

**CITY OF GONZALES, TEXAS
ZONING BOARD OF ADJUSTMENTS MEETING
GONZALES MUNICIPAL BUILDING 820 ST. JOSEPH STREET
AGENDA – NOVEMBER 9, 2020 5:15 P.M.**

NOTICE is hereby given that, pursuant to Section 551.045 of the Texas Government Code that the Zoning Board of Adjustments will hold a meeting on Monday, November 9, 2020 at 5:15 p.m.

CALL TO ORDER

1. Election of Officers:
 - a. Chairperson
 - b. Vice Chairperson
2. Discuss, Consider & Possible Action Approving the minutes for the October 20, 2020 Zoning Board of Adjustment Meeting.
3. Conduct a Public Hearing, discussion, and vote on requests for variances for a property currently zoned as Single Family Residential (R-1). The property owner is requesting two variances. (ZBA Case 2020-02)

<u>ADDRESS:</u>	1630 Saint Louis
<u>PROPERTY OWNER:</u>	Michael Tuch
<u>LEGAL DESCRIPTION:</u>	Block I, Lots 1-3 and Parts of Lots 4-6
<u>PARCEL:</u>	13820

Requesting variance amounts for the following requirements:

- a) Exterior Side Yard: Four (4) foot variance to the fifteen (15) foot setback required for the primary structure
 - b) Exterior Side Yard: Fifteen (15) foot variance to the fifteen (15) foot setback required for the accessory dwelling structure
4. Conduct a Public Hearing, discussion, and vote on a request for a variance for a property currently zoned as Single Family Residential (R-1). (ZBA Case 2020-03)

<u>ADDRESS:</u>	2129 Yellow Rose Way
<u>PROPERTY OWNER:</u>	Carr 2 Casa, LLC
<u>LEGAL DESCRIPTION:</u>	Block 1, Lot 23 Lou's Garden Subdivision
<u>PARCEL:</u>	26559

Requesting a variance amount for the following requirement:

- a) Southern Side Yard: A 2.25 foot variance to the five (5) foot setback required for the primary structure

Note: The applicant has withdrawn their application. No public hearing will be conducted, and no action will be taken.

5. Conduct a Public Hearing, discussion, and vote on requests for variances for a property currently zoned as Single Family Residential (R-1). (ZBA Case 2020-04)

ADDRESS: 2125 Yellow Rose Way
PROPERTY OWNER: Carr 2 Casa, LLC
LEGAL DESCRIPTION: Block 1, Lot 22 Lou's Garden Subdivision
PARCEL: 26558

Requesting variance amounts for the following requirements:

- a) Front Yard: A 6.7-foot variance to the twenty (20) foot setback required for the primary structure
b) Gross Lot Area: A 301 square foot variance from the 6,000 square foot lot area.

Note: The applicant has withdrawn their application. No public hearing will be conducted, and no action will be taken.

6. Conduct a Public Hearing, discussion, and vote on a request for a variance for a property currently zoned as Single Family Residential (R-1). (ZBA Case 2020-05)

ADDRESS: 202 Yellow Rose Way
PROPERTY OWNER: Carr 2 Casa, LLC
LEGAL DESCRIPTION: Block 2, Lot 3 Lou's Garden Subdivision
PARCEL: 26566

Requesting variance amounts for the following requirements:

- a) East Side Yard: A two (2') foot variance to the five (5) foot setback required for the primary structure

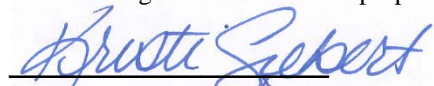
Note: The applicant has withdrawn their application. No public hearing will be conducted, and no action will be taken.

7. Discuss, Consider & Possible Action establishing a regular meeting date for the Zoning Board of Adjustments.

ADJOURN

EXECUTIVE SESSION: The Zoning Board of Adjustments reserves the right to discuss any of the above items in Executive Closed Session if they meet the qualifications in Section 551.071, of Chapter 551 of the Government Code of the State of Texas.

I certify that a copy of the November 9, 2020, agenda of items to be considered by the Zoning Board of Adjustments was posted on the City Municipal Building bulletin board on the 5th day of November, 2020 by 11:30 a.m.. and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. I further certify that the following News Media were properly notified of the above stated meeting: Gonzales Inquirer.



Kristi Gilbert, Administrative Services Director/City Secretary

The meeting facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations 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.

**CITY OF GONZALES, TEXAS
ZONING BOARD OF ADJUSTMENTS
MINUTES –OCTOBER 20, 2020**

A meeting of the Gonzales Zoning Board of Adjustments was held on **October 20, 2020** at 5:15 p.m. via teleconference **pursuant to Section 551.045 of the Texas Government Code and in accordance with the March 16, 2020 order by the Governor of the State of Texas.**

This meeting notice, agenda and agenda packet are posted online at www.gonzales.texas.gov.

On March 16, 2020, Governor Abbott suspended several provisions of the Texas Open Meetings Act for the duration of his statewide declaration of disaster, including the new requirement (added by H.B. 2840 last legislative session) that the public has a right to speak on agenda items. This DOES NOT apply to statutorily-mandated public hearings, such as zoning and similar hearings.

This meeting will be closed to in person attendance by the public. A temporary suspension of certain provisions of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

The public toll-free dial in number to participate in the telephone conference is hosted through FreeConferenceCall.com.

Toll-free call in number: **1-844-854-2222**

When asked for an access code enter **348787#**

It is not necessary to announce yourself when you join the teleconference.

