

**CITY OF GONZALES
PLANNING AND ZONING COMMISSION MEETING
March 31, 2014
WORKSHOP MINUTES**

On the 31st day of March at 5:15 p.m., the Planning and Zoning Commission convened in the Council Chambers at the Gonzales Municipal Building, 820 Saint Joseph Street, Gonzales, Texas.

The following members were present constituting a quorum: Tim Gescheidle-Chairman, Paul Frenzel-Co-Chairman, Roland Martinez, Charles Patterson, Phillip Borowitz

Members Absent: Jereline Clack, Steve Pirkle

Others Present: Kristina Vega – Zoning Administrator, Allen Barnes-City Manager, Jackie Williamson-City Attorney, William Ince-Building Official

Item #1: Chairman Gescheidle called the meeting to order at 5:15 pm

Item #2: Discuss application submitted for rezone from R-1 Single Family Residential to C-2 Heavy Commercial of the property listed below:

Property Owner: Sara & Spencer Breitschopf

Legal Description: PT 15 Kings 4th; PT Lot 15 Kings 4th; PT 14, 22 Kings 4th; PT 15 and 22 Kings 4th

Parcel: 13080, 24805, 13065, 13066

Zoning Administrator, Kristina Vega stated that this item had been discussed prior and that a motion had been made to rezone the entire block to R-2. I had gotten an email from Ms. Breitschopf after the meeting and she said that R-2 would not work because of the setback requirements, she was wanting to place 16 units. With that being said I looked through the law and in the Texas Municipal Law and Procedures states that the court describes spot zoning as preferential treatment which defeats a pre-established comprehensive plan. Our thoughts are if it is conducive with our comprehensive plan which states that the overall housing market is lacking residential. In our ordinance she can only place 10 units and she actually wants to place 16.

City Attorney, Jackie Williamson, stated that Kristina is right and that if it is not compatible with our comprehensive plan then it is not consider spot zoning. C-2 allows more than 10 and C-1 states nothing about it, and R-2 states no more than 10.

Chairman, Tim Gescheidle, states that the structures do fall into the R-2 category correct. If we were to leave it R-2 and grant a variance for the units could she do that?

City Attorney, Jackie Williamson, states yes but she would have to go to the ZBOA to request a Specific Use Permit.

Paul Frenzel stated, I know what everybody said about apartments, but that does not mean anything, and to go in and put a C-2 amongst all of these when all you have is a 200 foot piece.

Zoning Administrator, Kristina Vega, asked if the commission would be interested in rezoning the remaining portion of that property that fronts Hwy 183 to C-2 since a large portion of the property is already C-2?

Gonzales Economic Development Director, Carolyn Gibson-Baros stated that she had been after Sara to build some more housing because she does such a good job at it. As I was sitting back there I was writing down businesses that are opening and I am 755 jobs. We have got to

have housing. I would encourage you to enable that in any way possible. I would say at least 50% of these jobs are going to be in the apartments, they are going to be the service companies, food companies the labor jobs and there are going to be a lot of people displaced because of the amount that can be gotten from the EOG, Marathon and the big companies like that.

Chairman, Tim Gescheidle, asked for comments.

Charlie Patterson, asked if the board that would be granting the variance or specific use permit get the same information that P&Z got?

Zoning Administrator, Kristina Vega, stated yes they would get all of the same information regarding the property.

Item #3: Discuss application received for the Replat for the property listed below:

Property Owner: Avalonpark Gonzales Development, LLC


Physical Description: Being part of lots 10 and 11, in range no. 9, East of Water Street in the original outer town of Gonzales, City of Gonzales, Gonzales County, Texas

Zoning Administrator, Kristina Vega, stated that an application was received from Avalonpark. We approved the Final Plat in August for this property and they just submitted a replat for this property.

Paul Frenzel, stated they just took the housing out of that one strip there.

Zoning Administrator, Kristina Vega stated that is correct.

Item #4 Chairman Gescheidle then adjourned the meeting at 5:36 p.m.



City Secretary

APPROVED:


Chairman