON THE PROPERTY LOCATED AT 1007 ST. ANDREW STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Gonzales, Texas, in accordance with Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan to guide the long-range development of the City, manage the future growth of the City, and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, changed conditions have arisen such that the land use and development patterns and development envisioned by the Future Land Use Map are no longer compatible with desired future development of the City; and

WHEREAS, the Planning and Zoning Commission for the City of Gonzales, in compliance with Chapter 213 of the Texas Local Government Code, conducted a public hearing on June 3, 2024, and after consideration made a recommendation of approval of this amendment; and

WHEREAS, the City Council for the City of Gonzales, in compliance with Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having afforded a full and fair hearing to all interested persons on June 13, 2024, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map should be made as set out herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City, is hereby amended to change the Future Land Use designation of the property located at 1007 St. Andrew Street from "Commercial" to "Single-Family residential" as depicted on Exhibit "A".

Section 2. The City Secretary shall cause the official Future Land Use Map of the Comprehensive Plan of the City of Gonzales, Texas to be updated as referenced above.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

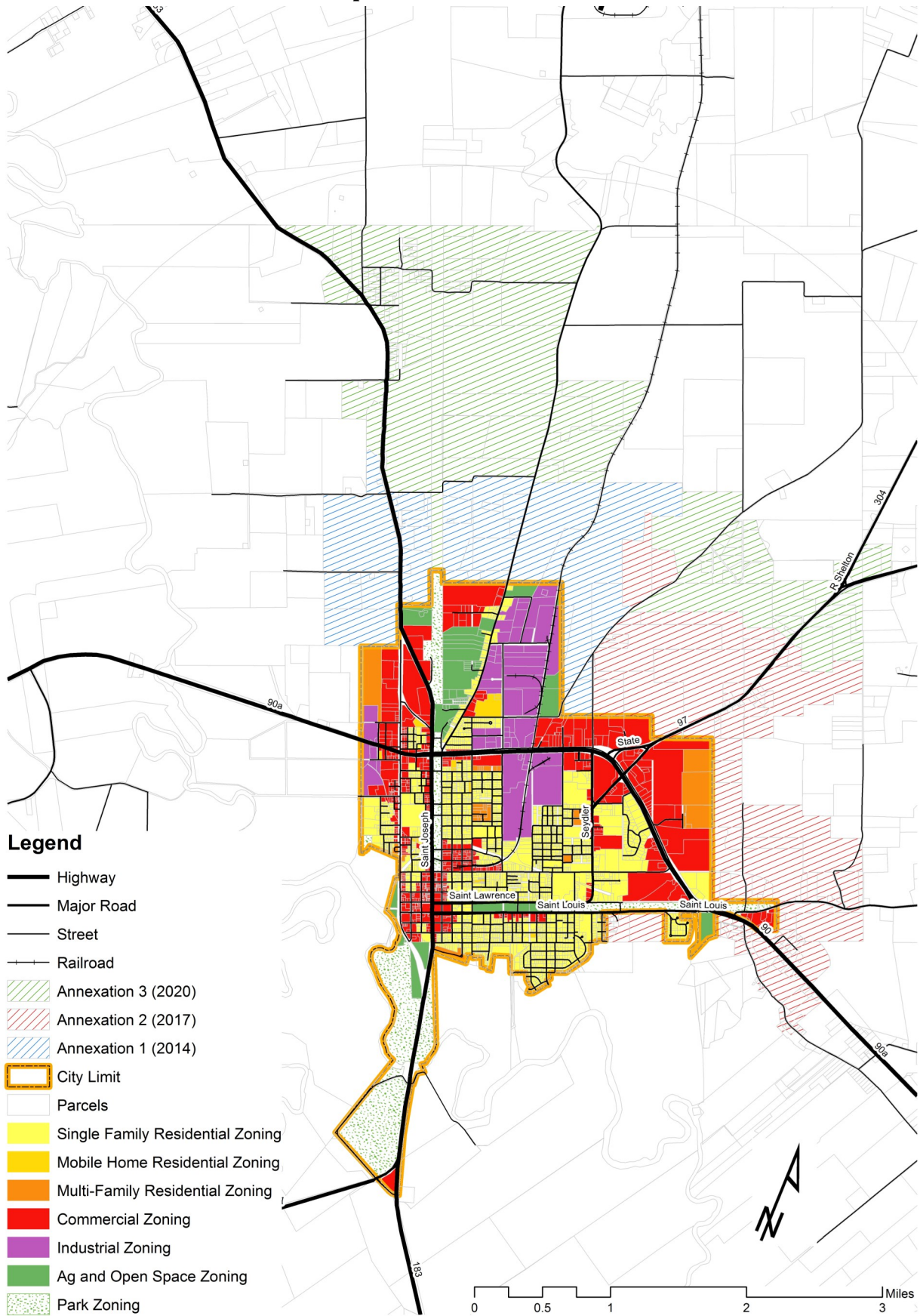
Mayor, S.H. Sucher

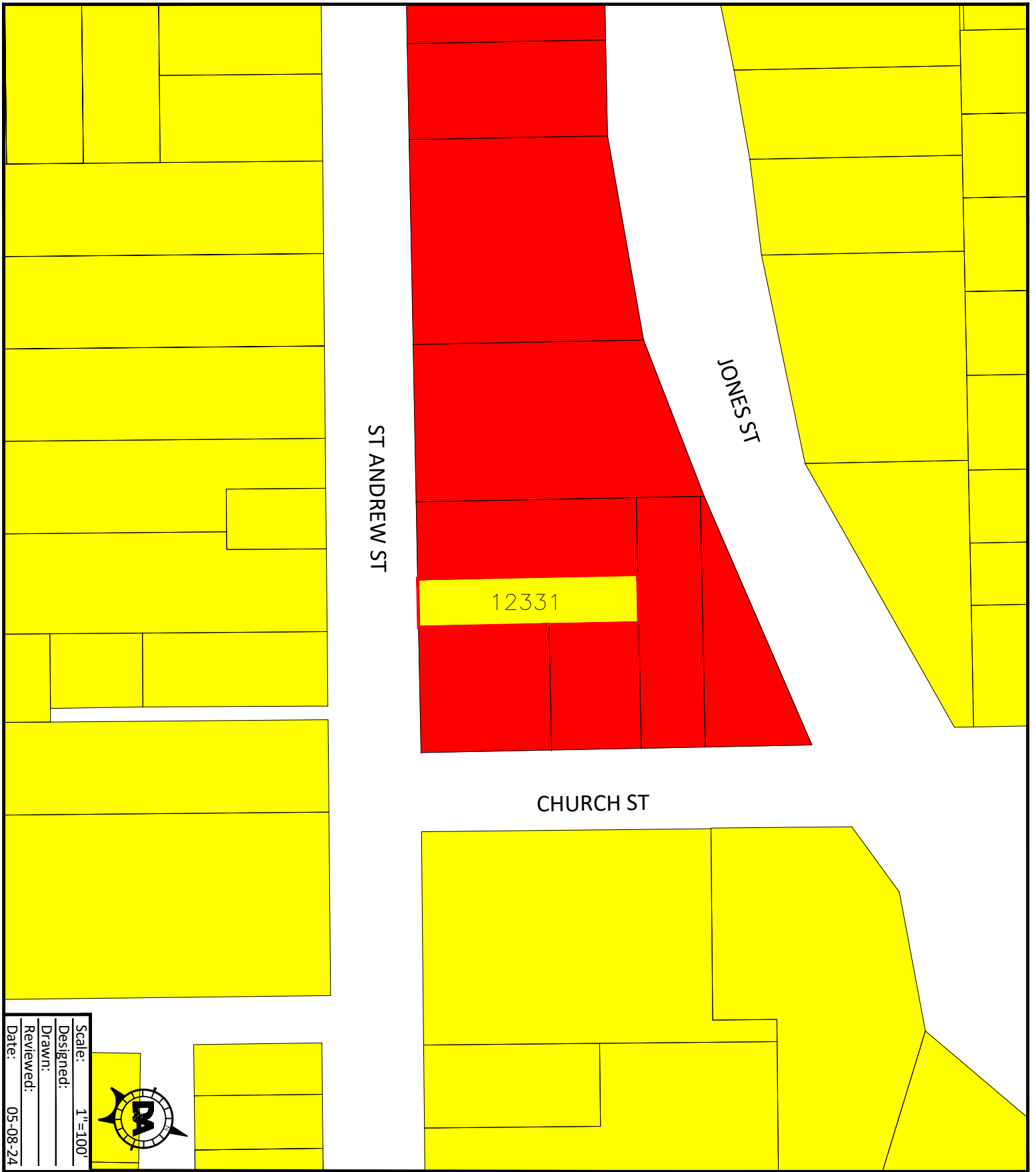
ATTEST:

Kristina Vega, City Secretary

EXHIBIT A

Map 2.11: Future land use






SHEET
1
OF 1
Project No.:
1171-001 PZ

CITY OF GONZALES
PROPERTY REZONE
GONZALES, TX

1007 ST ANDREW ST
(12331)
COMPREHENSIVE PLAN
AMENDMENT EXHIBIT



DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78429, Tel: (512)-851-1740
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194551

**COUNCIL AGENDA
ITEM BRIEFING DATA**



AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-17 Amending the City of Gonzales’ Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from “Commercial” to “Single-Family Residential” on the property located at 1607 St. Joseph Street

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

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. A future land use map is included within the Plan which illustrates the possible future land use based on several land use components and existing zoning.

The following rezone agenda item will be a request to rezone parcel 12961 from C-1 Light Commercial District to Single Family 6 District. 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.

The property has been used as a residence for many years. The property owner would like to continue to utilize the property as residential and remodel the existing accessory structure to become an accessory dwelling unit on the property. However, with the property zoned as C-1 Light Commercial this is not possible as per the City’s Zoning Code. Therefore, the property owner is requesting an amendment to the City’s Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District.

POLICY CONSIDERATIONS:

The amendment to the Gonzales Comprehensive Plan Future Land Use Map appears to be consistent with the uses of the other properties within this area. Therefore, staff recommends approval of the requested amendment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Current Future Land Use Map
- Amended Future Land Use Map

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on June 3, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.
Pedro DeLuna

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

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 "Commercial" to "Single-Family Residential" on the property located at 1607 St. Joseph Street.

Zoning Administrator, Kristina Vega gave a staff presentation stating that the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District. The property has been used as a residence for many years. The property owner would like to continue to utilize the property as residential and remodel the existing accessory structure to become an accessory dwelling unit on the property. However, with the property zoned as C-1 Light Commercial this is not possible as per the City's Zoning Code. Therefore, the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District. Staff respectfully recommends the amendment to the Future Land Use map as presented.

Chairman Gescheidle opened the Public Hearing.

Curt Pish stated that he is a builder and remodeler in the area and he is speaking on behalf of the property owners Craig and Aimee Casper. They are from Austin and investing in Gonzales. They own a couple of rental properties in Gonzales and taking some small structures and bringing them back to life. They would like to turn the structure into an accessory dwelling to have more housing in Gonzales. This is a long lot and there is plenty of room to do this.

Chairman Gescheidle closed the Public Hearing.

Mr. Cantu 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 "Commercial" to "Single-Family Residential" on the property located at 1607

St. Joseph Street. Mr. DeLuna seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE CITY OF GONZALES, TEXAS, AMENDING THE CITY OF GONZALES' FUTURE LAND USE MAP WITHIN THE GONZALES COMPREHENSIVE PLAN CHANGING THE DESIGNATION FROM "COMMERCIAL" TO "SINGLE-FAMILY RESIDENTIAL" ON THE PROPERTY LOCATED AT 1607 ST. JOSEPH STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Gonzales, Texas, in accordance with Chapter 213 of the Texas Local Government Code, has adopted a Comprehensive Plan to guide the long-range development of the City, manage the future growth of the City, and promote the health, safety and welfare of its citizens; and

WHEREAS, the Comprehensive Plan includes a Future Land Use Map to serve as a geographical representation of anticipated land use patterns and long range development for the City; and

WHEREAS, changed conditions have arisen such that the land use and development patterns and development envisioned by the Future Land Use Map are no longer compatible with desired future development of the City; and

WHEREAS, the Planning and Zoning Commission for the City of Gonzales, in compliance with Chapter 213 of the Texas Local Government Code, conducted a public hearing on June 3, 2024, and after consideration made a recommendation of approval of this amendment; and

WHEREAS, the City Council for the City of Gonzales, in compliance with Chapter 213 of the Texas Local Government Code regarding adoption and amendment of the City's Comprehensive Plan, having afforded a full and fair hearing to all interested persons on June 13, 2024, being of the opinion that revision of the Comprehensive Plan and Future Land Use Map should be made as set out herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The Future Land Use Plan Map, a component of the adopted Comprehensive Plan for the City, is hereby amended to change the Future Land Use designation of the property located at 1607 St. Joseph Street from "Commercial" to "Single-Family residential" as depicted on Exhibit "A".

Section 2. The City Secretary shall cause the official Future Land Use Map of the Comprehensive Plan of the City of Gonzales, Texas to be updated as referenced above.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