A recording of the telephone conference will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

CALL TO ORDER

Chairperson Frenzel called the meeting to order at 5:15 p.m. and a quorum was certified.

Attendee Name	Title	Status
Vicki Frenzel	Chairperson	Present in person
Richard Crozier		Present in person
John Williams		Present in person
Ray Raley		Absent
Johnnie Edwards		Absent
Pat Mosher, Alternate		Present in person

STAFF PARTICIPATING:

City Attorney Dan Santee and City Secretary Kristi Gilbert

1. Introduction of Members

2. Presentation and discussion regarding training of board members to include rules of procedures, open meetings, hearing processes and other related responsibilities.

City Attorney Dan Santee provided training to the board members.

ADJOURN

With no further business, the meeting was adjourned at 7:03 p.m.

Approved this 9th day of November 2020.

Vicki Frenzel, Chairperson

Kristi Gilbert, City Secretary

Staff Report for Variance Request at 1630 and 1622 St Louis ZBA Case 20-002

The Zoning Board of Adjustment may authorize a variance from the zoning regulations when, in its opinion, undue hardship will result from requiring strict compliance.

In granting a variance, the Zoning Board of Adjustment shall prescribe only conditions that it deems necessary to or desirable in the public interest. In making the findings required, the Zoning Board of Adjustment shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed use, and the probable effect of the variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

A variance is an appeal by the applicant that a grant of relief be made from a specific requirement of the zoning regulations because of a peculiar condition existing within or adjacent to a specific tract or structure located thereon.

Such variances are allowed where, owing to special conditions, a literal enforcement of the provision of the zoning regulations would result in exceptional difficulties or hardships upon the owner of the property.

In deciding the variance petition, the Zoning Board of Adjustment shall apply the following criteria:

Variances **shall not** be granted if such variance:

- (1) Is contrary to the public interest.
- (2) Will adversely affect public health or safety.
- (3) Will substantially or permanently injure the appropriate use of adjacent conforming property in the same district.
- (4) Will alter the essential character of the zoning district within which the property is located.
- (5) Will permit use for other than uses specifically authorized for the district within which the property is located.
- (6) Will not be in harmony with the intent and purposes of the zoning regulations or will weaken the restrictions herein established for the specific zoning district.

Variances **may** be granted only in the following instances:

- (1) To vary the applicable lot area, lot width or frontage, and lot depth requirements, provided that such reduction shall not exceed twenty (20) percent of the standard minimum for zoning district within which the tract is located.
- (2) To vary the minimum building setback requirements, lot coverage, or maximum permitted building height.
- (3) To vary the regulations pertaining to required off-street parking or loading.
- (4) To vary the requirements pertaining to the restoration of damaged or destroyed nonconforming structures.
- (5) To vary requirements of the building codes when such variance will not cause a hazard to the public health and safety and such variance will not decrease the strength or expected life span of the structure.

ZBA CASE 20-002 CASE DETAILS:

<u>ADDRESS:</u>	1630 Saint Louis
<u>PROPERTY OWNER:</u>	Michael Tuch
<u>LEGAL DESCRIPTION:</u>	Block I, Lots 1-3 and Parts of Lots 4-6
<u>PARCEL:</u>	13820
<u>ZONING DISTRICT:</u>	Single Family Residential

- Exterior Side Yard. Section 14.310 (g) states the exterior side yard setbacks required for residential lot to be fifteen (15) feet.

Variance A:

Exterior Side Yard – Primary Structure:

A four (4) foot variance from the required fifteen (15) foot setback in the Single Family Residential zoning district

Variance B:

Exterior Side Yard – Accessory Structure:

A fifteen (15) foot variance from the required fifteen (15) foot setback in the Single Family Residential zoning district

Each variance should be approved separately by the Zoning Board of Adjustment with a vote and affirmative findings that indicate that the applicant has provided adequate evidence that they are entitled to variance because they have met the criteria to legally grant a variance.

(1) Is contrary to the public interest, and due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.

Granting a variance for the minimum exterior side yard setback for the primary structure (Variance A) is not contrary to the public interest since the property has previously been used for a residence. Granting a variance to the minimum exterior side yard setback for the accessory structure (Variance B) could be contrary to the public interest in that the primary use is for the zoning district is single family residential.

Thirteen letters were mailed out to property owners within two hundred (200) feet of the subject property. As of November 4, 2020, three were returned. Of those none expressed an objection to the request and three expressed no objections.

(2) Will adversely affect public health or safety.

Variance A will not adversely affect the public health or safety since if approved the structure has two streets abutting the property and the structure will remain in its current location eleven feet off of the property line.

Variance B could be determined to adversely affect public health and safety as the structure is located on an exterior property line abutting a public street.

(3) Will substantially or permanently injure the appropriate use of adjacent conforming property in the same district.

This property is within a residential area and will allow this specific property to continue to be utilized as a residential property.

(4) Will alter the essential character of the zoning district within which the property is located.

Granting the requested variances will not alter the essential character of the zoning district within which the property is located since the surrounding structures are already residential structures.

(5) Will permit use for other than uses specifically authorized for the district within which the property is located.

The Zoning District in that area is Single Family Residential and it will continue to be utilized in that manner.

(6) Will not be in harmony with the intent and purposes of the zoning regulations or will weaken the restrictions herein established for the specific zoning district.

The intent and purposes for the Single Family Residential district is to permit residential units for families or individuals to buy or live in. This will not only continue to be the case

but will promote the property to be utilized and occupied by the individuals that own the property.

