

**CITY OF GONZALES
PLANNING AND ZONING COMMISSION
IN THE COUNCIL CHAMBERS AT
820 ST. JOSEPH STREET
Tuesday, August 7, 2018
5:30 P.M.**

AGENDA

CALL TO ORDER

MINUTES

1. Approval of February 5, 2016 Planning & Zoning Commission Meeting Minutes

PUBLIC HEARING

The Planning and Zoning Commission will hold a public hearing related to zone change requests and replats within this agenda. The public hearing will be opened to receive a report from staff, the applicant, the adjoining property owners affected by the applicant's request, and any other interested persons. Upon completion, the public hearing will be closed. The Commission will discuss and consider the application, and may request additional information from staff or the applicant, if required. After deliberation, the Commission is asked to consider and act upon the following requests and make a recommendation to the City Council if necessary.

2. Hold a public hearing, consider and make recommendation to City Council on an amendment of the City of Gonzales Code of Ordinances; Chapter 14 Zoning to add Section 14.308.2 Planned Development (PD) District and Section 14.804 Planned Development (PD) District Procedures.
3. Hold a public hearing, consider and make recommendation to City Council on an amendment of the City of Gonzales Code of Ordinances; Chapter 14 Zoning to amend Sec. 14.310 Permitted and Specific Uses by District; (d) C-1 Business District; (1) Permitted Uses. adding Tattoo Parlor to the list of permitted uses.
4. Hold a public hearing, consider and make a recommendation to City Council on a proposal to rezone the following properties initiated by the City of Gonzales to correct a procedural error that occurred when each of these properties were requested to be rezoned in 2012.

The below listed properties were the subject of a rezoning project that came before the Planning & Zoning Commission and the City Council in 2012. The request was to rezone the listed properties from R-1 Single Family District to C-2 Heavy Commercial District.

- a. **PROPERTY OWNER:** Jacob & Mandalyn Leal
LEGAL DESCRIPTION: PT 2 RANGE VII
PARCEL: 12467
- b. **PROPERTY OWNER:** Barry C. Miller
LEGAL DESCRIPTION: PT 11 AND 12 GONZ Tier 2
PARCEL: 12729

- c. **PROPERTY OWNER:** Pish Marek Investments LLC.
LEGAL DESCRIPTION: PT 1 RANGE VII
PARCEL: 12483
- d. **PROPERTY OWNER:** Mike M. & Mary T. Almaguer Life Estate
LEGAL DESCRIPTION: PT 2 AND 3 RANGE VII
PARCEL: 12454
- e. **PROPERTY OWNER:** Kevin & Teresa Miller
LEGAL DESCRIPTION: PT 2 RANGE VII
PARCEL: 12456
- f. **PROPERTY OWNER:** JT Deloach ETAL
LEGAL DESCRIPTION: PT 1 AND 2 RANGE VII
PARCEL: 12462
- g. **PROPERTY OWNER:** Ann Keck
LEGAL DESCRIPTION: PT 1 RANGE VII
PARCEL: 12479
- h. **PROPERTY OWNER:** Gonzales County Senior Citizen Assoc. Inc.
LEGAL DESCRIPTION: PT 1 RANGE VII
PARCEL: 12489
- i. **PROPERTY OWNER:** Vincent & Carmen Reyes
LEGAL DESCRIPTION: PT 1 RANGE VII
PARCEL: 12482
- j. **PROPERTY OWNER:** Maulding & Sons Inc.
LEGAL DESCRIPTION: PT 11, 12 GONZ TIER 2-BJ LIQUOR
PARCEL: 12700
- k. **PROPERTY OWNER:** Janie & Frank Rosales
LEGAL DESCRIPTION: PT 11, 12 GONZ TIER 2
PARCEL: 12696
- l. **PROPERTY OWNER:** Juan & Alejandra Maria Cardoza
LEGAL DESCRIPTION: PT 11-12 GONZ TIER 2
PARCEL: 12624
- m. **PROPERTY OWNER:** Michael & Kara D. Tuch
LEGAL DESCRIPTION: PT 11 AND 12 GONZ TIER 2
PARCEL: 12659
- n. **PROPERTY OWNER:** Michael & Kara D. Tuch
LEGAL DESCRIPTION: PT 11 AND 12 GONZ TIER 2
PARCEL: 12684

- o. **PROPERTY OWNER:** Nathan E. & Adline Gordon Estate
LEGAL DESCRIPTION: PT 11 AND 12 GONZ TIER 2
PARCEL: 12670
 - p. **PROPERTY OWNER:** Nathan E. & Adline Gordon Estate
LEGAL DESCRIPTION: PT 11-12 GONZ Tier 2 SNAKES GARAGE
PARCEL: 22479
 - q. **PROPERTY OWNER:** Cleo & Norma Kay Cooper
LEGAL DESCRIPTION: PT 11 AND 12 GONZ TIER 2
PARCEL: 12649
5. Hold a public hearing, consider and make a recommendation to City Council on a proposal to rezone the following properties initiated by the City of Gonzales to correct a procedural error that occurred when each of these properties were requested to be rezoned in 2012.

The below listed properties were the subject of a rezoning project that came before the Planning & Zoning Commission and the City Council in 2012. The request was to rezone the property from R-1 Single Family District to R-2 Multi-Family Residential District.

- a. **PROPERTY OWNER:** KP Enterprises LLC.
LEGAL DESCRIPTION: PT 6 RANGE VII
PARCEL: 12473
6. Hold a public hearing, consider and make a recommendation to City Council on a proposal to rezone the following properties initiated by the City of Gonzales to correct a procedural error that occurred when each of these properties were requested to be rezoned in 2012.

The below listed properties were the subject of a rezoning project that came before the Planning & Zoning Commission and the City Council in 2012. The request was to rezone the properties from C-2 Heavy Commercial District to M-1 Industrial District.

- a. **PROPERTY OWNER:** MDCT Real Estate LTD.
LEGAL DESCRIPTION: INDUSTRIAL PARK SUBD-PHASE ONE
PARCEL: 17068
 - b. **PROPERTY OWNER:** MDCT Real Estate LTD.
LEGAL DESCRIPTION: INDUSTRIAL PARK SUBD-PHASE ONE
PARCEL: 918
7. Hold a public hearing, consider and make a recommendation to City Council on a proposal to rezone the following properties initiated by the City of Gonzales to correct a procedural error that occurred when each of these properties were requested to be rezoned in 2012.

The below listed property was the subject of a rezoning project that came before the Planning & Zoning Commission and the City Council in 2012. The request was to rezone the property from M-1 Industrial District to C-2 Heavy Commercial District.

- a. **PROPERTY OWNER:** Johnny P. & Linda Rathmann
LEGAL DESCRIPTION: PT 1,2 5 Range I West PT 3 AB 25 TOWN OF GONZ WEST
PARCEL: 12063

8. **ADJOURN**

CERTIFICATION

I, Kristina Vega, City Secretary, of the City of Gonzales, Texas, do hereby certify that the above agenda was posted on the official bulletin boards on this the 3rd day of August, 2018 at 5:00 p.m., which is a place readily accessible to the public at all times and that said notice was posted in accordance with chapter 551, Texas Government Code.

I certify that the attached notice and agenda of items to be considered by the Gonzales Planning & Zoning Commission was removed from the official bulletin board on _____ day of _____, 2018. _____ title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for sign interpretative services or other services please call 830-672-2815 at least 24 hours in advance of meeting.

The Planning and Zoning Commission for the City of Gonzales reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Open Meetings Act.

Executive Sessions Authorized: This agenda has been reviewed and approved by the City's legal counsel and presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.