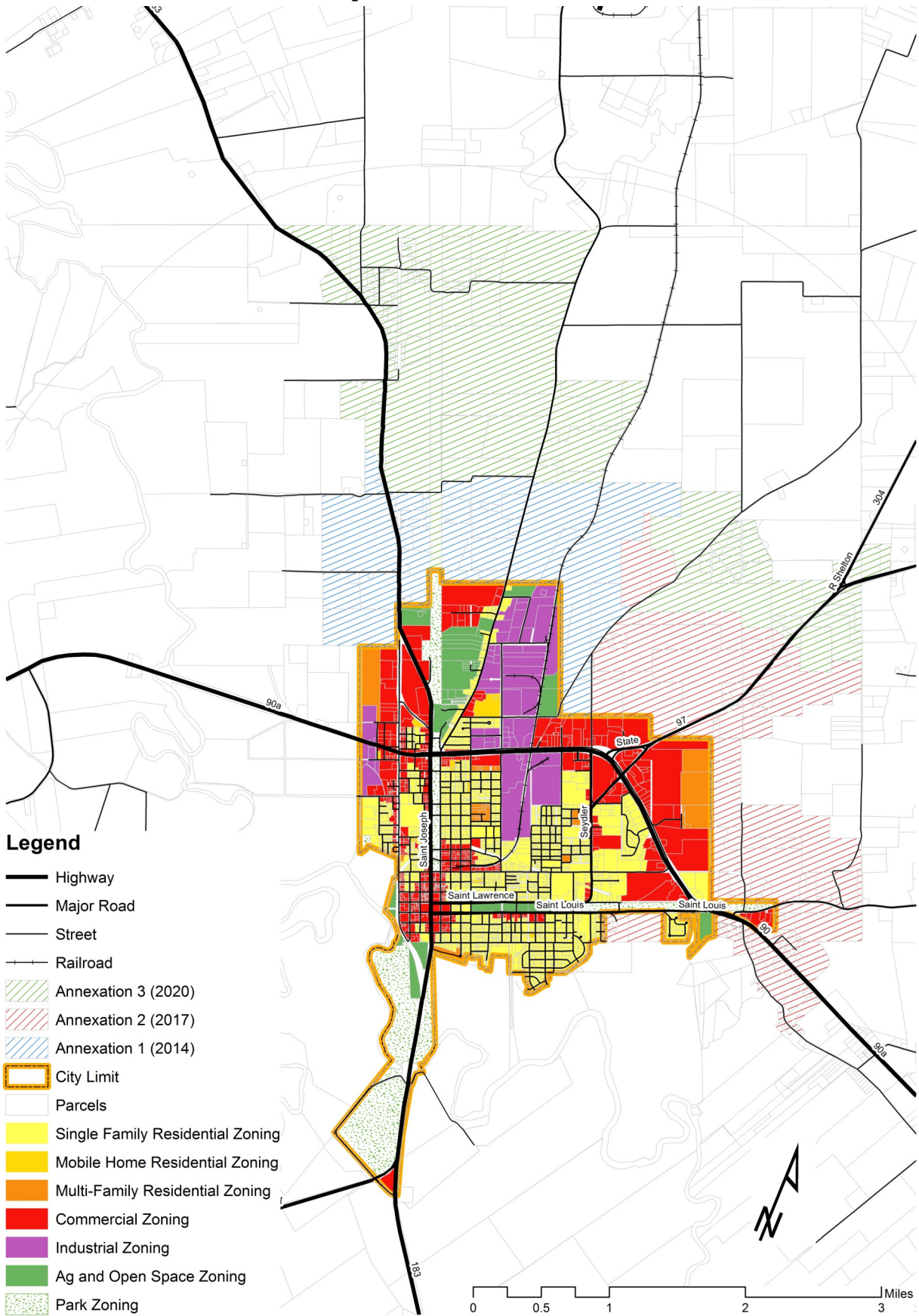
Mayor, S.H. Sucher

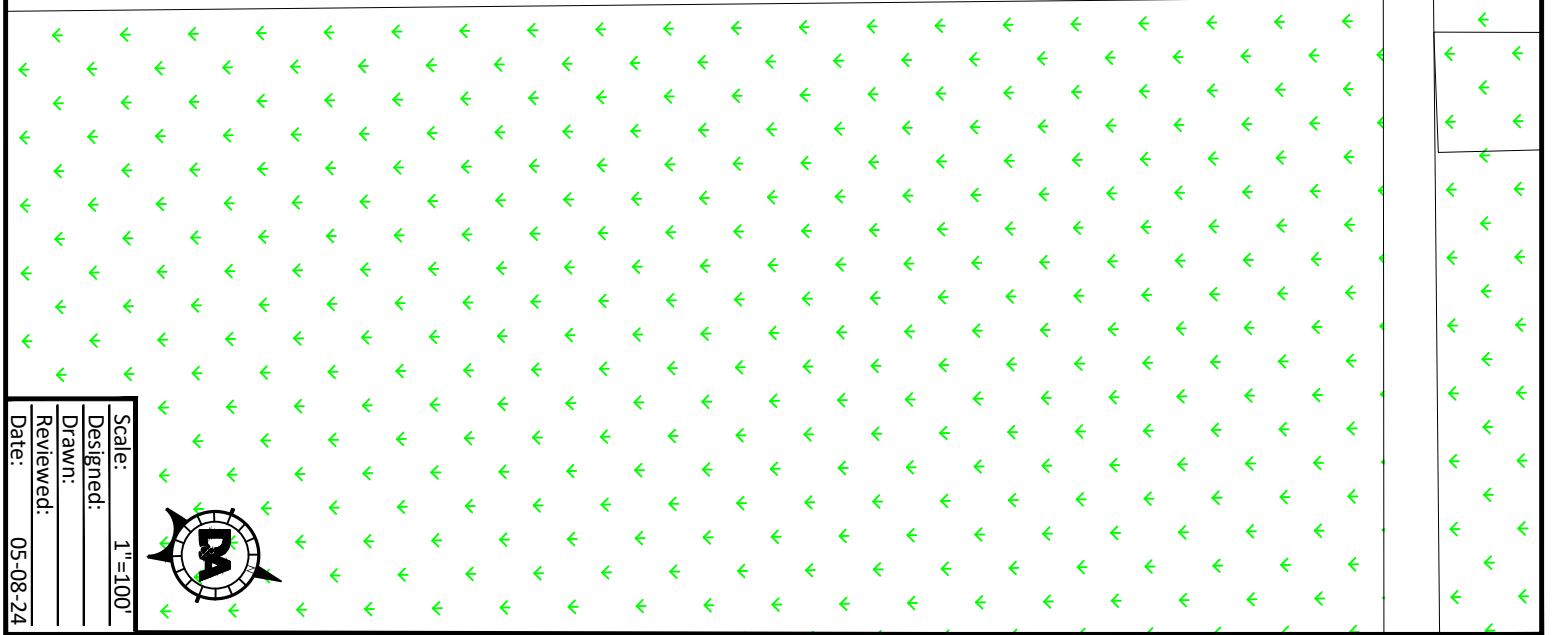
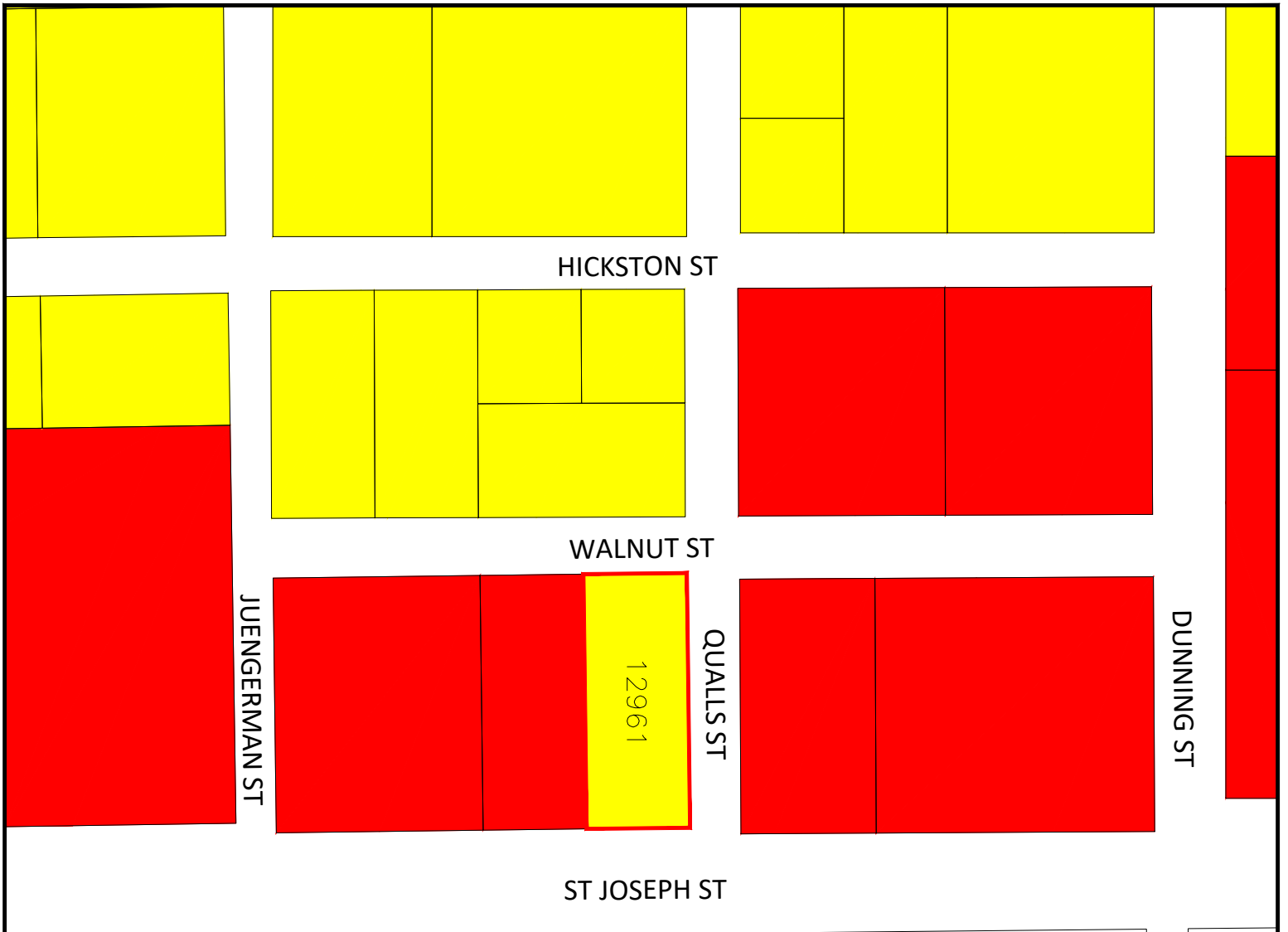
ATTEST:

Kristina Vega, City Secretary

EXHIBIT A

Map 2.11: Future land use





Scale: 1"=100'
 Designed:
 Drawn:
 Reviewed:
 Date: 05-08-24



SHEET
 1
 OF 1
 Project No.:
 1171-001 PZ

CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX

1607 N ST JOSEPH ST
 (12961)
 COMPREHENSIVE PLAN
 AMENDMENT EXHIBIT

DOUCET
 A Kleinfelder Company
 Civil Engineering // Entitlements // Geospatial
 829 N Saint Joseph St.
 Gonzales, TX 78429, Tel: (512)-851-1740
 www.doucetengineers.com
 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

**COUNCIL AGENDA
ITEM BRIEFING DATA**



AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-18 Amending the Official Zoning Map by Zoning Property for the property commonly known as 1007 St. Andrew Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

The property shows within the Appraisal District records to have been used as a residence since at least 1930. A recent structure fire has placed the structure in a state of disrepair, leaving the house uninhabitable. The property owner would like to continue to utilize the property as residential and place a new residential structure on the property. However, with the property zoned as C-1 Light Commercial this is not possible as per the City’s Zoning Code. Therefore, the property owner is requesting an amendment to the City’s Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200’ of the subject property on May 20, 2024. Nineteen (19) property owners were notified of the zoning change. As of preparation of this staff report, there were not any objection letters filed, and three no objection letters filed.

POLICY CONSIDERATIONS:

The rezoning request appears to be consistent with the uses of the other properties within this area and will be consistent with the Comprehensive Plan, assuming approval of the companion Future Land Use Plan amendment, therefore, staff recommends approval of the requested zoning change.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Map of property being rezoned
- List of property owners notified
- Objection/No Objection letters

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on June 3, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.
Pedro DeLuna

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

Chairman Gescheidle read and asked for a staff report regarding the item: 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 1007 St. Andrew Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District.

PROPERTY OWNER: Felipe & Lupe Silva

LEGAL DESCRIPTION: PT 1 RANGE III

PARCEL: 12331

PROPERTY ADDRESS: 1007 St. Andrew Street

Zoning Administrator, Kristina Vega gave a staff presentation stating that this item is in conjunction with the first item that was discussed regarding an amendment to the comprehensive plan future land use map. You heard from the potential property owner in regards to what their use for the property, where it would continue to be used as a residential lot.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200' of the subject property on May 20, 2024. Nineteen (19) property owners were notified of the zoning change. As of preparation of the staff report, there were not any objection letters filed, and three no objection letters filed.

Chairman Gescheidle opened the Public Hearing.

No comments were made.

Chairman Gescheidle closed the Public Hearing.

Mr. Pena made a motion to accept and make a recommendation to City Council to amend the Official Zoning Map by Zoning Property for the property commonly known as 1007 St. Andrew

Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District. Mr. Neuse seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-18

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF GONZALES, AMENDING THE OFFICIAL ZONING MAP BY ZONING PROPERTY FOR THE PROPERTY COMMONLY KNOWN AS 1007 ST. ANDREW STREET, SAID PROPERTY BEING CURRENTLY ZONED AS C-1, LIGHT COMMERCIAL DISTRICT AND SEEKING TO BE REZONED SF-6, SINGLE FAMILY 6 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gonzales (“City”) is a Texas Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations as Chapter 14 of the City of Gonzales Code of Ordinances as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, the City received an application for rezone for the property located at 1007 St. Andrew Street from C-1 Light Commercial District to SF-6 Single Family 6 District on April 26, 2024; and

WHEREAS, on May 20, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on May 23, 2024, May 30, 2024 and June 6, 2024, notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on **June 3, 2024**, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, on **June 13, 2024**, the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The Property located in the 1007 St. Andrew Street, being PT 1 Range III (property ID #12331), as shown and more particularly described in the attached Exhibit “A”, is hereby zoned SF-6 Single Family 6 District.

Section 2. The Official Zoning Map of the City of Gonzales, Texas shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

Mayor, S.H. Sucher

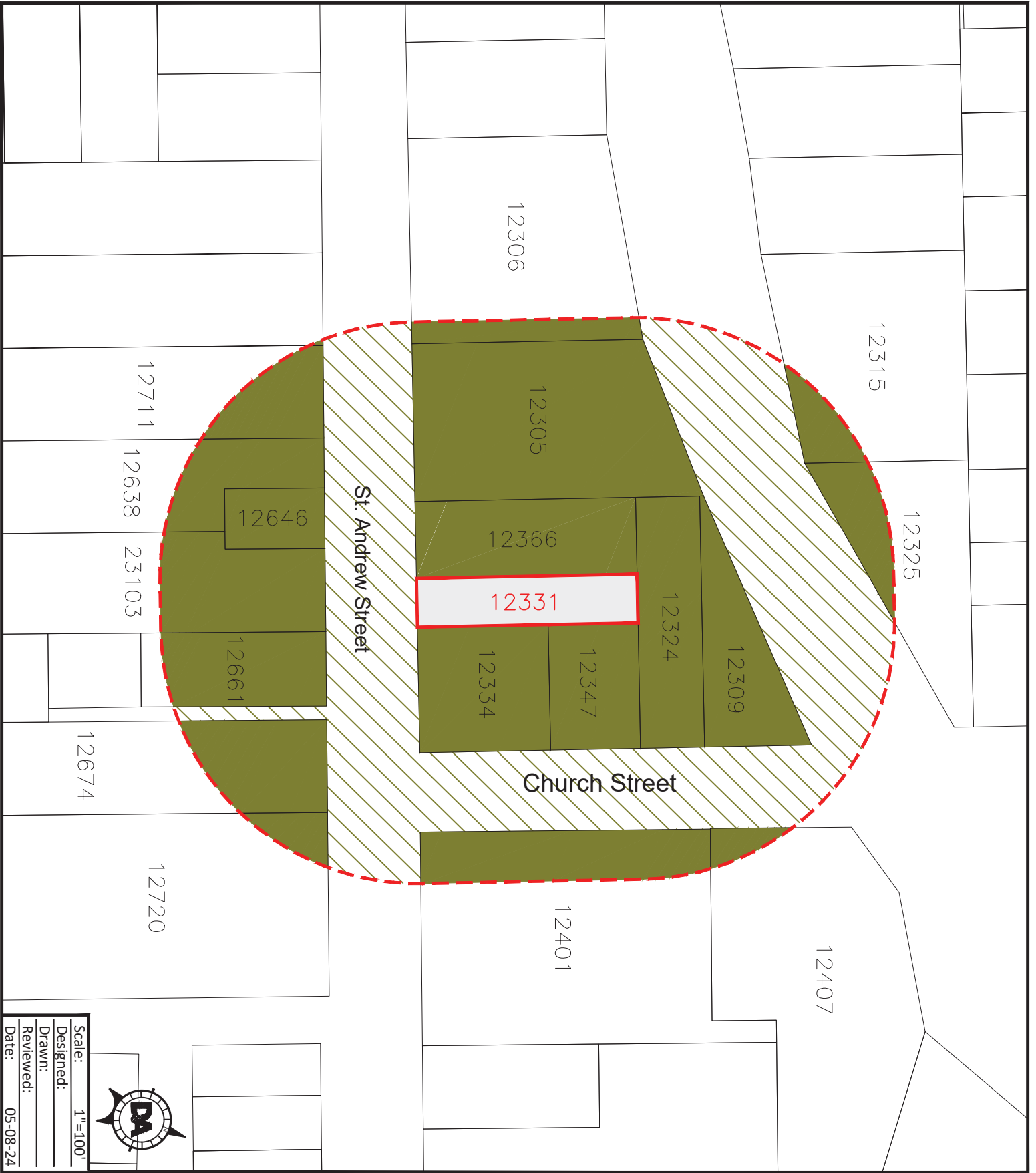
ATTEST:

