

**CITY OF GONZALES
PLANNING AND ZONING COMMISSION
January 29, 2013
MINUTES**

On the 29th day of January at 5:30 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-Chair, Paul Frenzel, Steve Pirkle, Roland Martinez, Jereline Clack, Charles Patterson, Philip Borowitz

Others Present: Kristina Vega – Zoning Administrator

Item #1: Chairman Gescheidle called the meeting to order at 5:30 pm.

Item #2: Chairman Gescheidle opened the Public Hearing to hear comments on the possible Re-Zone of:

ADDRESS: 2030 Dreyer Lane

PROPERTY OWNER: Jene Dreyer

PHYSICAL DESCRIPTION: PT 4 PT 4 Range VII

PARCEL: 12464

ADDRESS: 17.197 Acre Tract Located on Robertson Street

PROPERTY OWNER: Mrs. P R McCaskill C/O Samantha H. Mokate Trust

PHYSICAL DESCRIPTION: PT 7 & 8 Range VI

PARCEL: 12436

Glenn Preuss- Real Estate Broker is representing the McCaskill Estate. He -stated that he listed the property for sale in April of 2012 and had quite a bit of interest in property. Everybody that has come to look at this property, all the developers are looking, to surprise to you, a hotel location, apartments and some type of lodging. We haven't had anyone looking for single family residential site development. Mr. Preuss then explained the zoning of the surrounding properties.

Robert Miller- 1709 Seydler Street-stated I'm not quite sure what they are going to build there but I heard the term "Man Camp" and I don't want anything like that to go up behind my house. I would appreciate it if you didn't allow it.

Jim Conley-301 Tanglewood-I am objecting to the Dreyer Property Re-Zone. This is basically a residential area and has been according to the zoning map for a long time. The property just to the north is being developed as Lou's Garden, of homes 100K plus. By going into Heavy Commercial it opens to "Man Camps", modular homes and a decrease in value of properties surrounding it.

Herman Harris-1410 Waelder Hwy-my concern on the McCaskill property being rezoned to Heavy Commercial is, do you want to have Heavy Commercial that close to the High School and Residential areas around it?

Martin Clack-1621 Weimer-I am right behind the McCaskill property and my concern is that I am worried about my property and my taxes going up and the value of my home going down. Are y'all even thinking about us or are y'all thinking about putting some low class building in there.

Vic Dolezal-223 Tanglewood-stated that there has always been a drainage problem back there. The traffic of getting in and out of the property, there is only one way in and out of

there. What's going to happen to Seydler Street? I do not have a problem with Residential, but I have a problem with Commercial.

Henry Schmidt-I don't know the physical address of the home I just bought, but it backs up to the McCaskill property. I think we need to give these guys a chance, if they want to rezone it, give us some plans.

Glenn Preuss-want to make clear, I represent the owner of the property, so we are not developing the property. The people we are talking to would have to meet with the City regarding the development. The reason for the rezone is to make the property more marketable as a C-2 Heavy Commercial property.

Item #3 &
#4:

Chairman Gescheidle stated that the properties that applied for rezone are as follows:

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Paul Frenzel made a motion to table the re-zone of the above listed properties in order to get more information on the properties and the request. Roland Martinez seconded the motion to table the items.

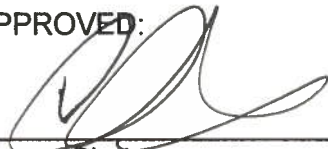
Item #5. Chairman Tim Gescheidle then closed the Public Hearing

Item #6. The meeting was then adjourned at 6:01 p.m.



City Secretary

APPROVED:



Chairman