

**CITY OF GONZALES, TEXAS  
CITY COUNCIL MEETING  
MINUTES – JUNE 13, 2024**

The regular meeting of the City Council was held on **June 13, 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](http://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.

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

**STAFF PARTICIPATING:**

Tim Crow-City Manager, Kristina Vega-City Secretary, Laura Zella-Finance Director, Erica Leopold-Administrative Assistant, Gayle Autry-Police Chief, Jason Montoya-Police Lt., Tiffany Hutchinson-Padilla-Main Street Director and Susan Sankey-Economic Development Director.

Rev. Dr. Kenneth Green of Union Lea Missionary Baptist Church provided invocation.

**CITY EVENTS AND ANNOUNCEMENTS**

- Announcements of upcoming City Event-None
- Announcements and recognitions by the City Manager-None
- Announcements and recognitions by the Mayor-None
- Recognition of actions by City employees-None
- Recognition of actions by community volunteers-None

**HEARING OF RESIDENTS**

Don Page spoke about the City of Gonzales' policies and procedures regarding Boards & Commissions selection.

Daisy Scheske Freeman, Crissy Filla and Lawren Kridler spoke in support of a partnership between the GEDC and the Gonzales Chamber.

Christian Palacios, Congressional Intern for Congressman Michael Cloud, gave an overview of a newsletter that he provided to the Council Members.

Mayor Sucher requested that the names of all the people that submitted letters of support for the Chamber project be entered into the Council minutes for tonight. Letters of support were received regarding the Chamber project from John Lamprecht Jr., Wayne Baker, Rusty Brockman, Rebekah Morgan, Joey Evans, Daisy Scheske Freeman, Dr. Elmer Avellaneda, Gene Kridler, Barbara

Crozier, Sherri Schellenberg, Shirley Breitschopf, Patrick C. Davis, Justin Schwausch, Connie Dolezal, Jean Peterek Burns, Dr. Commie Hisey, Ryan Lee and Darren Schauer.

### **STAFF/BOARD REPORTS**

1.1 Finance Director, Laura Zella provided feedback on any questions regarding:

- Financial Reports for funds as of May 31, 2024
- Cash & Investment by Fund as of May 31, 2024

No questions were asked regarding the report.

1.2 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.

1.3 Economic Development Director, Susan Sankey provided a progress report of the Economic Development Corporation

No questions were asked regarding the report.

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

No questions were asked regarding the report.

### **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

Mike Del Toro of ABIP CPA Advisors presented details to the City Council regarding the City's Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2023.

#### **ACTION: Item 2.1**

#### **APPROVED**

Council Member Kridler moved to approve **Resolution #2024-55** Acknowledging Receipt and Presentation of the Annual Comprehensive Financial Report for the Fiscal Year ending September 30, 2023. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

2.2 Discussion and direction regarding review of the City of Gonzales Code of Ordinances Article 3.100 Streets and Sidewalks

Council and staff engaged in discussion regarding review of the City of Gonzales Code of Ordinances Article 3.100 Streets and Sidewalks. Mayor Sucher stated that the City needs to clarify the liability and the cost of maintenance and have a report presented to the City Council at a future meeting on that information.

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

Council and staff engaged in discussion regarding the listed job descriptions. Mayor Sucher asked that Council member Miller engage in further discussions with City Manager Crow.

### 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

**ACTION: Items 3.1 through 3.6**

**APPROVED**

Council Member Kridler moved to approve the consent agenda Items 3.1 through 3.6. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

**RESOLUTION**

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

**ACTION: Item 4.1**

**APPROVED**

Council Member Hernandez moved to approve **Resolution #2024-59** Appointing Joseph Kridler Mayor Pro Tem for the City of Gonzales. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

**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

Mayor Sucher opened the Public Hearing at 7:13 p.m.

Contract Planner, Bryce Cox gave a staff presentation stating that this is two parts. This is the amendment to the Land Use Map and the later item is the rezoning. This is the for the property at 1007 St. Andrew Street. The property records show that this has been used as a residence since around 1930 and 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 use the property as residential, and place a new residential home on the property. However, with the current zoning of C-1 that would not be possible. Along with the rezoning they were required to submit an amendment to the City's Future Land Use of the City's Comprehensive Plan because the City Council is required to make zoning decisions in accordance with your comprehensive plan. This is a request to change the commercial designation to residential on that Future Land Use Map. Staff has analyzed this property and it is consistent with the other uses that are currently in area and staff recommends approval of this amendment. It was heard at P&Z, and they also recommended the approval.

Thomas Enriquez spoke regarding his family's history with this property and his plans to purchase and improve the property as a residential lot.

Mayor Sucher closed the Public Hearing at 7:17 p.m.

**ACTION: Item 5.1**

**APPROVED**

Council Member Kridler moved to approve **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. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

- 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

Mayor Sucher opened the Public Hearing at 7:18 p.m.

Contract Planner, Bryce Cox gave a staff presentation stating this is for the rezoning from C-1 to SF-6. The city has sent mailed notice and as of this meeting, we have one no objection letter filed. There have not been any objections that have been submitted. This was heard at Planning & Zoning Commission and they recommended the approval of this item.