Kristina Vega, City Secretary

EXHIBIT A

The below listed property is currently zoned as C-1 Light Commercial District and seeking to be rezoned to Single Family 6 District:

- a. PROPERTY OWNER: Felipe and Lupe Silva
LEGAL DESCRIPTIONS: PT 1 RANGE III
PROPERTY ADDRESSES: 1007 St. Andrew
PARCEL: 12331



Scale: 1"=100'
 Designed:
 Drawn:
 Reviewed:
 Date: 05-08-24



CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX

1007 ST ANDREW ST
 (12331)

DOUCET
 A Kleinfelder Company
 Civil Engineering // Entitlements // Geospatial
 829 N Saint Joseph St.
 Gonzales, TX 78429, Tel: (512)-851-1740
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 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

SHEET
 1
 OF 1
 Project No.:
 1171-001 PZ

Parcel	Company	Street	City	State	Postal	Parcel Location
12305	Union Lea Baptist Church	P.O. Box 289	Gonzales	Texas	78629	931 St Andrew St, Gonzales, TX 78629
12306	Luberski Properties LLC	310 N Harbor Blvd. #205	Fullerton	California	92832	925 St Andrew St, Gonzales, TX 78629
12309	Mrs. Minnie Franklin	1847 W Poplar Street	San Antonio	Texas	78207	Church St & Railroad St, Gonzales , TX 78629
12315	Reynaldo & Carolyn Juarez	P.O. Box 490	Gonzales	Texas	78629	931 Jones St, Gonzales, TX 78629
12324	Hullon Greathouse	803 Klein Street	Gonzales	Texas	78629	815 Church St, Gonzales, TX 78629
12325	Atanasio & Lorena Mendoza	1011 Railroad Street	Gonzales	Texas	78629	1011 Railroad St, Gonzales, TX 78629
12331	Felipe & Lupe Silva	P.O. Box 155	Gonzales	Texas	78629	1007 St Andrew St, Gonzales, TX 78629
12334	Mercedes G Maria Hernandez	1011 St Andrew	Gonzales	Texas	78629	1011 St Andrew St, Gonzales, TX 78629
12347	Mercedes Granadez Maria Valdez	1011 St Andrew Street	Gonzales	Texas	78629	811 Church St, Gonzales, TX 78629
12366	Union Lea Baptist Church	P.O. Box 289	Gonzales	Texas	78629	1005 St Andrew St, Gonzales, TX 78629
12401	Henson Chapel Methodist Church	1113 St Andrew	Gonzales	Texas	78629	1113 St Andrew St, Gonzales, TX 78629
12407	Jose F & Maria De Lopez	2405 Church Street Trlr 153	Gonzales	Texas	78629	822 Church St, Gonzales, TX 78629
12638	Richard R Villareal	932 St Andrew Street	Gonzales	Texas	78629-3622	932 St Andrew St, Gonzales, TX 78629
12646	Clara Ashton	P.O. Box 453	Van Vleck	Texas	77482	934 St Andrew St, Gonzales, TX 78629
12661	Sergio Alvarez	637 Eadington Ave.	Fullerton	California	92833	1008 St Andrew St, Gonzales, TX 78629
12674	Providence Baptist Church	1020 St Andrew Street	Gonzales	Texas	78629	1016 St Andrew St, Gonzales, TX 78629
12711	Richard R Villareal	932 St Andrew Street	Gonzales	Texas	78629-3622	932 St Andrew St, Gonzales, TX 78629
12720	Providence Baptist Church	1020 St Andrew Street	Gonzales	Texas	78629	1020 St Andrew St, Gonzales, TX 78629
23103	James Arnold Murphy & Nicole Angela York	11250 Briar Forest Dr. #136	Houston	Texas	77042	1002 St Andrew St, Gonzales, TX 78629

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Jose F & Maria De Lopez
2405 Church Street Trlr 153
Gonzales, Texas 78629

Parcel ID: 12407

NOTICE IS HEREBY GIVEN THAT: Your property located at 822 Church St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-1, Light Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Felipe & Lupe Silva
LEGAL DESCRIPTIONS: PT 1 RANGE III
PARCEL: 12331
PROPERTY ADDRESS: 1007 St. Andrew Street

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**

Signature  Date

CITY OF GONZALES

RECEIVED
MAY 22 2024

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov



May 20, 2024

Felipe & Lupe Silva
P.O. Box 155
Gonzales, Texas 78629

Parcel ID: 12331

NOTICE IS HEREBY GIVEN THAT: Your property located at 1007 St Andrew St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-1, Light Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Felipe & Lupe Silva
LEGAL DESCRIPTIONS: PT 1 RANGE III
PARCEL: 12331
PROPERTY ADDRESS: 1007 St. Andrew Street

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary’s office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Felipe Silva X

Felipe Silva
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Clara Ashton
P.O. Box 453
Van Vleck, Texas 77482

Parcel ID:12646

NOTICE IS HEREBY GIVEN THAT: Your property located at 934 St Andrew St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-1, Light Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Felipe & Lupe Silva
LEGAL DESCRIPTIONS: PT 1 RANGE III
PARCEL: 12331
PROPERTY ADDRESS: 1007 St. Andrew Street

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

RECEIVED
JUN 04 2024

Clara Ashton 5-25-24
Signature Date

**COUNCIL AGENDA
ITEM BRIEFING DATA**



AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-19 Amending the Official Zoning Map by Zoning Property for the property commonly known as 1607 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

The property has been used as a residence for many years. The property owner would like to continue to utilize the property as residential and remodel the existing accessory structure to become an accessory dwelling unit on the property. However, with the property zoned as C-1 Light Commercial this is not possible as per the City’s Zoning Code. Therefore, the property owner is requesting an amendment to the City’s Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6 Single Family 6 District.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200’ of the subject property on May 20, 2024. Thirteen (13) property owners were notified of the zoning change. As of preparation of the staff report, there was one no objection letters filed.

POLICY CONSIDERATIONS:

The rezoning request appears to be consistent with the uses of the other properties within this area and will be consistent with the Comprehensive Plan, assuming approval of the companion Future Land Use Plan amendment, therefore, staff recommends approval of the requested zoning change.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Map of property being rezoned
- List of property owners notified
- Objection/No Objection letters

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on June 3, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.
Pedro DeLuna

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

Chairman Gescheidle read and asked for a staff report regarding the item: 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 1607 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District.

PROPERTY OWNER: Gary and Amiee Casper

LEGAL DESCRIPTION: 4 Juengermann

PARCEL: 12961

PROPERTY ADDRESS: 1607 St. Joseph Street

Zoning Administrator, Kristina Vega gave a staff presentation stating that this item is in conjunction with one of the previous items discussed regarding an amendment to the comprehensive plan future land use map and a request for rezone from C-1 Light Commercial District to SF-6 Single Family 6 District. During the Public Hearing for the Comprehensive Plan amendment agenda item, Mr. Pish extended his comments in regards to the request for rezone and what the intention for the property is.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200' of the subject property on May 20, 2024. Thirteen (13) property owners were notified of the zoning change. As of preparation of the staff report, there was one no objection letters filed.

Chairman Gescheidle opened the Public Hearing.

No comments were made.

Chairman Gescheidle closed the Public Hearing.

Mr. Cantu made a motion to accept and make a recommendation to City Council to amend the Official Zoning Map by Zoning Property for the property commonly known as 1607 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District. Mr. DeLuna seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-19

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS AMENDING THE OFFICIAL ZONING MAP BY ZONING PROPERTY FOR THE PROPERTY COMMONLY KNOWN AS 1607 ST. JOSEPH STREET, SAID PROPERTY BEING CURRENTLY ZONED AS C-1, LIGHT COMMERCIAL DISTRICT AND SEEKING TO BE REZONED SF-6, SINGLE FAMILY 6 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gonzales (“City”) is a Texas Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations as Chapter 14 of the City of Gonzales Code of Ordinances as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, the City received an application for rezone 1607 St. Joseph Street from C-1 Light Commercial District to SF-6 Single Family 6 District on April 26, 2024; and

WHEREAS, on May 20, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on May 23, 2024, May 30, 2024 and June 6, 2024, notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on **June 3, 2024**, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, on **June 13, 2024**, the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The Property located in the 1607 St. Joseph Street, being 4 Juengermann (property ID #12961), as shown and more particularly described in the attached Exhibit “A”, is hereby zoned SF-6 Single Family 6 District.

Section 2. The Official Zoning Map of the City of Gonzales, Texas shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

EXHIBIT A

The below listed property is currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District

- a. PROPERTY OWNER: Gary and Amiee Casper
LEGAL DESCRIPTIONS: 4 Juengermann
PROPERTY ADDRESSES: 1607 St. Joseph Street
PARCEL: 12961



Scale: 1"=100'
 Designed:
 Drawn:
 Reviewed:
 Date: 05-08-24

SHEET

1

OF 1

Project No.:
 1171-001 PZ

CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX

1607 N ST JOSEPH ST
 (12961)

DOUCET
 A Kleinfelder Company
 Civil Engineering // Entitlements // Geospatial
 829 N Saint Joseph St.
 Gonzales, TX 78429, Tel: (512)-851-1740
 www.doucetengineers.com
 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

Parcel	Company	Street	City	State	Postal	Parcel Location
12944	Michael A. Espinosa; Sarah E Hernandez; Orlanda M Serrato; Gabriel D Espinosa	209 St Lawrence Street	Gonzales	Texas	78629	1609 Walnut St, Gonzales, TX 78629
12947	Gonzales County Emergency Services District #1	P.O. Box 743	Gonzales	Texas	78629	1724 Hickston St, Gonzales, TX 78629
12948	Orlanda Marie Espinosa Serrato	1612 Hickston Street	Gonzales	Texas	78629	1612 Hickston St, Gonzales, TX 78629
12949	Margie Canales	1118 Tinslet Street	Gonzales	Texas	78629	1607 Walnut St, Gonzales, TX 78629
12950	Borany Seng & Bonn Long	2522 Alamo Street	Gonzales	Texas	78629	1601 St Joseph St, Gonzales, TX 78629
12953	Michael A. Espinosa; Sarah E Hernandez; Orlanda M Serrato; Gabriel D Espinosa	209 St Lawrence Street	Gonzales	Texas	78629	1601 Walnut St, Gonzales, TX 78629
12959	Erlinda Granado	1628 Hickston	Gonzales	Texas	78629	1628 Hickston St, Gonzales, TX 78629
12960	Fransisco Deleon	1605 St Joseph	Gonzales	Texas	78629	1605 St Joseph St, Gonzales, TX 78629
12961	Gary C & Amiee D Casper	2701 Loyaga Drive	Round Rock	Texas	78681	1607 St Joseph St, Gonzales, TX 78629
12964	Gonzales County Emergency Services District #1	1073 St Joseph Street	Gonzales	Texas	78629	1701 St Joseph St, Gonzales, TX 78629
12965	W B Real Estate LLC	300 Concord Plaza Drive	San Antonio	Texas	78216	1719 St Joseph St, Gonzales, TX 78629
17022	City of Gonzales	P.O. Box 547	Gonzales	Texas	78629	1300 Block of St Joseph St, Gonzales, TX 78629
23757	Gonzales County Emergency Services District #1	1073 St Joseph Street	Gonzales	Texas	78629	Hickston St & Qualls St, Gonzales, TX 78629

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Gary C & Amiee D Casper
2701 Loyaga Drive
Round Rock, Texas 78681

Parcel ID:12961

NOTICE IS HEREBY GIVEN THAT: Your property located at 1607 St Joseph St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-1, Light Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Gary and Amiee Casper
LEGAL DESCRIPTIONS: 4 Juengermann
PARCELS: 12961
PROPERTY ADDRESS: 1607 St. Joseph Street

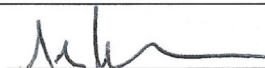
The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**



Signature

5/23/24

Date

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-20 Amending the Official Zoning Map by Zoning Property for the property commonly known as 802 Seydler Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

The property was previously used as a residential property. When Mr. Pish acquired the property he removed/demolished the existing uninhabitable structure. The property owner would like to again utilize the property as residential. However, with the property zoned as C-2 Heavy Commercial this is not possible as per the City's Zoning Code. Therefore, the property owner is requesting a rezone from C-2 Heavy Commercial District to SF-6 Single Family 6 District.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200' of the subject property on May 20, 2024. Fifteen (15) property owners were notified of the zoning change. As of preparation of the staff report, there was one objection letter filed, and two no objection letters filed.

POLICY CONSIDERATIONS:

The rezoning request appears to be consistent with the uses of the other properties within this area and will be consistent with the Comprehensive Plan, assuming approval of the companion Future Land Use Plan amendment, therefore, staff recommends approval of the requested zoning change.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Map of property being rezoned
List of property owners notified
Objection/No Objection letters

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on June 3, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.
Pedro DeLuna

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

Chairman Gescheidle read and asked for a staff report regarding the item: 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 802 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: Charles “Curt” Pish

LEGAL DESCRIPTION: PT 1 Range VII

PARCEL: 12483

PROPERTY ADDRESS: 802 Seydler Street

Zoning Administrator, Kristina Vega gave a staff presentation stating that the request for rezone does not require a future land use map amendment. However the property owner is requesting a rezone from C-2 Heavy Commercial District to SF-6 Single Family 6 District. In speaking with Mr. Pish, the intent is to place a single-family residence on the property. There is currently nothing on the property at this time. The property was previously used as a residential property. When Mr. Pish acquired the property he removed/demolished the existing uninhabitable structure. The property owner would like to again utilize the property as residential. Therefore, the property owner is requesting a rezone from C-2 Heavy Commercial District to SF-6 Single Family 6 District.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200’ of the subject property on May 20, 2024. Fifteen (15) property owners were notified of the zoning change. As of preparation of the staff report, there was one objection letter filed, and two no objection letters filed.

Chairman Gescheidle opened the Public Hearing.

Curt Pish stated that he purchased the property in 2016 with the intent to placing a residence on it. At the time, it had a mobile home on the property that was in bad shape which was moved off. During the time, the City made some changes to the zoning and what you could build changed. At first you could place a residence on the commercially zoned property, so he didn't have any objections to it being zoned commercial, but then that changed and he didn't have the opportunity to do what he initially intended to do so he is requesting the rezone to single-family residential.

Chairman Gescheidle closed the Public Hearing.