Address	Type of Variance	Required Ordinance	by	Variance Amount	YES/NO
1630 & 1622 St. Louis	Variance A. Exterior Side Yard – Primary Structure	15 feet		4 feet	
	Variance B. Exterior Side Yard – Accessory Structure	15 feet		15 feet	

Staff recommendation:

This general area is designated as a Single-Family Residential zoning district, and the parcel currently has two single family residences, a carport and an accessory structure constructed on it. The applicant has requested variances so he can subdivide the parcel into two single family lots, however, two structures are located within the exterior side yard setbacks. The property owner/applicant did not create the issues that are requiring the variances. Variance A has no affect on public health or safety and is not contrary to the public interest. Variance B has an impact on public health and safety and is contrary to the public interest. Therefore, staff supports the Variance A request and opposes the Variance B request.


Kristi Gilbert, City Secretary

Zoning & Variance Application

Planning

- ☐ Specific Use ☐ Special Exceptions ☐ Rezoning ☒ Variance
☐ PDD Application ☐ PDD Amendment Other _____

Project Name: _____

Address: 1630 & 1622 ST LOUIS No. of lots: 6 Acreage: 0.77

Legal Description: LOTS 1, 2 & 3 PMT 4, 5 & 6 Block No I

Subdivision Name: _____ Block: _____ Lot: _____

Current Zoning: _____ Proposed Zoning (if applicable): _____

OWNER AND AUTHORIZATION

Owner Name: MICHAEL TUCIT

Address: 1301 E SMART DEWITT

City, State, Zip: GONZALES TX 78629 Fax: 830-672-7735

Phone: _____ Email: MGT5447@YALTED.COM

Agent Name: _____

Address: _____

City, State, Zip: _____ Fax: _____

Phone: _____ Email: _____

I hereby certify that I am the owner of the property and further certify that the information provided on this development application is true and correct. I hereby designate the aforementioned agent to act on my behalf for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

Signature Owner: [Signature] Date: 7/9/20

FOR OFFICE USE ONLY

Received: 7/13/20 Fee: \$ 300.-

Receipt

Case No.: ZBA 20-002

Reviewed By: _____

RECEIVED
JUL 13 2020
BY: _____

Zoning & Variance Application

RECOMMENDATIONS

The Planning & Zoning Commission (P&Z) and the City Council look to staff to make a recommendation for the approval or disapproval of this application. We will make every effort to notify you of our recommendation at least one (1) week in advance of the scheduled meeting of the P&Z Commission. In the case of a rezoning, and when the public interest requires it, we may recommend a rezoning to a Planned Development District (PDD) or a classification other than the classification requested. We will notify you of our decision to propose a PDD as soon as possible after the application is filed to give you time to prepare a site plan.

PUBLIC NOTIFICATION

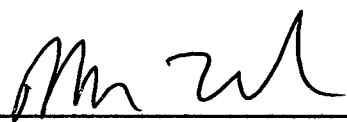
The public is entitled to examine this application and participate in the decision-making process. In most cases, we are required to notify all property owners within two hundred feet (200') of the boundaries of your property. To ensure the fullest possible consideration, we may also notify neighborhood groups, organizations or individuals that have a special interest in a particular issue. Except for matters that the staff have expressly agreed not to disclose (and provided the law allows us to hold the matter in confidence), then all information that we deem relevant to the review and processing of this application may become public knowledge.

PLEASE READ BEFORE SIGNING

The undersigned has read the above application and hereby certifies that the information contained therein is complete, true and correct; and does hereby request that said application be submitted to the Planning & Zoning Commission at the earliest available meeting.

I understand and acknowledge that it is my responsibility to furnish an accurate and precise legal description of the property, and only the property, that is subject of this application, and that failure to furnish such information prior to the application deadline date will delay the processing of this application. I also understand that the City must notify affected property owners of this application. In the event that I fail to submit in a timely manner any information that the City deems necessary to transmit this application to the Planning & Zoning Commission or City Council, then in lieu of dismissal I hereby request that this application be temporarily withdrawn from further consideration until such information is submitted. I have been informed of the tentative date and time that the Planning & Zoning Commission and City Council will hear this application, and I understand that hearings may be continued from time to time at the discretion of the Commission or Council to allow for full consideration or when the public interest requires a continuation.

SIGNED: _____



DATE: _____

7/13/20

Zoning & Variance Application

Special Exception • Variance

Please answer these questions in order to assist Staff with the processing of your Special Exception or Variance request. Please use additional sheet(s), if necessary.

- 1 Fully describe the unique circumstances or peculiarities of the land or improvements in question that do not allow the desired use to conform to the provisions in the Ordinance and the intent.

^{INTENT}
THE ~~PROPERTY~~ IS TO SUBDIVIDE THE LOT, BUT A PORTION OF
THE RESIDENCE ON 1630 ST LOUIS AND THE SMALL APARTMENT ADJACENT
TO JAHNKE ST DOESN'T MEET THE CURRENT SET BACK AND I AM REQUESTING
A 4' SET BACK FOR THE HOUSE AND A 15' SET BACK FOR THE APARTMENT.

- 2 Are there other locations on the property that could accommodate the use while still complying with the Ordinance and, if so, why have you chosen the proposed location?