No comments were made.

Mayor Sucher closed the Public Hearing at 7:19 p.m.

**ACTION: Item 5.3**

**APPROVED**

Council Member Kridler moved to approve **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. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

- 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

Mayor Sucher opened the Public Hearing at 7:20 p.m.

Contract Planner, Bryce Cox gave a staff presentation stating very similar to the last item, we have a request for an amendment to the Future Land Use Plan from Commercial to Single Family. The property has been used as a residential property 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.

Curt Pish stated that he is a builder in the area and work with the Caspers, who are owners of the property. They are investors that came into the area about two years ago and are rehabbing older homes for residences in the area. They are wanting to create a studio residence of the existing structure at the back. We just ask that you approve the zoning change and provide some more rental property in the area.

Mayor Sucher closed the Public Hearing at 7:23 p.m.

**ACTION: Item 5.2**

**APPROVED**

Council Member Miller moved to approve **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. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

- 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.

Mayor Sucher opened the Public Hearing at 7:24 p.m.

Contract Planner, Bryce Cox gave a staff presentation stating this is the companion item to the Future Land Use Plan. The request is to rezone the property from C-1 to SF-6. This item was heard at Planning & Zoning Commission and they recommended approval. Additionally, we only received one response, and it was a letter of no objection.

No comments were made.

Mayor Sucher closed the Public Hearing at 7:25 p.m.

**ACTION: Item 5.4**

**APPROVED**

Council Member Hernandez moved to approve **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. Council Member Kridler seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

- 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.

Mayor Sucher opened the Public Hearing at 7:26 p.m.

Contract Planner, Bryce Cox gave a staff presentation stating this 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 current zoning on the property that is not permissible. Therefore, the property owner is requesting a rezone from C-2 Heavy Commercial District to SF-6 Single Family 6 District. The City's Future Land Use Plan does currently list this property as residential and this would be zoning in conformance with the City's Comprehensive Plan. This was heard at the Planning & Zoning Commission and was recommended for approval. We received three letter responses, two of which were no objections and one was an objection. The letter of objection did not provide any comments. Staff respectfully recommends approval of this rezone.

Curt Pish stated he purchased the property in 2018 for some developing a residential use in the future. At some point in 2021, you all reworked how the zoning was classified and you could no longer be zoned commercial and develop all the way down to residential. So I ask that you all approve the zoning change so I can move forward with the original plan to develop the property as residential.

Mayor Sucher closed the Public Hearing at 7:28 p.m.

**ACTION: Item 5.5**

**APPROVED**

Council Member Kridler moved to approve **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. Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

- 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

Mayor Sucher opened the Public Hearing at 7:29 p.m.

Contract Planner, Bryce Cox 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. Staff is requesting to strike parcel ID 21559 from the rezone at the request of the property owner. 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.

Mrs. Ploeger spoke requesting that the City deny or postpone due to environmental concerns with this change from Light Industrial or Heavy Industrial.

The City Council and staff engaged in discussions regarding the repercussions of postponing or denying the rezone and the future development of the Industrial Park area.

Mayor Sucher closed the Public Hearing at 7:45 p.m.

**ACTION: Item 5.6**

**APPROVED**

Council Member Kridler moved to approve **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, 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, and removing parcel ID 21559 from the listing. Council Member Hernandez seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

**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)

Mayor Sucher opened the Public Hearing at 7:48 p.m.

Contract Planner, Bryce Cox gave a staff presentation stating 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. A Planned Development District request rezoning. Planned Development Districts are basically a broad discretionary district, and 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. As of preparation of the staff report, there were not any objection letters filed, and four no objection letters filed. This was heard at the Planning & Zoning Commission meeting where they recommended approval of this request.

Dr. Glass spoke stating that they are currently involved with Texas Tech Veterinarian School of Medicine, and we will have eight 4<sup>th</sup> year students that will come to the clinic and do four weeks at a time. The desire is to place a dwelling unit for veterinary students to stay near the clinic to be able to go to the clinic if there are any learning opportunities that come along. This will provide an opportunity to see real life veterinarian medicine and attract young veterinarians to rural areas.

Mayor Sucher closed the Public Hearing at 7:53 p.m.

**ACTION: Item 5.7**

**APPROVED**

Council Member Kridler moved to approve **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). Council Member Miller seconded the motion. Mayor Sucher called for a roll call vote. For: Unanimous. The motion passed 4 to 0.

**CONVENE INTO CLOSED SESSION:**

The Council convened into closed session at 7:57 p.m.

**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**

The Council convened into open session at 8:41 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.
- Announcements by Mayor and Councilmembers- Mayor Sucher reminded everyone to be sure to go out to the Slingshot Parade this weekend.
- 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 Hernandez, the meeting was adjourned at 8:44 p.m.

Approved this 11<sup>th</sup> day of July 2024.

  
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Kristina Vega, City Secretary

  
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Mayor, S.H. Sucher