Mr. Neuse made a motion to accept and make a recommendation to City Council to amend the Official Zoning Map by Zoning Property for the property commonly known as 802 Seydler Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District. Mr. Pena seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-20

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS AMENDING THE OFFICIAL ZONING MAP BY ZONING PROPERTY FOR THE PROPERTY COMMONLY KNOWN AS 802 SEYDLER STREET, SAID PROPERTY BEING CURRENTLY ZONED AS C-2, HEAVY COMMERCIAL DISTRICT AND SEEKING TO BE REZONED SF-6, SINGLE FAMILY 6 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gonzales (“City”) is a Texas Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations as Chapter 14 of the City of Gonzales Code of Ordinances as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, the City received an application for rezone for the property located at 802 Seydler Street from C-2 Heavy Commercial District to SF-6 Single Family 6 District on May 14, 2024; and

WHEREAS, on May 20, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on May 23, 2024, May 30, 2024 and June 6, 2024, notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on **June 3, 2024**, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, on **June 13, 2024**, the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The Property located in the 802 Seydler Street, being PT 1 Range VII (property ID #12483), as shown and more particularly described in the attached Exhibit “A”, is hereby zoned SF-6 Single Family 6 District

Section 2. The Official Zoning Map of the City of Gonzales, Texas shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

Mayor, S.H. Sucher

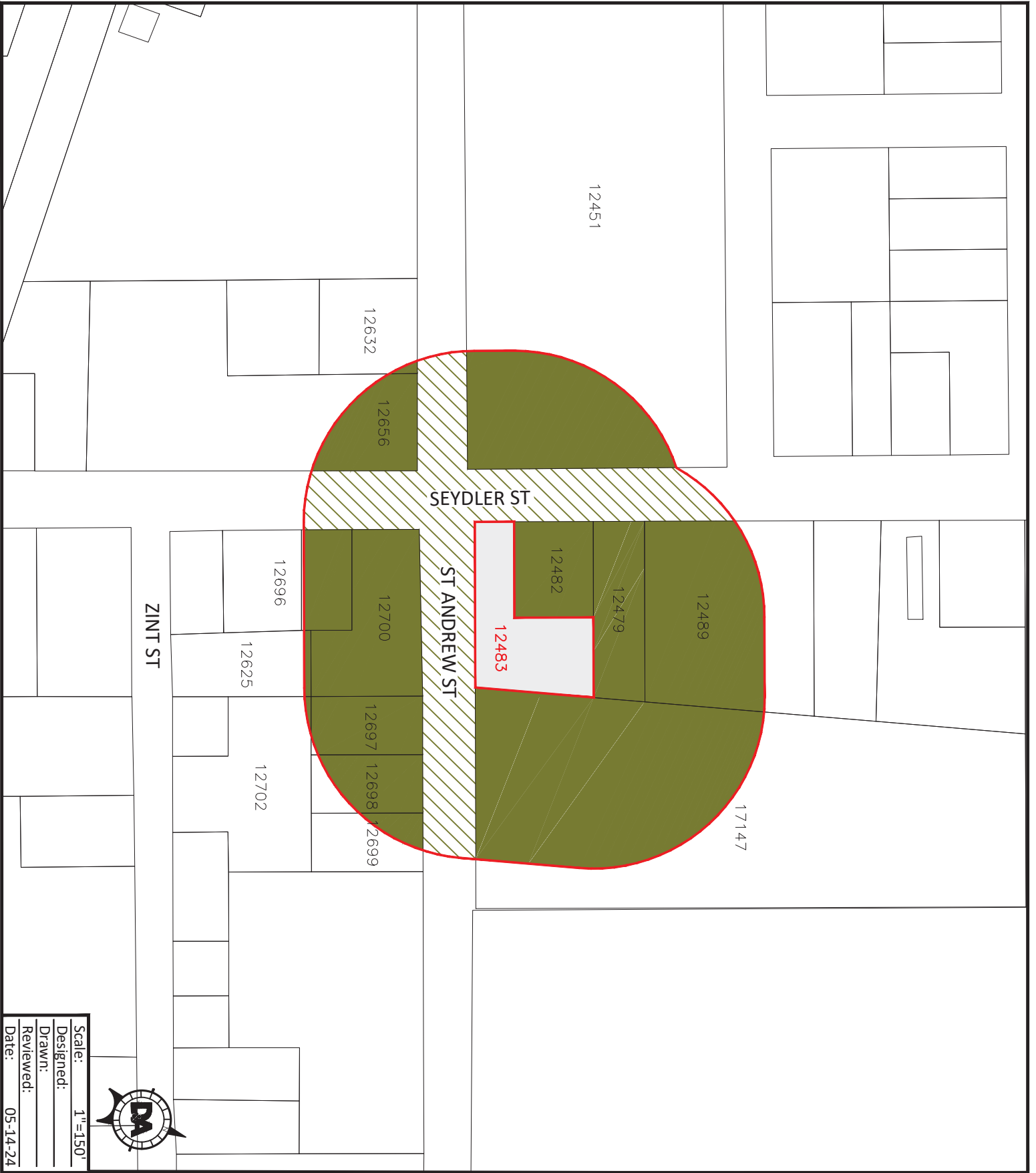
ATTEST:

Kristina Vega, City Secretary

EXHIBIT A

The below listed property is currently zoned as C-2, Heavy Commercial District and seeking to be rezoned SF-6, Single Family 6 District

- a. PROPERTY OWNER: Charles "Curt" Pish
LEGAL DESCRIPTIONS: PT 1 Range VII
PROPERTY ADDRESSES: 802 Seydler Street
PARCELS: 12483



Scale: 1"=150'
 Designed:
 Drawn:
 Reviewed:
 Date: 05-14-24



CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX

802 SEYDLER ST
 (12483)

DOUCET
 A Kleinfelder Company
 Civil Engineering // Entitlements // Geospatial
 829 N Saint Joseph St.
 Gonzales, TX 78429, Tel: (512)-851-1740
 www.doucetengineers.com
 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

SHEET
 1
 OF 1
 Project No.:
 1171-001 PZ

Parcel	Company	Street	City	State	Postal	Parcel Location
12451	St James Catholic Cemetery	P.O. Box 565	Gonzales	Texas	78629	St Andrew St & Seydler St, Gonzales, TX 78629
12479	Earl & Kim Landry	107 W. Cone St	Gonzales	Texas	78629	814 Seydler St, Gonzales, TX 78629
12482	Vincent & Carmen Reyes	810 Seydler	Gonzales	Texas	78629	810 Seydler St, Gonzales, TX 78629
12483	Charles "Curt" Pish	9026 St Hwy 304	Harwood	Texas	78632	802 Seydler St, Gonzales, TX 78629
12489	Gonzales County Senior Citizen Assoc Inc	P.O. Box 1834	Gonzales	Texas	78629	818 Seydler St, Gonzales, TX 78629
12625	Maulding & Sons Inc	2011 Zint Street	Gonzales	Texas	78629	Zint St, Gonzales, TX 78629
12632	Jeffery Kelley Brown	661 CR 361	Gonzales	Texas	78629	1814 St Andrew St, Gonzales, TX 78629
12656	Eastside Baptist Church	P.O. Box 54	Gonzales	Texas	78629	621 Seydler St, Gonzales, TX 78629
12696	Frank & Janie Rosales	726 Seydler	Gonzales	Texas	78629	726 Seydler St, Gonzales, TX 78629
12697	Bernice Navarro	2108 St Andrew	Gonzales	Texas	78629	1922 St Andrew St, Gonzales, TX 78629
12698	Antonio C Villanueva	2010 St Andrew	Gonzales	Texas	78629	2010 St Andrew St, Gonzales, TX 78629
12699	Margarita Villanueva	2014 St Andrew	Gonzales	Texas	78629	2014 St Andrew St, Gonzales, TX 78629
12700	F J Ventures LLC	P.O. Box 923	Gonzales	Texas	78629	730 Seydler St, Gonzales, TX 78629
12702	Benton C & WF Lewis	2011 Zint Street	Gonzales	Texas	78629	2011 Zint St, Gonzales, TX 78629
17147	Gustavo Garcia Siller	2718 W. Woodlawn	San Antonio	Texas	78228	2000 Block of St Andrew St, Gonzales, TX 78629

CITY OF GONZALES



COME AND TAKE IT

May 20, 2024

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

Margarita Villanueva
2014 St Andrew
Gonzales, Texas 78629

Parcel ID:12699

NOTICE IS HEREBY GIVEN THAT: Your property located at 2014 St Andrew St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-2, Heavy Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Charles "Curt" Pish
LEGAL DESCRIPTIONS: PT 1 Range VII
PARCELS: 12483
PROPERTY ADDRESS: 802 Seydler Street

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION

OBJECTIONS AND COMMENTS

I objected.

Margarita Villanueva 5/29/24
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Gonzales County Senior Citizen Assoc Inc
P.O. Box 1834
Gonzales, Texas 78629

Parcel ID: 12489

NOTICE IS HEREBY GIVEN THAT: Your property located at 818 Seydler St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-2, Heavy Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Charles "Curt" Pish
LEGAL DESCRIPTIONS: PT 1 Range VII
PARCELS: 12483
PROPERTY ADDRESS: 802 Seydler Street

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Bx 547, Gonzales, Texas 78629 or citysecretary@gonzales.tx.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Kari Montoya
Signature
Gonzales County Senior
Citizen Association

5-22-2024
Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Eastside Baptist Church
P.O. Box 54
Gonzales, Texas 78629

Parcel ID:12656

NOTICE IS HEREBY GIVEN THAT: Your property located at 621 Seydler St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-2, Heavy Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Charles "Curt" Pish
LEGAL DESCRIPTIONS: PT 1 Range VII
PARCELS: 12483
PROPERTY ADDRESS: 802 Seydler Street

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**

Dusan Ward
Signature
Eastside Baptist Church
Date
5-28-24

COUNCIL AGENDA ITEM BRIEFING DATA



DATE: June 13, 2024

AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-21 Amending the Official Zoning Map by Zoning Property Parcel IDs: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079, 17119, 17131, 22305, and 22306, said properties being currently zoned as LI-Light Industrial and proposed to be rezoned to HI, Heavy Industrial

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

When the zoning ordinance was updated in 2021 all properties then zoned "Industrial" were converted to the new "Light Industrial" category. A "Heavy Industrial" category was also created, but no properties were designated to that category at the time. Upon reviewing existing industrial uses in the City, it was recognized that the existing properties listed would be more accurately zoned Heavy Industrial. The City Council took action to authorize city staff to initiate a city sponsored rezone of the Light Industrial and Heavy Industrial Districts on December 14, 2023. Therefore, city staff has initiated a rezone of the properties identified below for a proposed rezoning from "Light Industrial" to "Heavy Industrial". It is being recommended that these properties be rezoned so that they meet conformance requirements and allow legally authorized use, including expansion and growth.

The zoning ordinance describes each district this way:

- The LI, Light Industrial District is primarily for warehousing, wholesaling, and distribution activities. It is the intent that this district includes light manufacturing or the assembly of small products such as electronics, pharmaceuticals, medical supplies and small equipment.
- The HI, Heavy Industrial District is intended for large scale basic or primary industrial uses that involve extensive processing, manufacturing or assembly of large products or equipment. This district also includes the more intensive automotive repair businesses such as body shops, engine and transmission repair, and muffler shops.

For a comprehensive list of allowed uses in each district refer to the chart in Section 14.400 of the City's zoning ordinance that can be found at the following link: <https://ecode360.com/GO6322>. Below is a summary of the most common uses allowed in one district but not the other.

Allowed in Heavy Industrial but not Light Industrial: most manufacturing and industrial operations (which require a Special Use approval in Light Industrial), concrete or asphalt batch plants, and wrecking or auto salvage

Allowed in Light Industrial but not Heavy Industrial: Minor auto service (like tire service, quick lube, etc. - major auto service is allowed in both districts), bakery, bar, car wash, catering, hotel, vet/kennel, office and professional services, retail stores, and theaters

The following properties within an area generally bounded by Church Street on the west, E Sarah Dewitt Drive on the north, Robertson and Johnson Streets on the east, and approximately 1,200 feet north of Saint Andrew Street on the south:

Parcel IDs: 17119, 17131, 22305, and 22306

The following properties within an area generally bounded by FM 794 on the west, E Sarah Dewitt Drive on the south, the eastern boundary of the properties adjacent to and east of the railroad right-of-way on the east, and approximately 2,400 feet north of Delago Road on the north:

Parcel IDs: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200' of the subject property on May 20, 2024. One-hundred seventy-six (176) property owners were notified of the zoning change. As of preparation of the staff report, there fourteen objection letters filed, and seven no objection letters filed.

POLICY CONSIDERATIONS:

The rezoning request appears to be consistent with the uses of the other properties within this area and will be consistent with the Comprehensive Plan, assuming approval of the companion Future Land Use Plan amendment, therefore, staff recommends approval of the requested zoning change.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Map of property being rezoned
List of property owners notified
Objection/No Objection letters

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on June 3, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.
Pedro DeLuna

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

Chairman Gescheidle read and asked for a staff report regarding the item: Conduct a public hearing and consider a recommendation to the City Council regarding a proposal for an amendment to the Official Zoning Map of the City of Gonzales for the properties listed below from LI, Light Industrial to HI, Heavy Industrial.

The following properties within an area generally bounded by Church Street on the west, E Sarah Dewitt Drive on the north, Robertson and Johnson Streets on the east, and approximately 1,200 feet north of Saint Andrew Street on the south:

Parcel IDs: 17119, 17131, 22305, and 22306

The following properties within an area generally bounded by FM 794 on the west, E Sarah Dewitt Drive on the south, the eastern boundary of the properties adjacent to and east of the railroad right-of-way on the east, and approximately 2,400 feet north of Delago Road on the north:

Parcel IDs: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079

Zoning Administrator, Kristina Vega gave a staff presentation stating that following properties within the area are zoned Light Industrial currently. Back in 2021 the City Council adopted a new zoning ordinance. Prior to that, there was only one Industrial District. When the new ordinance was adopted, they created a Light Industrial and Heavy Industrial District and an equivalency chart that moved everything that was previous Industrial to Light Industrial. That is not necessarily conducive to production or development within the industrial park area, and may limit some of the uses there. Therefore, staff went through to do a City initiated rezone to correct those to be Heavy Industrial in that area. The notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200' of the subject property on

May 20, 2024. One-hundred seventy-six (176) property owners were notified of the zoning change. As of preparation of the staff report, there fourteen objection letters filed, and seven no objection letters filed. This is to correct what should be corrected when the zoning ordinance was adopted. We do not want to limit the ability for the industrial park area to continue to operate or limit the development in those areas. There were a few objection letters that came in from within the industrial park area. Most of these properties are already being used as Heavy Industrial, therefore it is not changing the uses actual use that is already existing on the properties. There were a few questions that were received regarding property taxes, and I did reach out to the Appraisal District on how it could affect their property taxes. I was told that the properties are taxed on the actual use, so if they are ag exempt, even if they are in the industrial park, then they are being taxed as ag exempt. However, if they developed their property then their taxes could change because they developed their property.

Commissioner member DeLuna clarified the areas that are being proposed for rezone.

Commissioner member Pena asked when the properties went from Industrial to Light did it limit the uses of some of the businesses?

Zoning Administrator Vega stated it could potentially limit development. If they are zoned Light Industrial but they are considered legal non-conforming, it can continue to operate as they are operating currently. However, if they wanted to do any type of expansion and it is not zoned appropriately, that could limit their ability to expand. Most uses that are allowed in Light Industrial are allowed in Heavy Industrial with a few exceptions where a Specific Use Permit is required to operate.

Chairman Gescheidle opened the Public Hearing.

