

**CITY OF GONZALES, TEXAS
PLANNING AND ZONING MEETING
MINUTES –APRIL 21, 2025**

The regular meeting of the Planning & Zoning Commission was held on **April 21, 2025** at 5:15 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.

CALL TO ORDER

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

Attendee Name	Title	Status
Tim Gescheidle	Chairperson	Present
Manuel Pena		Present
Robert Cantu		Present
Paul Neuse	Vice Chairperson	Present
Rose Ruiz Jones		Present

STAFF PARTICIPATING:

Zoning Administrator-Kristina Vega, Erica Leopold-Administrative Assistant and Economic Development Director-Susan Sankey

PUBLIC COMMENTS

No public comments were made.

ACTION ITEMS

Item # 1. Discuss, Consider & Possible Action on the December 2, 2024 Planning & Zoning Commission Meeting Minutes.

Mr. Pena moved to approve the minutes as presented. Mr. Cantu 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 “Commercial District” to “Single-Family District” on the property located 1331 St. Joseph 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-1 Light Commercial to SF-6, Single Family

6. The following rezone agenda item will be a request to rezone parcel 12201 from C-1 Light Commercial to SF-6, Single-Family 6. In order to complete the rezone, the Gonzales Comprehensive Plan Future Land Use map must be amended prior to the change in zoning, in order to be in conformance with state law. The property has been utilized as a commercial property for many years. However, most of the uses around the existing property are also residential, and the property owner would like to be able to market and utilize the property as a single-family residential property. However, with the property zoned as C-1 Light 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-1 Light Commercial District to SF-6, Single-Family 6 District.

Chairman Gescheidle opened the Public Hearing.

No Public comments were made.

Chairman Gescheidle closed the Public Hearing.

Mr. 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 "Commercial" to "Single-Family Residential" on the property located at 1331 St. Joseph Street. Mr. Pena seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, Ruiz-Jones and Gescheidle all voted aye.

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 1331 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single Family 6 District.

PROPERTY OWNER: Kari Breitschopf & Rebecca Fisher
LEGAL DESCRIPTION: PT 6 Range I East
PARCEL: 12201
PROPERTY ADDRESS: 1331 St. Joseph 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-1 Light Commercial District to SF-6, Single-Family 6 District. The property has been utilized as a commercial property for many years. However, most of the uses around the existing property are also residential, and the property owner

would like to be able to market and utilize the property as a single-family residential property. However, with the property zoned as C-1 Light 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-1 Light Commercial District to SF-6, Single-Family 6 District. Therefore, the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from C-1 Light Commercial District to SF-6, Single-Family 6 District. A notice was published in the newspaper for three weeks beginning on April 3, 2025 and notices were mailed to property owners within 200' of the subject property on April 3, 2025. Sixteen (16) property owners were notified of the zoning change. As of preparation of the staff report, only one no objection letter was returned.

Chairman Gescheidle opened the Public Hearing.

No Public Comments were made.

Chairman Gescheidle closed the Public Hearing.

Mr. 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 1331 St. Joseph Street, said property being currently zoned as C-1, Light Commercial District and seeking to be rezoned SF-6, Single-Family 6 District. Ms. Ruiz-Jones seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Cantu, Pena, Ruiz-Jones and Gescheidle all voted aye.

ADJOURN

Chairman Gescheidle asked for a motion to adjourn. Member Neuse and a second by Member Pena the meeting was adjourned at 5:40 p.m.

Approved this 16th day of September, 2025.



Kristina Vega, City Secretary



Tim Gescheidle, Chairperson