NO

Zoning & Variance Application

THE STATE OF TEXAS)

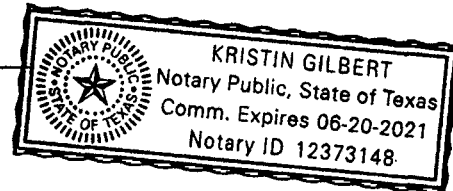
)

COUNTY OF GONZALES)

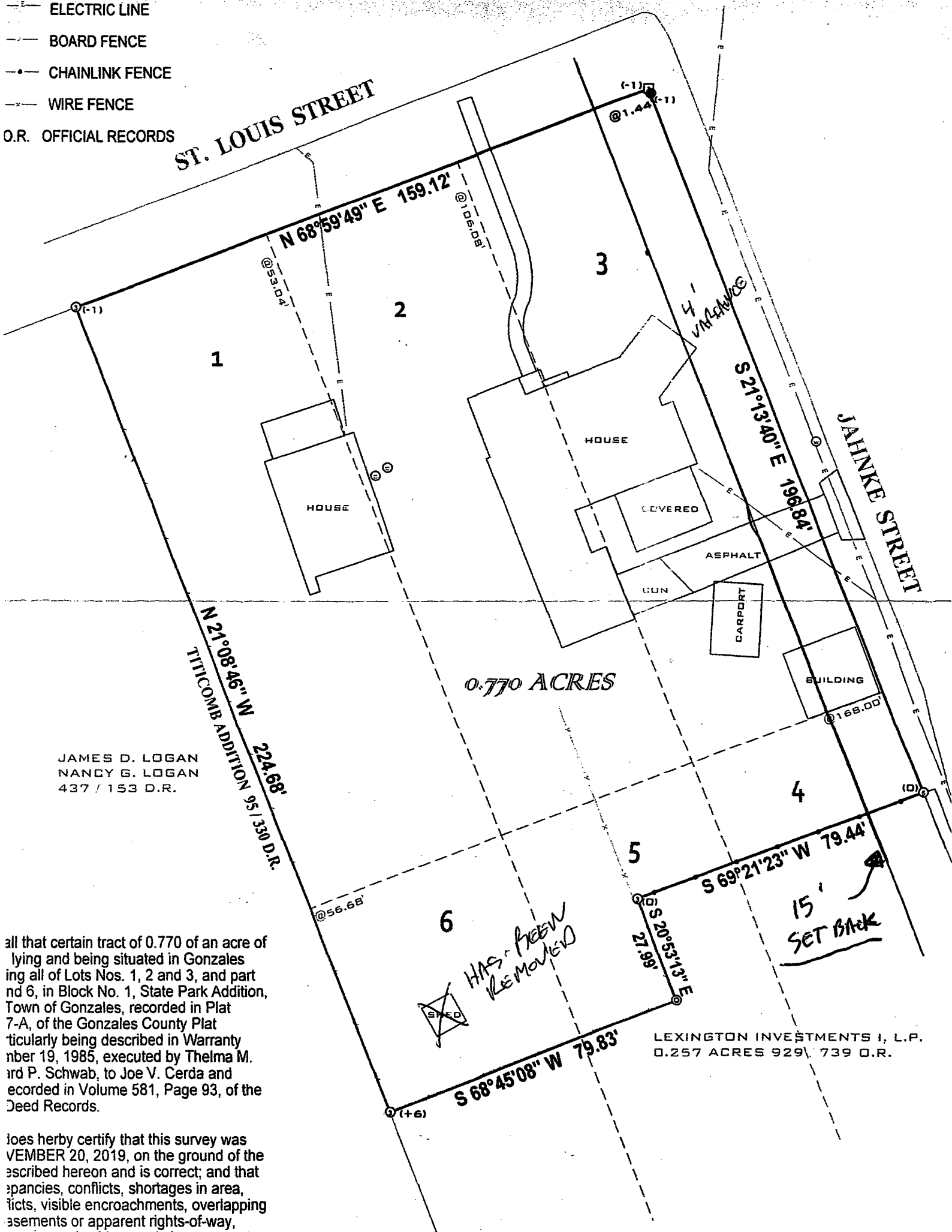
Know all men by these presents that the undersigned owner of the real property described on the reverse side hereof, has made, constituted and appointed, and by these presents does make, constitute and appoint, my true and lawful attorney, for me in my name, place and stead, to (1) file an application for a zone change, plat, street closure, alley closure, (appeal to the Board of Adjustment)* concerning such property and (2) appear on my behalf at all necessary meetings of the appropriate board or commission or City Council, as the case may be; and the undersigned further agrees that this power of attorney may be voluntarily revoked only by written revocation filed with the City Secretary/Zoning Administrator for the City of Gonzales, Texas.