Brandon Spangler, Superintendent for Texas Gonzales and Northern Railway stated that the railway runs through and serves some of the existing customers in the area proposed for rezoning. Through affiliates we own land targeted for future industrial use and development. We believe that this rezoning is appropriate, not only for the existing users and the land uses, but also for the future economic development of the area. The proposed changes align with the current and anticipated industrial activities and ensuring that all uses are legally authorized for expansion and growth. Furthermore, this rezoning will enhance the economic landscape by accommodating large scale industrial operations that are crucial for sustained development. This transition will support the local economy, providing a conducive environment for significant industrial growth, investments and employment opportunities and contributing to the community's economic vitality. On behalf of Texas Gonzales and Northern Railway and it's affiliates, we offer our support of the proposed rezoning of the properties from Light Industrial to Heavy Industrial for the City of Gonzales.

Betty Martin, representing Mark and Sally Ploeger, Mark has property near the railroad, a large ranch. I spoke to Kristina earlier and she explained the details and provided answers regarding the rezone. The Ploeger's were afraid that their property was being changed from Light to Heavy and they had some concerns there. There are already businesses there doing the heavy industrial, but understand it does not change what the Ploeger's are currently doing on their property.

Michael Worrell, Controller for Adams Extract and also work with some of the other legal entities such as Central Texas Ingredients who owns parcels 950 and 889. I filed an objection on both of those parcels and the reason was stated that we use those properties as what I would consider as Light Industrial, including warehousing, distribution and production of small items. The buildings themselves could not be programmed for what I would consider as Heavy Industrial usage at this time. Having said that, the other primary concern was on the taxes, and now that that we've gotten some conversation on what will happen with taxes or won't happen with taxes. I am less concerned with the change. I am aware also that Heavy Industrial properties can also be used for Light Industrial usage after the discussions from today. That having that Heavy Industrial zoning does not preclude someone from using it as Light Industrial and that is one of the uses that is allowed in Heavy Industrial zoned area.

Georgia Pavliska, 2833 Harwood Road, and have been living there since 1963. It has changed a lot, but it is still a very peaceful residential area. I just want to ask you on behalf of the residential, just be on guard and keep us safe over there. We love our properties and hope to see our grandchildren and great-grandchildren there too. We just appreciate you taking care of properties near by.

Chairman Gescheidle closed the Public Hearing.

Mr. Neuse made a motion to accept and make a recommendation to City Council to amend the Official Zoning Map by Zoning Property Parcel IDs: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079, 17119, 17131, 22305, and 22306, said properties being currently zoned as LI-Light Industrial and seeking to be rezoned to HI, Heavy Industrial. Pena seconded the motion. Chairman Gescheidle asked for further discussion. Mr. Neuse stated, how he sees it, I remember when they first starting talking about Industrial Park and how they put it as putting a buffer and trust that the EDC or whoever is developing the industrial park is not going to bring something nasty here that will bring a lot of pollutants or anything dangerous chemicals to the city and don't think that is what we are in the business of doing. I am making this motion with the trust in our leaders that make our developments that they are going to use this wisely. Mr. DeLuna asked before why this is Light Industrial if we are already doing Heavy Industrial there. I think that this is a great opportunity. Chairman Gescheidle mimicked what both Mr. Neuse and Mr. DeLuna said and this is just a correction and I think it is being handled right and we can trust our city leaders to make those decisions moving forward. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-21

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS AMENDING THE OFFICIAL ZONING MAP BY ZONING PROPERTY PARCEL IDS: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079, 17119, 17131, 22305, AND 22306, SAID PROPERTIES BEING CURRENTLY ZONED AS LI-LIGHT INDUSTRIAL AND PROPOSED TO BE REZONED TO HI, HEAVY INDUSTRIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gonzales (“City”) is a Texas Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations as Chapter 14 of the City of Gonzales Code of Ordinances as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, the City Council took action to authorize city staff to initiate a city sponsored rezone of the Light Industrial and Heavy Industrial Districts on December 14, 2023; and

WHEREAS, on May 20, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on May 23, 2024, May 30, 2024, and June 6, 2024 notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on **June 3, 2024**, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, the City Council has duly held public hearings and given proper notice, as necessary, pertaining to changing zoning classifications; and

WHEREAS, on **June 13, 2024** the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

GONZALES, TEXAS:

Section 1. The Properties commonly known as Parcel IDs: 682, 762, 782, 783, 823, 870, 889, 913, 914, 918, 950, 951, 1005, 1012, 1020, 1034, 1091, 1229, 12416, 17027, 17036, 20031, 21558, 21559, 21561, 21562, 21829, 21873, 24451, 24462, 24519, 26061, 26062, 26063, 26064, 26207, 26746, 26865, 27078, 27079, 17119, 17131, 22305, and 22306, said properties being currently zoned as LI-Light Industrial to HI, Heavy Industrial, as shown and more particularly described in the attached Exhibit “A”.

Section 2. The Official Zoning Map of the City of Gonzales, Texas shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

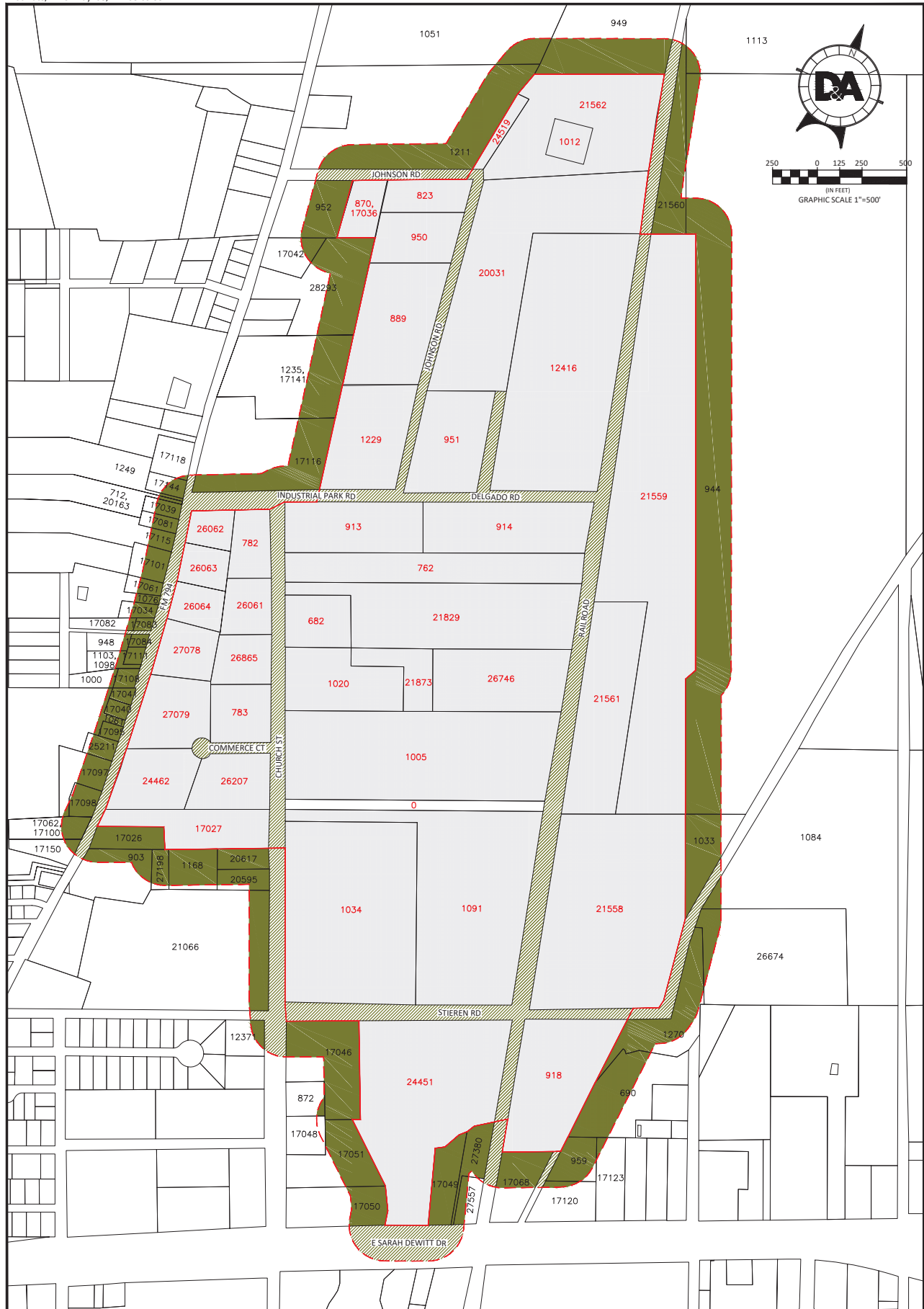
EXHIBIT A

The following properties within an area generally bounded by Church Street on the west, E Sarah Dewitt Drive on the north, Robertson and Johnson Streets on the east, and approximately 1,200 feet north of Saint Andrew Street on the south:

Parcel IDs: 17119, 17131, 22305, and 22306

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Project No.: 1171-001 PZ

SHEET
OF 1

CITY OF GONZALES
PROPERTY REZONE
GONZALES, TX

INDUSTRIAL PARK NORTH

DOUCET
ENGINEERS & SURVEYORS
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629. Tel: (512)-851-1740
www.doucetengineers.com
TBPELS Engineering Firm No. F-169
TBPELS Surveying Firm No. 10194551



Scale: 1"=500'
 Designed:
 Drawn:
 Reviewed:
 Date: 05-02-24



CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX

INDUSTRIAL PARK SOUTH

DOUCET
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 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

SHEET
 1
 OF 1
 Project No.:
 1171-001 PZ

Parcel	Company	Street	City	State	Postal	Parcel Location
682	Timothy & Donna Lea Masek	P.O. Box 261	Flatonia	Texas	78941	2514 Church St, Gonzales, TX 78629
762	Buddy's Natural Chickens Inc	P.O. Box 1657	Gonzales	Texas	78629	2548 Church St, Gonzales, TX 78629
782	EOG Resources Inc	P.O. Box 4362	Houston	Texas	77210-4362	Church St, Gonzales, TX 78629
783	One Gas Inc	15 E 5th Street	Tulsa	Oaklahoma	74103	Church St, Gonzales, TX 78629
823	Harding Maintenance Co LLC	392 Johnston Road	Gonzales	Texas	78629	3303 Johnson Rd, Gonzales, TX 78629
870	D&C Braun Family Holdings LLC	P.O. Box 2218	Johnson City	Texas	78636	Johnson Rd, Gonzales, TX 78629
889	Central TX Ingredients I LLC	P.O. Box 1726	Gonzales	Texas	78629	3205 Johnson Rd, Gonzales, TX 78629
913	Arturo & Cruz Mata	P.O. Box 1774	Gonzales	Texas	78629	2600 Church St, Gonzales, TX 78629
914	Buddy's Natural Chickens Inc	P.O. Box 1657	Gonzales	Texas	78629	2548 Church St, Gonzales, TX 78629
918	MDCT Real Estate Ltd	P.O. Box 1740	Gonzales	Texas	78629	Sarah DeWitt Dr, Gonzales, TX 78629
950	Central TX Ingredients I LLC	P.O. Box 1726	Gonzales	Texas	78629	3217 Johnson Rd, Gonzales, TX 78629
951	NRRP LLC	P.O. Box 2120	San Marcos	Texas	78667	278 Delgado Rd, Gonzales, TX 78629
1005	Tyson Foods Inc	P.O. Box 708	Lufkin	Texas	75902-0708	2504 Church St, Gonzales, TX 78629
1012	Arturo & Cruz Mata	P.O. Box 1774	Gonzales	Texas	78629	Johnson Rd, Gonzales, TX 78629
1020	Schmidt & Sons Oil Inc	P.O. Box 232	Gonzales	Texas	78629	2510 Church St, Gonzales, TX 78629
1034	JPTM One Lp	1613 Saint Matthew Street	Gonzales	Texas	78629	Stieren Rd, Gonzales, TX 78629
1091	Buddy's Natural Chickens Inc	P.O. Box 1657	Gonzales	Texas	78629	2430 Church St, Gonzales, TX 78629
1229	Dean F & Aleathea Wyman	621 Saint George Street	Gonzales	Texas	78629	1105 Delgado Rd, Gonzales, TX 78629
12416	Livestock Nutrition Center LLC	11225 College Blvd Ste 330	Overland Park	Kansas	66210	2900 Johnson Rd, Gonzales, TX 78629
17027	Angel Miguel Casares	2417 County Road 238	Gonzales	Texas	78629	2505 Church St, Gonzales, TX 78629
17036	D&C Braun Family Holdings LLC	P.O. Box 2218	Johnson City	Texas	78636	264 Johnson Rd, Gonzales, TX 78629
20031	Livestock Nutrition Center LLC	11225 College Blvd Ste 330	Overland Park	Kansas	66210	Johnson Rd, Gonzales, TX 78629
21558	CWM Land Holdings LLC	5430 LBJ Freeway Suite 1450	Dallas	Texas	75240	Church St & Stieren Rd, Gonzales, TX 78629
21559	Mark & Devonia Ploeger	P.O. Box 26	Gonzales	Texas	78629	Stieren Rd, Gonzales, TX 78629
21561	CWM Land Holdings LLC	5430 LBJ Freeway Suite 1450	Dallas	Texas	75240	Industrial Park, Gonzales, TX 78629
21562	Arturo & Cruz Mata	P.O. Box 1774	Gonzales	Texas	78629	Johnson Rd, Gonzales, TX 78629
21829	Church Street Gonzales, LLC	155 Professional Park Drive	Cumming	Georgia	30040	2514 Church St, Gonzales, TX 78629
21873	Schmidt & Sons Oil Inc	P.O. Box 232	Gonzales	Texas	78629	2510 Church St, Gonzales, TX 78629
24451	T Bow Trucking Inc	P.O. Box 1603	Shiner	Texas	77984	1130 CR 239, Gonzales, TX 78629
24462	Monomoy Properties TX SPV LLC	10100 Santa Monica Blvd Suite 2400	Los Angeles	California	90067	226 Commerce Court, Gonzales, TX 78629
24519	City of Gonzales	P.O. Box 547	Gonzales	Texas	78629	Johnson Rd, Gonzales, TX 78629
26061	EOG Resources Inc	P.O. Box 4362	Houston	Texas	77210-4362	2717 Church St, Gonzales, TX 78629
26062	CATI Properties Ltd	25025 IH 45 N Suite 575	The Woodlands	Texas	77380	Church St, Gonzales, TX 78629
26063	CATI Properties Ltd	25025 IH 45 N Suite 575	The Woodlands	Texas	77380	2814 Harwood Rd, Gonzales, TX 78629
26064	Tropical Fusions Inc	P.O. Box 1812	Gonzales	Texas	78629-1812	2712 Harwood Rd, Gonzales, TX 78629
26207	Wise Products Inc	P.O. Box 67	Honey Grove	Texas	75446	2601 N Church St, Gonzales, TX 78629
26746	Church Street Gonzales, LLC	155 Professional Park Drive	Cumming	Georgia	30040	2510 Church St, Gonzales, TX 78629
26865	Schmidt & Sons Oil Inc	2510 Church Street	Gonzales	Texas	78629	2719 Church St, Gonzales, TX 78629
27078	One Gas Inc	15 E 5th Street	Tulsa	Oaklahoma	74103	FM 794, Gonzales, TX 78629
27079	One Gas Inc	15 E 5th Street	Tulsa	Oaklahoma	74103	225 Commerece Court, Gonzales, TX 78629

