

**CITY OF GONZALES, TEXAS  
PLANNING AND ZONING MEETING  
MINUTES –AUGUST 27, 2024**

The regular meeting of the Planning & Zoning Commission was held on **August 27, 2024** at 5:45 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**

Chairperson Gescheidle called the meeting to order at 5:45 p.m. and a quorum was certified.

Attendee Name	Title	Status
Tim Gescheidle	Chairperson	Present
Manuel Pena		Present
Robert Cantu		Present
Pedro DeLuna		Absent
Paul Neuse	Vice Chairperson	Present
Tom Tiller		Absent
Rose Ruiz Jones		Present

**STAFF PARTICIPATING:**

Zoning Administrator-Kristina Vega and Economic Development Director-Susan Sankey

**PUBLIC COMMENTS**

No public comments were made.

**ACTION ITEMS**

Item # 1. Discuss, Consider & Possible Action on the June 3, 2024 Planning & Zoning Commission Meeting Minutes.

Member Cantu moved to approve the minutes as presented. Member Neuse seconded the motion. The motion passed unanimously.

Item #2. Conduct a public hearing and consider a recommendation to the City Council regarding an amendment the City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Single-Family Residential" to "Multiple-Family District" on the property located at Dunning/Luling Street.

Chairman Gescheidle asked for a staff report regarding the item.

Zoning Administrator, Kristina Vega gave a staff presentation stating that the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from C-2 Heavy Commercial District to MF, Multiple Family District. The property has been vacant for many years. The property owner would like to be able to utilize the property as a multiple family residential apartment complex. However, with the property zoned as C-2 Heavy 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-2 Heavy Commercial District to MF Multiple-Family District.

Chairman Gescheidle opened the Public Hearing.

Surrounding property owners: Rene DeLaGarza, Fred Washicek and Steve Liberti expressed their concerns pertaining to drainage/runoff, parking, noise pollution, narrowness of Luling and Dunning Streets and concerns for the safety of the citizens.

Cesar Corales spoke on behalf of Ted Trout Architect & Associates, Ltd. regarding the project being privately funded and the parking ratio being above the required parking ratio, and included the additional 5% parking for guests.

Zoning Administrator, Kristina Vega stated that she spoke with the City Manager regarding adding no parking signs on the streets as well as potentially making the streets one-way to assist with the flow of traffic along Dunning and Luling streets.

Chairman Gescheidle closed the Public Hearing.

Chairman Gescheidle asked for a motion. Member Neuse made a motion to accept and make a recommendation to City Council to amend the City of Gonzales' Future Land Use Map within the Gonzales Comprehensive Plan changing the designation from "Single-Family Residential" to "Multiple-Family Residential" on the property located at Dunning and Luling Street. Member Ruiz-Jones seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Ruiz-Jones and Gescheidle all voted aye. Commissioner Pena voted nay. The motion passed 4 to 1.

- Item #3. Conduct a public hearing and consider a recommendation to the City Council regarding a request for an amendment to the Official Zoning Map of the City of Gonzales for the property commonly known as Dunning/Luling Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned MF, Multiple-Family District.

PROPERTY OWNER: RQ Homes Inc  
LEGAL DESCRIPTION: 7 JONES  
PARCEL: 12941

PROPERTY ADDRESS: Dunning/Luling Street

Chairman Gescheidle asked for a staff report regarding the item. Zoning Administrator, Kristina Vega gave a staff presentation stating that this item is in conjunction with the previous item discussed regarding an amendment to the comprehensive plan future land use map and a request for rezone from C-2 Heavy Commercial District to MF, Multiple-Family District. During the Public Hearing for the Comprehensive Plan amendment agenda item, surrounding property owners: Rene DeLaGarza, Fred Washicek and Steve Liberti expressed their concerns pertaining to drainage/runoff, parking, noise pollution, narrowness of Luling and Dunning Streets and concerns for the safety of the citizens.

The property has been vacant for many years. The property owner would like to be able to utilize the property as a multiple family residential apartment complex. However, with the property zoned as C-2 Heavy 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-2 Heavy Commercial District to MF Multiple-Family District.

A notice was published in the newspaper for three weeks beginning on August 8, 2024, and notices were mailed to property owners within 200' of the subject property on August 8, 2024. Twenty-one (21) property owners were notified of the zoning change. As of preparation of the staff report, there were no objection letters filed, one letter received requesting more information, and zero no objection letters filed.

Chairman Gescheidle opened the Public Hearing.

Steve Liberti addresses his concerns regarding parking, since many people own multiple vehicles and this provides only 2 spaces per apartment.

Zahraa Galeb spoke on behalf of Ted Trout Architect & Associates, Ltd. regarding the parking ratio being above what is required and included the additional 5% parking for guests as per the City's code.

Fred Washicek expressed his concerns with theft resulting from the tenants of the apartment complex.

Chairman Gescheidle closed the Public Hearing.


Member Cantu made a motion to accept and make a recommendation to City Council to amend the Official Zoning Map by Zoning Property for the property commonly known as Dunning/Luling Street, said property being currently zoned as C-2, Heavy Commercial District and seeking to be rezoned MF, Multiple-Family District. Member Ruiz-Jones seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Ruiz-Jones and

Gescheidle all voted aye. Commissioner Pena voted nay. The motion passed 4 to 1.

**ADJOURN**

Chairman Gescheidle asked for a motion to adjourn. Member Neuse and a second by Member Pena the meeting was adjourned at 6:19 p.m.

Approved this 2<sup>nd</sup> day of December, 2024.



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Tim Gescheidle, Chairperson



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Kristina Vega, City Secretary