Witness my hand this day of 13th July, 2020

Kristin Gilbert
Notary



- E— ELECTRIC LINE
- B— BOARD FENCE
- CHAINLINK FENCE
- x— WIRE FENCE
- O.R. OFFICIAL RECORDS



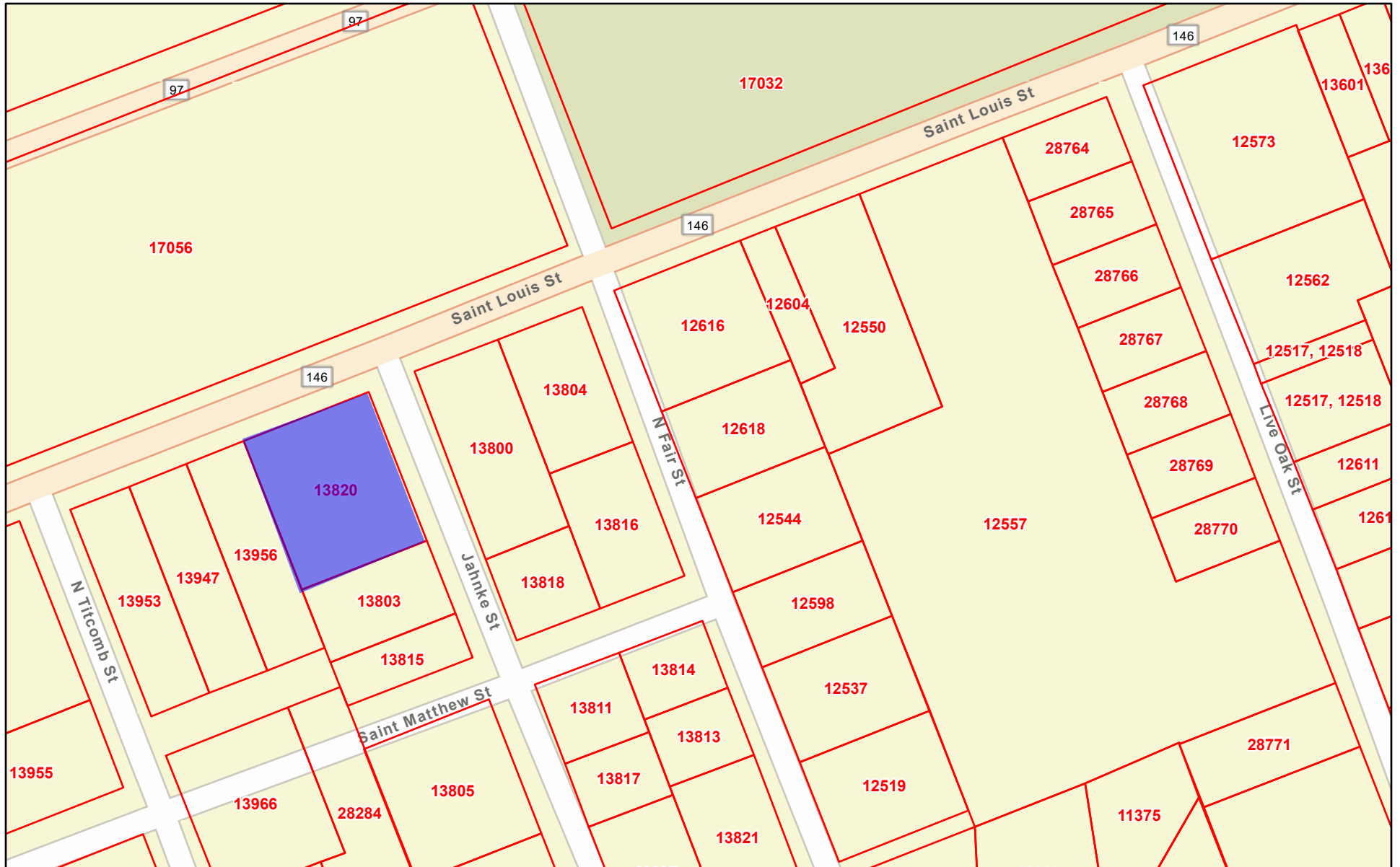
JAMES D. LOGAN
NANCY G. LOGAN
437 / 153 D.R.

all that certain tract of 0.770 of an acre of
lying and being situated in Gonzales
ing all of Lots Nos. 1, 2 and 3, and part
nd 6, in Block No. 1, State Park Addition,
Town of Gonzales, recorded in Plat
7-A, of the Gonzales County Plat
ticularly being described in Warranty
nber 19, 1985, executed by Thelma M.
rd P. Schwab, to Joe V. Cerda and
ecorded in Volume 581, Page 93, of the
Deed Records.

loes herby certify that this survey was
VEMBER 20, 2019, on the ground of the
scribed hereon and is correct; and that
pancies, conflicts, shortages in area,
licts, visible encroachments, overlapping
asements or apparent rights-of-way,

LEXINGTON INVESTMENTS I, L.P.
0.257 ACRES 929 / 739 O.R.

1630 & 1622 St. Louis

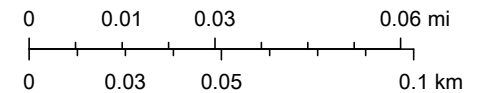


10/21/2020, 5:52:28 PM

 Subject Property

 12345 Property Owner Notified (w/in 200')

1:2,257



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap



City of Gonzales, Texas

820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629

October 23, 2020

ZBA CASE 20-002

«Property_Owner»
«Mailing_Address_1»
«City», «State» «Zip»

NOTICE IS HEREBY GIVEN THAT: Your property located at «Site_Address» (Parcel ID «Parcel_ID») has been identified as a property owner within 200 feet of an area being considered for a variance. The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a variance to allow for the continued placement of a house eleven (11) feet from the exterior side property line adjacent to Janke Street and the continued placement of an accessory dwelling with zero (0) feet of setback from the exterior side property line adjacent to Janke Street. On the reverse is a map of the property being considered by the Zoning Board of Adjustment.

Requesting variance amounts for the following requirements:

- 1) Exterior Side Yard: Four (4) foot variance to the fifteen (15) foot setback required for the primary structure
- 2) Exterior Side Yard: Fifteen (15) foot variance to the fifteen (15) foot setback required for the accessory dwelling structure

ADDRESS:	1630 Saint Louis
PROPERTY OWNER:	Michael Tuch
LEGAL DESCRIPTION:	Block I, Lots 1-3 and Parts of Lots 4-6
PARCEL:	13820

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 by the **6th day of November, 2020**. 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 below.