Parcel	Company	Street	City	State	Postal	Parcel Location
17119	Purina Mills LLC	P.O. Box 64101	St Paul	Minneapolis	55164-0101	1402 E Sarah DeWitt Dr, Gonzales, TX 78629
17131	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	1212 Church St, Gonzales, TX 78629
22305	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	Johnson St, Gonzales, TX 78629
22306	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	Robertson St, Gonzales, TX 78629

Parcel	Company	Street	City	State	Postal	Parcel Location
690	Maria A Esparza	2005 Robertson Street	Gonzales	Texas	78629	2005 Robertson St, Gonzales, TX 78629
712	Joann Mercer	2935 Harwood Rd	Gonzales	Texas	78629-6040	2935 Harwood Rd, Gonzales, TX 78629
872	Kenneth Gottwald & William Glass	P.O. Box 160	Gonzales	Texas	78629	Church St, Gonzales, TX 78629
903	D&C Braun Family Holdings LLC	P.O. Box 2218	Johnson City	Texas	78636	2502 Harwood Rd, Gonzales, TX 78629
944	Mark & Devonina Ploeger	P.O. Box 26	Gonzales	Texas	78629	Industrial Park, Gonzales, TX 78629
948	Joe & Lillie Gomez	P.O. Box 323	Gonzales	Texas	78629	2631 Harwood Rd, Gonzales, TX 78629
949	Arturo & Cruz Mata	P.O. Box 1774	Gonzales	Texas	78629	Industrial Park, Gonzales, TX 78629
952	Gonzales VFW Post #4817	P.O. Box 318	Gonzales	Texas	78629	FM 794, Gonzales, TX 78629
959	Mary Garcia Canales	P.O. Box 1772	Gonzales	Texas	78629	1407 E Sarah DeWitt Dr, Gonzales, TX 78629
1000	Richard B Perez	2617 Harwood Rd	Gonzales	Texas	78629	2617 Harwood Rd, Gonzales, TX 78629
1033	CWM Land Holdings LLC	5430 LBJ Freeway Suite 1450	Dallas	Texas	75240	CR 239, Gonzales, TX 78629
1051	Marilyn & Herman Buchholtz Jr & James Allen Buchholtz	1327 St Peter Street	Gonzales	Texas	78629	FM 794, Gonzales, TX 78629
1061	Gonzales Economic Development Corp	P.O. Box 547	Gonzales	Texas	78629	2521 Harwood Rd, Gonzales, TX 78629
1076	Mikesh Family Trust	2709 Harwood Rd	Gonzales	Texas	78629	2709 Harwood Rd, Gonzales, TX 78629
1084	Gonzales Independent School Dist	P.O. Box 157	Gonzales	Texas	78629	CR 239, Gonzales, TX 78629
1098	Christine Perez	2629 Harwood Rd	Gonzales	Texas	78629	2629 Harwood Rd, Gonzales, TX 78629
1113	Mark & Devonina Ploeger	P.O. Box 26	Gonzales	Texas	78629	CR 239, Gonzales, TX 78629
1168	CLPK Properties LLC	P.O. Box 1740	Gonzales	Texas	78629	Church St, Gonzales, TX 78629
1211	Lisetta Annie Tharp	3547 FM 794	Gonzales	Texas	78629	3547 FM 794, Gonzales, TX 78629
1235	Harold Tieken	3122 Harwood Road	Gonzales	Texas	78629	3122 Harwood Rd, Gonzales, TX 78629
1249	Gris Holding LLC	P.O. Box 695	Gonzales	Texas	78629	2923 Harwood Rd, Gonzales, TX 78629
1270	Joe Gomez	P.O. Box 323	Gonzales	Texas	78629	CR 239, Gonzales, TX 78629
12371	Jose Jimenez	2027 Church Street	Gonzales	Texas	78629	2027 Church St, Gonzales, TX 78629
17026	Benito & Juanita Camarillo	2508 Harwood Rd	Gonzales	Texas	78629	2508 Harwood Rd, Gonzales, TX 78629
17034	Carlos & Aurora Castro	2703 Harwood Rd	Gonzales	Texas	78629	2703 Harwood Rd, Gonzales, TX 78629
17039	Eric R & Maria Viviana Gallegos	1503 Neuman Street	Gonzales	Texas	78629	2933 Harwood Rd, Gonzales, TX 78629
17040	Evelyn Stearns	P.O. Box 63	Gonzales	Texas	78629	2607 Harwood Rd, Gonzales, TX 78629
17041	Massie Viola Life Estate	2725 Harwood Road	Gonzales	Texas	78629	2611 Harwood Rd, Gonzales, TX 78629
17042	Sergio Alvarez	637 Eadington Ave	Fullerton	California	92833	3218 Harwood Rd, Gonzales, TX 78629
17046	Kenneth F Gottwald & William Brian Glass Jr	P.O. Box 160	Gonzales	Texas	78629	Hwy 90A, Gonzales, TX 78629
17048	Kenneth Gottwald & William Glass	P.O. Box 160	Gonzales	Texas	78629	2004 Church St, Gonzales, TX 78629
17049	J Bricks & Associates Inc	10540 Cypress Creek Parkway	Houston	Texas	77070-6339	1200 Block of Sarah DeWitt Dr, Gonzales, TX 78629
17050	Circle K Stores Inc	P.O. Box 52085	Phoenix	Arizona	85072	1107 E Sarah DeWitt Dr, Gonzales, TX 78629
17051	Community Health Centers of South Texas	229 St George Street	Gonzales	Texas	78629	1918 Church St, Gonzales, TX 78629
17061	Thomas & Mary Daniel Life Estate	2713 Harwood Road	Gonzales	Texas	78629	2713 Harwood Rd, Gonzales, TX 78629
17062	Parcel 17062 Owner	2507 Harwood Road	Gonzales	Texas	78629	2507 Harwood Rd, Gonzales, TX 78629
17068	MDCCT Real Estate LTD	P.O. Box 1740	Gonzales	Texas	78629	1301 E Sarah DeWitt Dr, Gonzales, TX 78629
17081	Joshua & Ashley Daniel	2927 Harwood Rd	Gonzales	Texas	78629	2927 Harwood Rd, Gonzales, TX 78629
17082	Alex Gayton	2633 Harwood Rd	Gonzales	Texas	78629	2633 Harwood Rd, Gonzales, TX 78629
17083	Josephine Gayton	2635 Harwood Rd	Gonzales	Texas	78629	2635 Harwood Rd, Gonzales, TX 78629
17084	Joe & Lillie Gomez	P.O. Box 323	Gonzales	Texas	78629	2631 Harwood Rd, Gonzales, TX 78629
17095	Richard & Eunice Delany	2601 Harwood Rd	Gonzales	Texas	78629	2601 Harwood Rd, Gonzales, TX 78629
17097	Gonzales Economic Development Corp	P.O. Box 547	Gonzales	Texas	78629	2521 Harwood Rd, Gonzales, TX 78629
17098	Rose Marie Brown	225 Tate Street	Gonzales	Texas	78629	2513 Harwood Rd, Gonzales, TX 78629

17101 Massie Viola Life Estate	2725 Harwood Road	Gonzales	Texas	78629 2725 Harwood Rd, Gonzales, TX 78629
17108 Richard B Perez	2617 Harwood Rd	Gonzales	Texas	78629 2617 Harwood Rd, Gonzales, TX 78629
17111 Martha Diane Espinosa	2629 Harwood Rd	Gonzales	Texas	78629 2629 Harwood Rd, Gonzales, TX 78629
17115 Jerome F & Georgia Pavliska Life Estate	2833 Harwood Road	Gonzales	Texas	78629 2833 Harwood Rd, Gonzales, TX 78629
17116 Chris & Karen Rasmussen	2926 Hawrood Rd	Gonzales	Texas	78629 2926 Harwood Rd, Gonzales, TX 78629
17118 Martha Ludene Poe Life Estate	3023 Hawrood Rd	Gonzales	Texas	78629 3023 Harwood Rd, Gonzales, TX 78629
17120 Kim Caraway	P.O. Box 1960	Gonzales	Texas	78629 1405 E Sarah DeWitt Dr, Gonzales, TX 78629
17123 Kim Caraway	P.O. Box 1960	Gonzales	Texas	78629 1405 E Sarah DeWitt Dr, Gonzales, TX 78629
17141 Harold Tieken	3122 Harwood Road	Gonzales	Texas	78629 3122 Harwood Rd, Gonzales, TX 78629
17144 Gris Holding LLC	P.O. Box 695	Gonzales	Texas	78629 2923 Harwood Rd, Gonzales, TX 78629
17150 Rogelio & Vicky Guerra	2503 Harwood Rd	Gonzales	Texas	78629 2505 Harwood Rd, Gonzales, TX 78629
20163 Joann Mercer	2935 Harwood Rd	Gonzales	Texas	78629-6040 2935 Harwood Rd, Gonzales, TX 78629
20595 Kenneth James Brown	2425 Church St #1	Gonzales	Texas	78629 2425 Church St #1, Gonzales, TX 78629
20617 Charles & Susan Noyola	2425 Church St Lot #2	Gonzales	Texas	78629 2425 Church St #2, Gonzales, TX 78629
21066 CLPK Properties LLC	P.O. Box 1740	Gonzales	Texas	78629 2405 Church St, Gonzales, TX 78629
21560 Mark & Devonina Ploeger	P.O. Box 26	Gonzales	Texas	78629 Stieren Rd, Gonzales, TX 78629
25211 Angel L & Alma S Rosas	P.O. Box 1795	Gonzales	Texas	78629 2531 Harwood Rd, Gonzales, TX 78629
26674 Gonzales Independent School Dist	P.O. Box 157	Gonzales	Texas	78629 CR 239, Gonzales, TX 78629
27198 CLPK Properties LLC	P.O. Box 1740	Gonzales	Texas	78629 Harwood Rd, Gonzales, TX 78629
27380 J Bricks & Associates Inc	10540 Cypress Creek Parkway	Houston	Texas	77070-6339 1200 Block of Sarah DeWitt Dr, Gonzales, TX 78629
27557 Phillip D & Mary Jo Whitener	198 Rooster Drive	Eagle	Idaho	83616 1225 Sarah DeWitt Dr, Gonzales, TX 78629
28293 PSS Real Estate LLC	P.O. B 112	Cuero	Texas	77954 FM 794, Gonzales, TX 78629

Parcel	Company	Street	City	State	Postal	Parcel Location
11243	Genovevo Camarillo Life Estate	9631 San Carlos	Houston	Texas	77029	1302 Burchard St, Gonzales, TX 78629
11366	1620 ESD LLC	186 Stone Lake Drive	Woodway	Texas	76712	1620 E Sarah DeWitt Dr, Gonzales, TX 78629
11585	Edgar I Netro Reynaga	630 N College #23	Gonzales	Texas	78629	1303 Ewing St, Gonzales, TX 78629
11588	Isaac Cray	11806 Hunkler Drive	Houston	Texas	77047-2934	1106 Johnson St, Gonzales, TX 78629
11589	Edgar I Netro Reynaga	1303 Ewing	Gonzales	Texas	78629	1308 Ewing St, Gonzales, TX 78629
11591	Carmen Avalos & Jesus Gonzalez	1307 Ewing Street	Gonzales	Texas	78629	1307 Ewing St, Gonzales, TX 78629
11598	Leslie A Hastings	8816 Ingrid Rd	Elgin	Texas	78621	Johnson St & Burchard St, Gonzales, TX 78629
11600	Jesus Pizano Cortes & Nancy Maria Pizano Orozco	1307 Burchard	Gonzales	Texas	78629	1307 Burchard St, Gonzales, TX 78629
11604	Edward McKinney	1309 Ewing Street	Gonzales	Texas	78629	1309 Ewing St, Gonzales, TX 78629
11606	Iris Steen Polk	P.O. Box 352	Gonzales	Texas	78629	1310 Ewing St, Gonzales, TX 78629
11610	Willie Sarbury	1218 Johnson St	Gonzales	Texas	78629	1218 Johnson St, Gonzales, TX 78629
11617	Jerimiah D Clark & Donald Clark	422 Gulf Apt 2	San Antonio	Texas	78202	1310 Dallas St, Gonzales TX 78629
12290	Church Street Cemetery	1621 Weimer	Gonzales	Texas	78629	1621 Weimer St, Gonzales, TX 78629
12294	Iglesia Pentocostal Unida Hispana Bethl Inc	6518 Fulton Street	Houston	Texas	77022	1015 Church St, Gonzales, TX 78629
12320	Spanish United Pentecostal Church Inc	1009 Jesse Smith Street	Gonzales	Texas	78629	1009 Jesse Smith St, Gonzales, TX 78629
12330	Reva Johnson	1075 Llewellyn	Killeen	Texas	76542	1023 Church St, Gonzales, TX 78629
12357	Jaime Cazares Castillo	246 St Hwy 304	Gonzales	Texas	78629	1019 Church St, Gonzales, TX 78629
12375	Webster Chapel AME Church	P.O. Box 801	Gonzales	Texas	78629	1027 Church St, Gonzales, TX 78629
12389	Sandy Ferrell	15011 Wildwood Trace	Magnolia	Texas	77354	Behind Elks, Gonzales, TX 78629
12390	Olalde Maria L O Orduna & Jose Lara I N Nino	1010 Church	Gonzales	Texas	78629	1010 Church St, Gonzales, TX 78629
12394	Pamela Joyce Clack	1105 Johnson Street	Gonzales	Texas	78629	1105 Johnson St, Gonzales, TX 78629
12395	Joyce Jones	1101 Johnson St	Gonzales	Texas	78629	1101 Johnson St, Gonzales, TX 78629
12396	Joyce Jones	1105 Johnson Street	Gonzales	Texas	78629	1101 Johnson St, Gonzales, TX 78629
12399	Fidel Longoria	1022 1/2 Church	Gonzales	Texas	78629	1022 1/2 Church St, Gonzales, TX 78629
12412	Fidel Longoria	1022 1/2 Church	Gonzales	Texas	78629	1022 1/2 Church St, Gonzales, TX 78629
12413	Linda T Williams; Kevin; Felisha & Stephanie Johnson	2007 Tillery Street	Austin	Texas	78723	E Church St, Gonzales, TX 78629
12415	Susie Ramirez	P.O. Box 788	Gonzales	Texas	78629	1016 Church St, Gonzales, TX 78629
12428	American Legion Gonzales Post #40	P.O. Box 310	Gonzales	Texas	78629	1612 Robertson St, Gonzales, TX 78629
12429	Stone Development Group Inc	11609 Anderson Mill Drive	Austin	Texas	78750	Robertson St, Gonzales, TX 78629
12432	Kimberly Heights	17515 Spring Cypress Rd C #590	Cypress	Texas	77429	Robertson St, Gonzales, TX 78629
12436	Kardosz Investments LLC & Immortal 32 LLC	403 St George Street	Gonzales	Texas	78629	Robertson St, Gonzales, TX 78629
13107	Wilton & Bernice Hahn	1427 Church	Gonzales	Texas	78629	1427 Church St, Gonzales, TX 78629
13109	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	1403 Church St, Gonzales, TX 78629
13114	C F & W F Camarillo	1026 E Cone Street	Gonzales	Texas	78629	1020 Cone St, Gonzales, TX 78629
13115	Mrs. Louis Casares	1237 Church	Gonzales	Texas	78629	1237 Church St, Gonzales, TX 78629
13130	Leobardo Almendarez	1027 E Cone Street	Gonzales	Texas	78629	1027 Cone St, Gonzales, TX 78629
13148	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	1423 Church St, Gonzales, TX 78629
13150	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	1303 Church St, Gonzales, TX 78629
13169	Robert Gonzales Rodriguez	1422 Cavett	Gonzales	Texas	78629	1422 Cavette St, Gonzales, TX 78629
13193	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	1200 Chuch St, Gonzales, TX 78629
13201	BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629	1307 Church St, Gonzales, TX 78629

13203 Albert Rodriguez Jr	219 Qualls	Gonzales	Texas	78629 1433 Church St, Gonzales, TX 78629
13217 Alma E & Mario Moreno	817 Railroad	Gonzales	Texas	78629 1013 Wells St, Gonzales, TX 78629
13219 BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629 1300 Block of Church St, Gonzales, TX 78629
13220 Armando Izaguirre	1400 Church Street	Gonzales	Texas	78629 1400 Church St, Gonzales, TX 78629
13225 Eville Williams	P.O. Box 2043	Gonzales	Texas	78629 1024 Wells St, Gonzales, TX 78629
13232 BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629 1217 Church St, Gonzales, TX 78629
13233 BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629 1221 Church St, Gonzales, TX 78629
13237 City of Gonzales	P.O. Box 547	Gonzales	Texas	78629 1300 Block of Johnson St, Gonzales, TX 78629
13238 Marcella A Perales	113 Morey Street	Gonzales	Texas	78629 1404 Weimer St, Gonzales, TX 78629
13239 Patty Ann Clark	5638 US Hwy 90A East	Gonzales	Texas	78629 Weimer St, Gonzales, TX 78629
13240 Aaron Able Melendez	630 N College Street Trlr #20	Gonzales	Texas	78629 1411 Kleine St, Gonzales, TX 78629
13241 Hector Porras	916 N College Street	Gonzales	Texas	78629 Hastings St, Gonzales, TX 78629
13247 BYK Additives Inc	1212 Church Street	Gonzales	Texas	78629 Dallas St, Gonzales, TX 78629
13257 Diane K & Juan C Serna	2308 Wagon Crossing	Austin	Texas	78744 1503 Robertson St, Gonzales, TX 78629
13258 Diane K & Juan C Serna	2308 Wagon Crossing	Austin	Texas	78744 1524 Weimer St, Gonzales, TX 78629
13259 Erlinda Brasfield Etal	503 Springtown Way Apt 104	San Marcos	Texas	78666 Weimer St, Gonzales, TX 78629
13260 Gordon S Morriss	2431 N Garrett Ave Unit 3	Dallas	Texas	75206-8672 1300 Block of Johnson St, Gonzales, TX 78629
13265 Rene Vega & Paul Falcon	1515 Weimar Street	Gonzales	Texas	78629 1515 Weimer St, Gonzales, TX 78629
13545 Martin Ray & Jereline S Clack Life Estate	1621 Weimar	Gonzales	Texas	78629 1621 Weimer St, Gonzales, TX 78629
17052 WalMart Real Estate Business Trust Store No:290-01	P.O. Box 8050	Bentonville	Arizona	72716 1114 E Sarah DeWitt Dr, Gonzales, TX 78629
17089 Gonzales Elks Prop BPOE	P.O. Box 762	Gonzales	Texas	78629 1222 E Sarah DeWitt Dr, Gonzales, TX 78629
25262 Ruben C & Griselda Ortiz	1504 Weimar	Gonzales	Texas	78629 1504 Weimer St, Gonzales, TX 78629
27392 Lighthouse Property Development LLC	12550 Reed Road Suite 100	Sugar Land	Texas	77478 1604 E Sarah DeWitt Dr, Gonzales, TX 78629
27450 Paul E & Dianne M Neuse	P.O. Box 204	Gonzales	Texas	78629 1606 E Sarah DeWitt Dr, Gonzales, TX 78629
29935 Brendon L Hattley	1402 Weimar Street	Gonzales	Texas	78629 1402 Weimer St, Gonzales, TX 78629

CITY OF GONZALES



COME AND TAKE IT

May 20, 2024

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

Kardosz Investments LLC & Immortal 32 LLC
403 St George Street
Gonzales, Texas 78629

Parcel ID: 12436

NOTICE IS HEREBY GIVEN THAT: Your property located at Robertson St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in “Exhibit A”, attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as “Exhibit B” attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary’s office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Reduction of Value of Property.

Chd [Signature] 5-24-24
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Jerome F & Georgia Pavliska Life Estate
2833 Harwood Road
Gonzales, Texas 78629

Parcel ID: 17115

NOTICE IS HEREBY GIVEN THAT: Your property located at 2833 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Re: Property #17115 & all others

1. The proposed area to be rezoned is bordered by residential property.
2. Carries water drainage into creek bed that runs through city- Need to keep our water safe
3. Do not need to further pollute the air we breathe.
4. Do not need increase noise level especially at night.
5. Will increase heavy truck traffic.

Georgia Pavliska 5-29-2024
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Joe & Lillie Gomez
P.O. Box 323
Gonzales, Texas 78629

Parcel ID: 17084

NOTICE IS HEREBY GIVEN THAT: Your property located at 2631 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Not in agreement with Heavy Industrial District,

Lillie Gomez 5/23/24
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Joe Gomez
P.O. Box 323
Gonzales, Texas 78629

Deceased

Parcel ID: 1270

NOTICE IS HEREBY GIVEN THAT: Your property located at CR 239, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Not in agreement with Heavy Industrial District

Lillie Gomez 5/23/24
Signature Date
on behalf of Joe Gomez

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Massie Viola Life Estate
2725 Harwood Road
Gonzales, Texas 78629

Parcel ID: 17101

NOTICE IS HEREBY GIVEN THAT: Your property located at 2725 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

CONTAMINATION OF WATER DRAIN OFF

NOISE AND LIGHTS AT NIGHT

Viola M Massie

Signature

Date 5-22-24

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Massie Viola Life Estate
2725 Harwood Road
Gonzales, Texas 78629

Parcel ID: 17041

NOTICE IS HEREBY GIVEN THAT: Your property located at 2611 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

CONTAMINATION OF WATER DRAIN OFF, NOISE AND LIGHTS

Signature

Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Central TX Ingredients I LLC
P.O. Box 1726
Gonzales, Texas 78629

Parcel ID:889

THE CITY OF GONZALES IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

NOTICE IS HEREBY GIVEN THAT: Your property located at 3205 Johnson Rd, Gonzales, TX 78629 has been identified as a property that is proposed for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

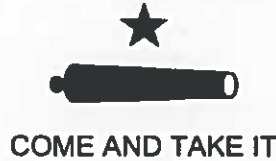
PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

We are currently using our property in a manner consistent with light manufacturing, including manufacturing of small products, warehousing, and distribution activities. Our properties are most appropriately zoned as L1 Light Industrial District as they are currently.

M. Worrell 5/30/2024
Michael Worrell, Controller Date
Signature

CITY OF GONZALES



820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Richard & Eunice Delany
2601 Harwood Rd
Gonzales, Texas 78629

Parcel ID: 17095

NOTICE IS HEREBY GIVEN THAT: Your property located at 2601 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION

OBJECTIONS AND COMMENTS

Richard & Eunice Delany
Signature

Eunice Delany
Date

5-28-24

City Secretary

From: delany@gvec.net
Sent: Wednesday, May 29, 2024 7:53 AM
To: City Secretary
Subject: City of Gonzales zoning
Attachments: city.pdf

Good morning,

Attached is our objection to the zoning. We have lived in our home over 40 years and once had a beautiful view and quiet neighborhood. We now have to look across the street at buildings, heavy speeding trucks now are up & down the Harwood Road. The buildings across the street from our home have bright lights pointing right at our windows and beeping from moving equipment at all hours and even weekends. There is one building for the Texas gas Co. who's very loud alarm goes off at all different times of the day or night. We have called the police several times to report it. Why can they not remove it if they can not take care of this? Neighbors called the city office to find out what this paper is for and were told to disregard it does not pertain to them. Well if it does not pertain why was it mailed to us in the first place? I was once told by the Gonzales Economical Development that this is progress and they would offer us money to buy our home. Is it progress to chase away people that have worked their whole life to raise a family and pay off their homes? This is not the beautiful welcoming Gonzales Tx that we moved to in 1982. Of all the available land in Gonzales why do they try to push out the small neighborhoods?

Thank you for your time, Eunice & Rich DeLany

CITY OF GONZALES



COME AND TAKE IT

May 20, 2024

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

Central TX Ingredients I LLC
P.O. Box 1726
Gonzales, Texas 78629

Parcel ID:950

THE CITY OF GONZALES IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

NOTICE IS HEREBY GIVEN THAT: Your property located at 3217 Johnson Rd, Gonzales, TX 78629 has been identified as a property that is proposed for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

We are currently using our property in a manner consistent with light manufacturing, including
manufacturing of small products, warehousing, and distribution activities. Our properties are most
appropriately zoned as L1 Light Industrial District as they are currently.

M. Worrell
Michael Worrell, Controller 5/30/2024
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Gary C & Amiee D Casper
2701 Loyaga Drive
Round Rock, Texas 78681

Parcel ID: 12961

NOTICE IS HEREBY GIVEN THAT: Your property located at 1607 St Joseph St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The below listed property is zoned C-1, Light Commercial District and the property owner is requesting to rezone to SF-6, Single Family 6 District. The full legal description of all properties involved is enclosed for your reference. A location map of the property is included on the reverse of this letter.

PROPERTY OWNER: Gary and Amiee Casper
LEGAL DESCRIPTIONS: 4 Juengermann
PARCELS: 12961
PROPERTY ADDRESS: 1607 St. Joseph Street

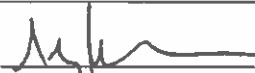
The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the application to rezone the listed property. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.**

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

Any property owner having any objections or comments to this change may state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. A property owner may appear before the commission and verbally state any objections or comments at 820 St. Joseph, Gonzales, Texas 78629 at the date and time of the meeting stated above. For additional information, contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**


Signature

5/23/24
Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Chris & Karen Rasmussen
2926 Hawrood Rd
Gonzales, Texas 78629

Parcel ID: 17116

NOTICE IS HEREBY GIVEN THAT: Your property located at 2926 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

		5-23-2024
Signature		Date
		5-23-2024

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Paul E & Dianne M Neuse
P.O. Box 204
Gonzales, Texas 78629

Parcel ID: 27450

NOTICE IS HEREBY GIVEN THAT: Your property located at 1606 E Sarah DeWitt Dr, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**

Paul Neuse
Signature

5/22/24
Date

CITY OF GONZALES



820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Marilyn & Herman Buchholtz Jr & James Allen Buchholtz
1327 St Peter Street
Gonzales, Texas 78629

Parcel ID: 1051

NOTICE IS HEREBY GIVEN THAT: Your property located at FM 794, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

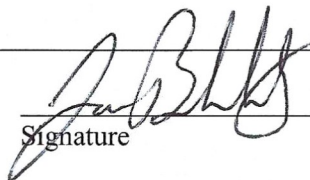
A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

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This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**


Signature

5-31-24
Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Kenneth Gottwald & William Glass
P.O. Box 160
Gonzales, Texas 78629

Parcel ID: 17048

NOTICE IS HEREBY GIVEN THAT: Your property located at 2004 Church St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

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PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

William Glass, Jr.
Signature

5-31-2024
Date

CITY OF GONZALES



COME AND TAKE IT

May 20, 2024

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

Kenneth F Gottwald & William Brian Glass Jr
P.O. Box 160
Gonzales, Texas 78629

Parcel ID: 17046

NOTICE IS HEREBY GIVEN THAT: Your property located at Hwy 90A, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

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This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

W.B. Glass Jr.
Signature

5-31-2024
Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Kenneth Gottwald & William Glass
P.O. Box 160
Gonzales, Texas 78629

Parcel ID: 872

NOTICE IS HEREBY GIVEN THAT: Your property located at Church St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

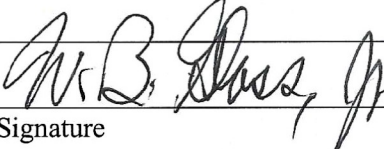
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PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**


Signature _____ Date 5-31-2024

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Marcella A Perales
113 Morey Street
Gonzales, Texas 78629

Parcel ID: 13238

NOTICE IS HEREBY GIVEN THAT: Your property located at 1404 Weimer St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

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PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Properties south of zone area 22306 and east of 22305 are affected by the industrial plants that are around now. Please do not make it worse. By zoning to Heavy Industrial areas that would mean what? More noise, traffic, dust, or chemicals to deal with around my property. I do not want this in my area. When the winds blow from the North to the South it is strong. I do not want the wind to pick up any chemicals in the air or strong odors. Wind from the east to the west we get dust from BYK. My neighbor and I already have eighteen wheelers driving in front of our homes periodically and I do not want this to be what I see continually when I look out my front window. I do not want this to affect the values of the homes either in our area. I do not want our health to be affected negatively with anything being proposed to be put in these areas. If the values of homes, air quality, human health will be negatively impacted then this is something that I object to.

Signature Marcella Perales Date 5/28/2024

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Martha Ludene Poe Life Estate
3023 Hawrood Rd
Gonzales, Texas 78629

Parcel ID: 17118

NOTICE IS HEREBY GIVEN THAT: Your property located at 3023 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

As a Resident of many yrs
I Do not think a good change

Martha Ludene Poe 5/29/2024
Signature Date

Mrs Cleitor Fae Jr
3023 Harwood Rd
Gonzales TX 78629

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Evelyn Stearns
P.O. Box 63
Gonzales, Texas 78629

Parcel ID: 17040

NOTICE IS HEREBY GIVEN THAT: Your property located at 2607 Harwood Rd, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

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PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

*To much traffic and lights humming all night
Trucks running motors. Sirens going off day
and night. Big Truck going by day & night*
Evelyn Stearns *5-30-24*
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Maria A Esparza
2005 Robertson Street
Gonzales, Texas 78629

Parcel ID: 690

NOTICE IS HEREBY GIVEN THAT: Your property located at 2005 Robertson St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A proposal to rezone the forty-four (44) properties listed in "Exhibit A", attached to this notice, from LI, Light Industrial District to HI, Heavy Industrial District. A location map of the properties that have requested to be rezoned is included as "Exhibit B" attached to this notice.

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Have lived quietly and attend to my own business. The property was purchased back in 1962 by my parents. Now you folks want to do something else. This is my property and I don't like anyone messing with my property.

Maria A. Esparza *5/30/2024*
Signature Date

RECEIVED
JUN 05 2024

COUNCIL AGENDA ITEM BRIEFING DATA



AGENDA ITEM

Public Hearing, Discussion & Possible Action on Ordinance #2024-22 Amending the Official Zoning Map by Rezoning properties located at 2004 Church Street (property IDs 872 and 17048) from the LI, Light Industrial District to a Planned Development District (PDD)

DATE: June 13, 2024

TYPE AGENDA ITEM:

Ordinance

BACKGROUND:

The property owner has contacted the City to request a rezone from LI, Light Industrial to Planned Development District. The property being considered is 2.0 acres located at 2004 Church Street (property IDs 872 and 17048) and is the site of Guadalupe Valley Veterinary Clinic, which has been a general veterinary practice serving Gonzales since February 20, 1984. The purpose of a planned development district (PDD) is to provide for the development of land as an integral unit for single or mixed use in accordance with a PDD concept plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PDDs are intended to implement generally the goals and objectives of the city's comprehensive plan. PDDs are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, incorporate new planning concepts into a development, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts. The property owner is requesting the following standards to be modified for their property.