Kristi Gilbert, Administrative Services Director

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

_____ **NO OBJECTION** _____ **OBJECTIONS AND COMMENTS**

Public Hearing Zoning Board of Adjustment Meeting – November 9, 2020

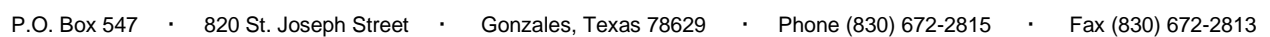
Time – 5:30 P.M. Location - Gonzales Municipal Building, 820 St. Joseph Street

Signature

Date



820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629



PUBLIC HEARING NOTICE
CITY OF GONZALES
ZONING BOARD OF ADJUSTMENTS

The Zoning Board of Adjustments of the City of Gonzales, by this instrument, notifies the public of a PUBLIC HEARING on the following projects that have been presented to the Board for their consideration:

ZBA Case 2020-02

The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a variance to allow for the continued placement of a house eleven (11) feet from the exterior side property line adjacent to Janke Street and the continued placement of an accessory dwelling with zero (0) feet of setback from the exterior side property line adjacent to Janke Street.

Requesting variance amounts for the following requirements:

- 1) Exterior Side Yard: Four (4) foot variance to the fifteen (15) foot setback required for the primary structure
- 2) Exterior Side Yard: Fifteen (15) foot variance to the fifteen (15) foot setback required for the accessory dwelling structure

ADDRESS: 1630 Saint Louis
PROPERTY OWNER: Michael Tuch
LEGAL DESCRIPTION: Block I, Lots 1-3 and Parts of Lots 4-6
PARCEL: 13820

ZBA Case 2020-03

The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a 2.25' variance to allow for the continued placement of a house 2.75' from the southern side property line.

Requesting variance amount for the following requirements:

- 1) Southern Side Yard: A 2.25 foot variance to the five (5) foot setback required for the primary structure

ADDRESS: 2129 Yellow Rose Way
PROPERTY OWNER: Carr 2 Casa, LLC
LEGAL DESCRIPTION: Block 1, Lot 23 Lou's Garden Subdivision
PARCEL: 26559

ZBA Case 2020-04

The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a 6.7' variance to allow for the continued placement of a house 13.3' from the front property line. There is also a request for a variance from the minimum lot size to allow for a variance of 301 square feet from the minimum 6,000 square foot lot area.

Requesting variance amounts for the following requirements:

- 1) Front Yard: A 6.7 foot variance to the twenty (20) foot setback required for the primary structure
- 2) Gross Lot Area: A 301 square foot variance from the 6,000 square foot lot area.

ADDRESS: 2125 Yellow Rose Way
PROPERTY OWNER: Carr 2 Casa, LLC
LEGAL DESCRIPTION: Block 1, Lot 22 Lou's Garden Subdivision
PARCEL: 26558

ZBA Case 2020-05

The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a 2' variance to allow for the continued placement of a house 3' from the eastern side property line.

Requesting variance amounts for the following requirements:

1) East Side Yard: A two (2') foot variance to the five (5) foot setback required for the primary structure

ADDRESS: 202 Yellow Rose Way
PROPERTY OWNER: Carr 2 Casa, LLC
LEGAL DESCRIPTION: Block 2, Lot 3 Lou's Garden Subdivision
PARCEL: 26566

The Zoning Board of Adjustments will hold a **Public Hearing November 9, 2020 at the Gonzales City Hall, 820 St. Joseph St.** at 5:30 p.m., to allow for public comment on this project. After Public Hearing, discussion, consideration and voting by Zoning Board of Adjustments the project will either be approved or denied.

The Zoning Board of Adjustments encourages citizens to participate in the public comment and public hearing stages of all Zoning Board of Adjustments projects. Citizens unable to attend meetings may submit their views to Kristi Gilbert, Administrative Services Director for the City of Gonzales, by mailing them to P.O. Box 547, Gonzales, TX 78629, or email to citysecretary@gonzales.texas.gov. For additional information, contact the City Secretary office at (830)-672-2815.



COME AND TAKE IT

City of Gonzales, Texas

820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629

October 23, 2020

ZBA CASE 20-002

Joe Dale & Desiree Mills
PO Box 344
Gonzales, TX 78629

NOTICE IS HEREBY GIVEN THAT: Your property located at 1712 St Louis (Parcel ID 13804) has been identified as a property owner within 200 feet of an area being considered for a variance. The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a variance to allow for the continued placement of a house eleven (11) feet from the exterior side property line adjacent to Janke Street and the continued placement of an accessory dwelling with zero (0) feet of setback from the exterior side property line adjacent to Janke Street. On the reverse is a map of the property being considered by the Zoning Board of Adjustment.

Requesting variance amounts for the following requirements:

- 1) Exterior Side Yard: Four (4) foot variance to the fifteen (15) foot setback required for the primary structure
- 2) Exterior Side Yard: Fifteen (15) foot variance to the fifteen (15) foot setback required for the accessory dwelling structure

ADDRESS: 1630 Saint Louis
PROPERTY OWNER: Michael Tuch
LEGAL DESCRIPTION: Block I, Lots 1-3 and Parts of Lots 4-6
PARCEL: 13820

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 by the **6th day of November, 2020**. 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 below.

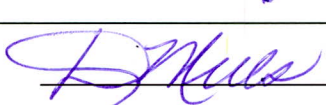

Kristi Gilbert, Administrative Services Director

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

☒ **NO OBJECTION** ☐ **OBJECTIONS AND COMMENTS**

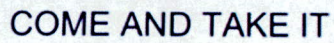
Public Hearing Zoning Board of Adjustment Meeting – November 9, 2020

Time – 5:30 P.M. Location - Gonzales Municipal Building, 820 St. Joseph Street

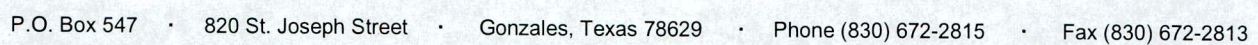
 10/30/2020

Signature

Date



820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629





COME AND TAKE IT

City of Gonzales, Texas

820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629

October 23, 2020

ZBA CASE 20-002

Lynn & Sandra Mauldin
1706 St Louis
Gonzales, TX 78629

NOTICE IS HEREBY GIVEN THAT: Your property located at 1706 St Louis (Parcel ID 13800) has been identified as a property owner within 200 feet of an area being considered for a variance. The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a variance to allow for the continued placement of a house eleven (11) feet from the exterior side property line adjacent to Janke Street and the continued placement of an accessory dwelling with zero (0) feet of setback from the exterior side property line adjacent to Janke Street. On the reverse is a map of the property being considered by the Zoning Board of Adjustment.

Requesting variance amounts for the following requirements:

- 1) Exterior Side Yard: Four (4) foot variance to the fifteen (15) foot setback required for the primary structure
- 2) Exterior Side Yard: Fifteen (15) foot variance to the fifteen (15) foot setback required for the accessory dwelling structure

ADDRESS: 1630 Saint Louis
PROPERTY OWNER: Michael Tuch
LEGAL DESCRIPTION: Block I, Lots 1-3 and Parts of Lots 4-6
PARCEL: 13820

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 by the **6th day of November, 2020**. 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 below.