Base Zoning District

Except as modified below, the property within this Planned Development District shall be subject to the requirements of the LI, Light Industrial zoning district.

General Development Standards

1. "Commercial Accessory Dwelling" shall mean a dwelling unit that is accessory to a principal commercial use.
2. One Commercial Accessory Dwelling is allowed on the subject property as an accessory use to a veterinary clinic.
3. The Commercial Accessory Dwelling may be a site-built structure, modular housing, or HUD-code manufactured home.
4. The Commercial Accessory Dwelling may include household living space, as well as office uses such as meeting rooms, break rooms, and storage space.
5. Additional landscaping per the requirements of Section 14.601 shall not apply to the site solely due to the addition of a Commercial Accessory Dwelling if placed or constructed on the site prior to December 31, 2027.

6. The Commercial Accessory Dwelling shall not be considered a single-family use as it relates to the screening requirements of Section 14.602 and Section 14.603.
7. Additional parking per the requirements of Section 14.604 shall not be required for a Commercial Accessory Dwelling if it is placed or constructed on the site prior to December 31, 2027.

A notice was published in the newspaper for three weeks beginning on May 23, 2024 and notices were mailed to property owners within 200' of the subject property on May 20, 2024. Ten (10) property owners were notified of the zoning change. As of preparation of the staff report, there were not any objection letters filed, and four no objection letter filed.

POLICY CONSIDERATIONS:

The rezoning request appears to be consistent with the uses of the other properties within this area and will be consistent with the Comprehensive Plan, assuming approval of the companion Future Land Use Plan amendment, therefore, staff recommends approval of the requested zoning change.

FISCAL IMPACT:

N/A

ATTACHMENTS:

Map of property being rezoned
List of property owners notified
Objection/No Objection letters

STAFF RECOMMENDATION:

Staff respectfully recommends the approval of this ordinance.

Planning & Zoning Commission Report and Recommendation

The City of Gonzales Planning & Zoning Commission convened on May 6, 2024 at 5:15 p.m. at the Gonzales Municipal Building, 820 St. Joseph Street, Gonzales, Texas.

PLANNING & ZONING COMMISSION

Tim Gescheidle
Rose Ruiz-Jones
Paul Neuse
Robert Cantu, Jr.
Manuel Pena, Jr.

CITY STAFF

Kristina Vega, Zoning Administrator
Timothy L. Crow, City Manager
Susan Sankey, EDC Director
Erica Leopold, Admin Asst.

COMMISSIONERS ABSENT

Rose Ruiz-Jones
Tom Tiller

REPORT

Chairman Gescheidle read and asked for a staff report regarding the item: 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 two properties more commonly known as the 2004 Church Street (property IDs 872 & 17048) from LI, Light Industrial District to Planned Development District (PDD).

Contract Planner, Bryce Cox gave a staff presentation stating this a Planned Development District request rezoning. Planned Development Districts are basically a write your own zoning districts and gives a lot of latitude in the code. This request is specific because it has some unique pieces that didn't fall into the regular code. This is an existing veterinary clinic that is out there which is a great support to the community where they do small and large animals. What they are asking for this Planned Development District is to have an accessory dwelling unit there. So they have on-call and visiting physicians that come out for special surgeries or starting an internship program to replenish their ranks, so they want a place to be able to house folks overnight on location. The Planned Development District will maintain the base zoning district of Light Industrial and adds to it the ability to have a "Commercial Accessory Dwelling" shall mean a dwelling unit that is accessory to a principal commercial use, one Commercial Accessory Dwelling is allowed on the subject property as an accessory use to a veterinary clinic, the Commercial Accessory Dwelling may be a site-built structure, modular housing, or HUD-code manufactured home, the Commercial Accessory Dwelling may include household living space, as well as office uses such as meeting rooms, break rooms, and storage space, additional landscaping per the requirements of Section 14.601 shall not apply to the site solely due to the addition of a Commercial Accessory Dwelling if placed or constructed on the site prior to December 31, 2027, the Commercial Accessory Dwelling shall not be considered a single-family use as it relates to the screening requirements of Section 14.602 and Section 14.603, and additional parking per the requirements of Section 14.604 shall not be required for a Commercial Accessory Dwelling if it is placed or constructed on the site prior to December 31, 2027.

Chairman Gescheidle opened the Public Hearing.

Chairman Gescheidle asked Bryan Glass of Guadalupe Valley Vet Clinic if this would be more of an accessory to the business and not like a separate residential structure or anything like that?

Bryan Glass explained that what brought this up is that rural veterinarian clinics have been having an issue trying to attract new veterinarians that want to come to small rural towns. You may be aware that Texas Tech University has a veterinary program like Texas A&M. Texas Tech University now sends veterinarians in their senior year of the program out to be part of veterinarian clinics. This allows those young veterinarians practical experience in those veterinary clinics. What we are hoping to do is put housing there, adjacent to the clinic so that when those students come to us, we are able to have them for four weeks at a time. They are able to live there and then when we have calls at night, they can walk over and be part of it in a convenient way. So far, we are in the second week of the first student coming to us. We think this will help us to establish a better relationship with some of these younger students and attract them to rural areas, hopefully, to Gonzales. We are anticipating eight students in one year.

Chairman Gescheidle closed the Public Hearing.

Mr. Cantu made a motion to accept and make a recommendation to City Council to amend the Official Zoning Map by Rezoning properties located at 2004 Church Street (property IDs 872 and 17048) from the LI, Light Industrial District to a Planned Development District (PDD). Mr. DeLuna seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, DeLuna and Gescheidle all voted aye.

ORDINANCE NO. 2024-22

AN ORDINANCE OF THE CITY OF GONZALES, TEXAS AMENDING THE OFFICIAL ZONING MAP BY REZONING APPROXIMATELY 2.0 ACRES OF LAND FROM LIGHT INDUSTRIAL (LI) TO PLANNED DEVELOPMENT DISTRICT (PDD); PROVIDING FOR SEVERABILITY; PROVIDING FOR PROPER NOTICE AND MEETING; REPEALING ALL ORDINANCES OR SECTIONS OF ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Gonzales (“City”) is a Texas Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City is empowered by Chapter 211 of the Texas Local Government Code to establish a zoning ordinance establishing zoning districts and permissible land uses within the incorporated limits of the City; and

WHEREAS, the City Council has previously adopted zoning regulations as Chapter 14 of the City of Gonzales Code of Ordinances as amended; and

WHEREAS, the City Council may from time to time choose to amend, supplement, change or modify the City’s zoning regulations, boundaries, or classifications; and

WHEREAS, an application has been filed with the City to rezone approximately two acres of land located at 2004 Church Street, more specifically described in Exhibit “A”, from Light Industrial (LI) to Planned Development District (PDD) and develop in accordance with the concept plan and development standards set forth in the attached Exhibit “B” and Exhibit “C”; and

WHEREAS, on May 20, 2024, notices of the public hearing were mailed to property owners whose property is affected by the proposed change; and

WHEREAS, on May 23, 2024, May 30, 2024, and June 6, 2024 notice of a public hearing was published in the Gonzales Inquirer newspaper; and

WHEREAS, on **June 3, 2024**, the Planning and Zoning Commission conducted a public hearing and after consideration, made a recommendation of approval of this amendment; and

WHEREAS, the City Council has duly held public hearings and given proper notice, as necessary, pertaining to changing zoning classifications; and

WHEREAS, on **June 13, 2024** the City Council conducted a public hearing and after consideration determined that the requested zoning be approved as provided herein.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GONZALES, TEXAS:

Section 1. The Property as shown and more particularly described in the attached Exhibit “A”, is hereby zoned Planned Development District (PDD) and shall develop in accordance with the concept plan in the attached Exhibit “B” and development standards set forth in the attached Exhibit “C”.

Section 2. The Official Zoning Map of the City of Gonzales, Texas shall be revised to reflect the above amendment.

Section 3. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 4. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 5. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 6. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 7. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 8. This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

Section 9. This Ordinance shall be cumulative of all other ordinances of the City of Gonzales, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Gonzales except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed.

PASSED, ADOPTED, APPROVED, AND EFFECTIVE THE 13th DAY of June, 2024.

Mayor, S.H. Sucher

ATTEST:

Kristina Vega, City Secretary

EXHIBIT A

The below listed property is currently zoned as LI, Light Industrial District to a Planned Development District (PDD)

- a. PROPERTY OWNER: Kenneth Gottwald & William Glass
LEGAL DESCRIPTIONS:
PROPERTY ADDRESSES: 2004 Church Street
PARCELS: 872 and 17048

EXHIBIT B



EXHIBIT C

Base Zoning District

Except as modified below, the property within this Planned Development District shall be subject to the requirements of the LI, Light Industrial zoning district.

General Development Standards

- b. “Commercial Accessory Dwelling” shall mean a dwelling unit that is accessory to a principal commercial use.
- c. One Commercial Accessory Dwelling is allowed on the subject property as an accessory use to a veterinary clinic.
- d. The Commercial Accessory Dwelling may be a site-built structure, modular housing, or HUD-code manufactured home.
- e. The Commercial Accessory Dwelling may include household living space, as well as office uses such as meeting rooms, break rooms, and storage space.
- f. Additional landscaping per the requirements of Section 14.601 shall not apply to the site solely due to the addition of a Commercial Accessory Dwelling if placed or constructed on the site prior to December 31, 2027.
- g. The Commercial Accessory Dwelling shall not be considered a single-family use as it relates to the screening requirements of Section 14.602 and Section 14.603.
- h. Additional parking per the requirements of Section 14.604 shall not be required for a Commercial Accessory Dwelling if it is placed or constructed on the site prior to December 31, 2027.



Scale: 1"=150'
 Designed:
 Drawn:
 Reviewed:
 Date: 05-08-24



SHEET
 1
 OF 1
 Project No.:
 1171-001 PZ

CITY OF GONZALES
 PROPERTY REZONE
 GONZALES, TX

2004 CHURCH ST
 (872 & 17048)

DOUCET
 A Kleinfelder Company
 Civil Engineering // Entitlements // Geospatial
 829 N Saint Joseph St.
 Gonzales, TX 78429, Tel: (512)-851-1740
 www.doucetengineers.com
 TBPELS Engineering Firm No. F-3937
 TBPELS Surveying Firm No. 10194551

Parcel	Company	Street	City	State	Postal	Parcel Location
872	Kenneth Gottwald & William Glass	P.O. Box 160	Gonzales	Texas	78629	Church St, Gonzales, TX 78629
12341	Kenneth Molnoskey Life Estate	2023 Church Street	Gonzales	Texas	78629	2023 Church St, Gonzales, TX 78629
12371	Jose Jimenez	2027 Church Street	Gonzales	Texas	78629	2027 Church St, Gonzales, TX 78629
12900	Tres Sierras LTD	4911 E Seventh Street	Austin	Texas	78702	1025 Oakland St, Gonzales, TX 78629
12904	Buddy's Natural Chicken Inc	P.O. Box 1657	Gonzales	Texas	78629	2005 Church St, Gonzales, TX 78629
17046	Kenneth F. Gottwald & William Brian Glass Jr.	P.O. Box 160	Gonzales	Texas	78629	Hwy 90A, Gonzales, TX 78629
17048	Kenneth Gottwald & William Glass	P.O. Box 160	Gonzales	Texas	78629	2004 Church St, Gonzales, TX 78629
17050	Circle K Stores Inc	P.O. 52085	Phoenix	Arizona	85072	1107 E Sarah DeWitt Dr, Gonzales, TX 78629
17051	Community Health Centers of South Texas	229 St George Street	Gonzales	Texas	78629	1918 Church St, Gonzales, TX 78629
24451	T Bow Trucking Inc	P.O. Box 1603	Shiner	Texas	77984	1130 CR 239, Gonzales, TX 78629

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Kenneth Molnoskey Life Estate
2023 Church Street
Gonzales, Texas 78629

Parcel ID: 12341

NOTICE IS HEREBY GIVEN THAT: Your property located at 2023 Church St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A request to rezone two properties located at 2004 Church Street (property IDs 872 and 17048) from the LI, Light Industrial District to a Planned Development District (PDD), as shown on the attached "Exhibit A".

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS

Kenneth Molnoskey 5-22-24
Signature Date

CITY OF GONZALES



COME AND TAKE IT

820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Kenneth Gottwald & William Glass
P.O. Box 160
Gonzales, Texas 78629

Parcel ID: 17048

NOTICE IS HEREBY GIVEN THAT: Your property located at 2004 Church St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A request to rezone two properties located at 2004 Church Street (property IDs 872 and 17048) from the LI, Light Industrial District to a Planned Development District (PDD), as shown on the attached "Exhibit A".

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PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS


Signature

5-31-2024
Date

CITY OF GONZALES



820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Kenneth F. Gottwald & William Brian Glass Jr.
P.O. Box 160
Gonzales, Texas 78629

Parcel ID: 17046

NOTICE IS HEREBY GIVEN THAT: Your property located at Hwy 90A, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

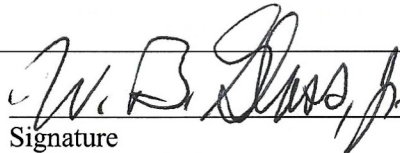
A request to rezone two properties located at 2004 Church Street (property IDs 872 and 17048) from the LI, Light Industrial District to a Planned Development District (PDD), as shown on the attached "Exhibit A".

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION **OBJECTIONS AND COMMENTS**


Signature

5-31-2024
Date

CITY OF GONZALES



820 St. Joseph Street
P.O. Drawer 547
Gonzales, Texas 78629
Phone (830) 672-2815
www.gonzales.texas.gov

May 20, 2024

Kenneth Gottwald & William Glass
P.O. Box 160
Gonzales, Texas 78629

Parcel ID: 872

NOTICE IS HEREBY GIVEN THAT: Your property located at Church St, Gonzales, TX 78629 has been identified as a property either being considered for rezoning or within 200 feet of an area being considered for rezoning.

The Planning & Zoning Commission will hold a **Public Hearing on June 3, 2024 at the Gonzales City Hall, 820 St. Joseph St. at 5:15 p.m.**, to allow for public comment on the rezoning request listed below. After consideration and recommendation by Planning & Zoning Commission and the Public Hearing, the application for rezoning will be presented to **City Council for a Public Hearing and possible approval on June 13, 2024 at 6:00 p.m. at the Gonzales City Hall, 820 St. Joseph St.** on the following rezoning request:

A request to rezone two properties located at 2004 Church Street (property IDs 872 and 17048) from the LI, Light Industrial District to a Planned Development District (PDD), as shown on the attached "Exhibit A".

The City Council encourages citizens to participate in the public comment and public hearing process for all applications for zoning or rezoning before the Planning & Zoning Commission and City Council. Citizens unable to attend meetings may submit their views to Kristina Vega, City Secretary for the City of Gonzales, by mailing them to P.O. Drawer 547, Gonzales, TX 78629.

This notice has been sent to all property owners within 200 feet of the rezoning request; as such ownership appears on the last approved city tax roll. This form is used to calculate the percentage of landowners that support and oppose the rezoning request. Any property owner having any objections or comments to this change may so state his/her objections or comments in writing and return this form to the City of Gonzales, P.O. Box 547, Gonzales, Texas 78629 or citysecretary@gonzales.texas.gov by May 30, 2024. For additional information, please contact the City Secretary's office at (830)-672-2815.

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

NO OBJECTION OBJECTIONS AND COMMENTS


Signature

5-31-2024
Date