Kristi Gilbert, Administrative Services Director

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

☒ **NO OBJECTION** ☐ **OBJECTIONS AND COMMENTS**

Public Hearing Zoning Board of Adjustment Meeting – November 9, 2020

Time – 5:30 P.M. Location - Gonzales Municipal Building, 820 St. Joseph Street

Signature

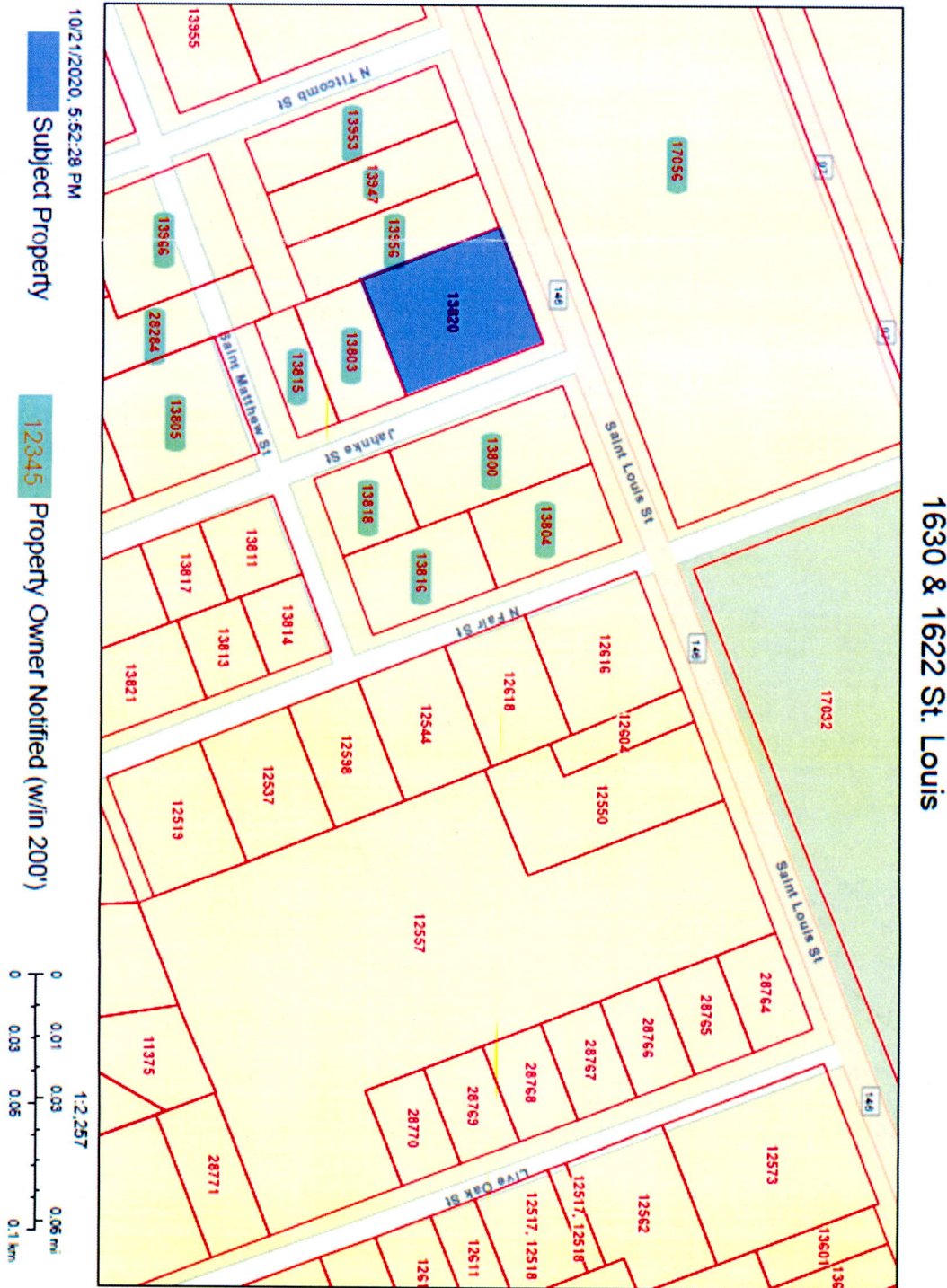
Date



COME AND TAKE IT

City of Gonzales, Texas

820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629





COME AND TAKE IT

City of Gonzales, Texas

820 St. Joseph Street
P.O. Box 547
Gonzales, TX 78629

October 23, 2020

RECEIVED
NOV 02 2020

ZBA CASE 20-002

Alfred & Dawn O'Donnell
1606 St Matthew
Gonzales, TX 78629

NOTICE IS HEREBY GIVEN THAT: Your property located at 1606 St Matthew (Parcel ID 13966) has been identified as a property owner within 200 feet of an area being considered for a variance. The below listed property is currently zoned as Single Family Residential (R-1). The property owner is requesting a variance to allow for the continued placement of a house eleven (11) feet from the exterior side property line adjacent to Janke Street and the continued placement of an accessory dwelling with zero (0) feet of setback from the exterior side property line adjacent to Janke Street. On the reverse is a map of the property being considered by the Zoning Board of Adjustment.

Requesting variance amounts for the following requirements:

- 1) Exterior Side Yard: Four (4) foot variance to the fifteen (15) foot setback required for the primary structure
- 2) Exterior Side Yard: Fifteen (15) foot variance to the fifteen (15) foot setback required for the accessory dwelling structure

ADDRESS: 1630 Saint Louis
PROPERTY OWNER: Michael Tuch
LEGAL DESCRIPTION: Block I, Lots 1-3 and Parts of Lots 4-6
PARCEL: 13820

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 by the **6th day of November, 2020**. 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 below.


Kristi Gilbert, Administrative Services Director

PLEASE CHECK ONE OF THE FOLLOWING AND RETURN:

☒ NO OBJECTION ☐ OBJECTIONS AND COMMENTS

Public Hearing Zoning Board of Adjustment Meeting – November 9, 2020

Time – 5:30 P.M. Location - Gonzales Municipal Building, 820 St. Joseph Street

Signature

Date

P.O. Box 547

Gonzales, TX 78629

COME AND TAKE IT

The map displays a residential area with a grid of streets. The highlighted lot, 13820, is located on the west side of Saint Louis St, between N Titcomb St and N First St. The lot is shaded blue. Surrounding lots are labeled with their respective numbers, such as 13800, 13804, 13816, 13818, 13815, 13803, 13953, 13947, 13956, 13955, 13966, 28284, 13805, 13811, 13814, 13813, 13817, 13821, 12616, 12604, 12550, 12618, 12544, 12536, 12537, 12519, 12557, 28764, 28765, 28766, 28767, 28768, 28769, 28770, 28771, 12573, 12562, 12517, 12518, 12611, 12612, 11375, 17032, 17056, 13601, 13602, 13603, 13604, 13605, 13606, 13607, 13608, 13609, 13610, 13611, 13612, 13613, 13614, 13615, 13616, 13617, 13618, 13619, 13620, 13621, 13622, 13623, 13624, 13625, 13626, 13627, 13628, 13629, 13630, 13631, 13632, 13633, 13634, 13635, 13636, 13637, 13638, 13639, 13640, 13641, 13642, 13643, 13644, 13645, 13646, 13647, 13648, 13649, 13650, 13651, 13652, 13653, 13654, 13655, 13656, 13657, 13658, 13659, 13660, 13661, 13662, 13663, 13664, 13665, 13666, 13667, 13668, 13669, 13670, 13671, 13672, 13673, 13674, 13675, 13676, 13677, 13678, 13679, 13680, 13681, 13682, 13683, 13684, 13685, 13686, 13687, 13688, 13689, 13690, 13691, 13692, 13693, 13694, 13695, 13696, 13697, 13698, 13699, 13700, 13701, 13702, 13703, 13704, 13705, 13706, 13707, 13708, 13709, 13710, 13711, 13712, 13713, 13714, 13715, 13716, 13717, 13718, 13719, 13720, 13721, 13722, 13723, 13724, 13725, 13726, 13727, 13728, 13729, 13730, 13731, 13732, 13733, 13734, 13735, 13736, 13737, 13738, 13739, 13740, 13741, 13742, 13743, 13744, 13745, 13746, 13747, 13748, 13749, 13750, 13751, 13752, 13753, 13754, 13755, 13756, 13757, 13758, 13759, 13760, 13761, 13762, 13763, 13764, 13765, 13766, 13767, 13768, 13769, 13770, 13771, 13772, 13773, 13774, 13775, 13776, 13777, 13778, 13779, 13780, 13781, 13782, 13783, 13784, 13785, 13786, 13787, 13788, 13789, 13790, 13791, 13792, 13793, 13794, 13795, 13796, 13797, 13798, 13799, 13800. The map also shows various street names and lot numbers.

10/21/2020, 5:52:28 PM

Subject Property

12345 Property Owner Notified (w/in 200')

1:2,257

