

**CITY OF GONZALES, TEXAS
PLANNING AND ZONING MEETING
MINUTES –SEPTEMBER 16, 2025**

The regular meeting of the Planning & Zoning Commission was held on **September 16, 2025** at 5:30 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		Absent
Paul Neuse	Vice Chairperson	Present
Rose Ruiz Jones		Absent
Shane Barnett		Present
Anthony Kutschik		Present

STAFF PARTICIPATING:

Zoning Administrator-Kristina Vega

PUBLIC COMMENTS

No public comments were made.

ACTION ITEMS

Item # 1. Discuss, Consider & Possible Action on the April 21, 2025 Planning & Zoning Commission Meeting Minutes.

Mr. Pena moved to approve the minutes as presented. Mr. 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 Zoning" to "Commercial Zoning" on the property located at Water/Holmes 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 SF-6, Single Family 6 C-1 to Light

Commercial. The following rezone agenda item will be a request to rezone parcel 12202 from SF-6, Single-Family 6 to C-1 Light Commercial. 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 partially used as a cemetery and the other portion is a vacant space. The property is currently zoned SF-6, Single Family 6 Residential District, however, this property sits on a major thoroughfare and most of the zoning along Water Street are zoned commercial. The property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone of parcel 12022 in the next agenda item from SF-6, Single-Family 6 District to C-1 Light Commercial District. 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.

Chairman Gescheidle opened the Public Hearing.

Sally Ploeger stated that she owns several properties within the 200 foot radius and has concerns with the property being zoned commercially.

Macarthur Davis asked if the rezone would affect his business located on St. Joseph Street.

Michael Baker of the Masonic Lodge explained that the purpose for the rezone is for the property to possibly be able to build an office building for the Masons. The current lodge is in a three story building and is difficult to access for some of their organization. He stated that at this time they are not looking at selling any portion of it.

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 "Single-Family Residential Zoning" to "Commercial Zoning" on the property located at Water/Holmes Street. Mr. Kuntschik seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Pena, Barnett, Kuntschik 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 Water/Holmes Street, said property being currently zoned as SF-6, Single Family 6 District and seeking to be rezoned, C-1, Light Commercial District.

PROPERTY OWNER: Gonzales Masonic Cemetery
LEGAL DESCRIPTION: PT 5-6 Range 1 East

PARCEL: 12022
PROPERTY ADDRESS: Water/Holmes 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 SF-6, Single-Family 6 District to C-1 Light Commercial District. The property has been partially used as a cemetery and the other portion is a vacant space. The property is currently zoned SF-6, Single Family 6 Residential District, however, this property sits on a major thoroughfare and most of the zoning along Water Street are zoned commercial. The property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone of parcel 12022 in the next agenda item from SF-6, Single-Family 6 District to C-1 Light Commercial District. Therefore, the property owner is requesting an amendment to the City's Future Land Use Map in conjunction with the rezone from SF-6, Single Family 6 District and seeking to be rezoned, C-1, Light Commercial District. A notice was published in the newspaper for four weeks beginning on August 28, 2025 and notices were mailed to property owners within 200' of the subject property on August 26, 2025. Fifty-three (53) property owners were notified of the zoning change. As of preparation of the staff report, three objection letters and one no objection letter were returned.

Chairman Gescheidle opened the Public Hearing.

Sally Ploeger spoke in objection to the rezone.

Chairman Gescheidle closed the Public Hearing.

Mr. Neuse 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. Mr. Pena seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Pena, Barnett, Kuntschik and Gescheidle all voted aye.

Item #4. 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 Zoning" to "Commercial Zoning" on the property located at 621 Seydler Street; Fair/St. Andrew; and Seydler 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 The following rezone agenda item will be a request to rezone parcels 12656, 12748 and 31145 from SF-6, Single-Family 6 District to C-2 Heavy Commercial District. 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 main property (parcel 12656) has been utilized for church purposes since 1940, and the property owner recently acquired the other two parcels (parcel 12748 and 31145). All three parcels are either dual zoned SF-6, Single Family 6 District and C-2 Heavy Commercial or strictly SF-6, Single Family 6 District. The church would like to rezone all three properties to create a uniform zoning designation across adjacent properties that will promote future expansion efforts when the church is ready to do so. For the zoning change to take place, an amendment to the City's Future Land Use Map in conjunction with the rezone would need to occur. 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.

Chairman Gescheidle opened the Public Hearing.

Pastor Lynn Wilson inquired regarding the designation of C-2 Heavy Commercial for the property and expressed that he does not wish to prevent the church from being able to utilize the property however they wish to use the property, but has concerns with the Heavy Commercial designation.

Pastor Robert Ramirez stated that the request for rezone to C-2 Heavy Commercial will give a greater setback to the property than C-1 Light Commercial would give, and additionally, there is a portion of the property that is currently zoned C-2 Heavy Commercial already.

Brud Brown expressed that he was only concerned that it would affect his properties directly and that he does not have any issues with the rezone.

Chairman Gescheidle closed the Public Hearing.

Mr. Pena 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 Zoning" to "Commercial Zoning" on the property located at 621 Seydler Street; Fair/St. Andrew; and Seydler Street. Mr. Barnett seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Pena, Barnett, Kuntschik and Gescheidle all voted aye.

Item #5.

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 1) 621 Seydler Street and Seydler Street, said properties being currently dual zoned as SF-6, Single Family 6 District & C-2, Heavy Commercial District and seeking to be rezoned C-2, Heavy Commercial District; and for the property commonly known as Fair/St. Andrew, said property being currently zoned as SF-6, Single Family 6 District and seeking to be rezoned C-2, Heavy Commercial District.

PROPERTY OWNER: Eastside Baptist Church
LEGAL DESCRIPTION: PT 11 Gonzales Tier 2; PT LT 10 & 11 Gonz Tier 2; and PT LT 10 & 11 Gonz Tier 2
PARCEL: 12656; 12748; and 31145
PROPERTY ADDRESS: 621 Seydler Street; Fair/St. Andrew; and Seydler Street

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 SF-6, Single-Family 6 District to C-2 Heavy Commercial District. The main property (parcel 12656) has been utilized for church purposes since 1940, and the property owner recently acquired the other two parcels (parcel 12748 and 31145). All three parcels are either dual zoned SF-6, Single Family 6 District and C-2 Heavy Commercial or strictly SF-6, Single Family 6 District. The church would like to rezone all three properties to C-2, Heavy Commercial to create a uniform zoning designation across adjacent properties that will promote future expansion efforts when the church is ready to do so. Once the properties are all zoned uniformly, the church will combine all three lots into one large lot.

A notice was published in the newspaper for four weeks beginning on August 28, 2025 and notices were mailed to property owners within 200' of the subject property on August 26, 2025. Twenty-eight (28) property owners were notified of the zoning change. As of preparation of the staff report, one no-objection letter was returned.

Chairman Gescheidle opened the Public Hearing.

No Public Comments were made, they were expressed during the previous agenda item pertaining to the comprehensive plan amendment.

Chairman Gescheidle closed the Public Hearing.

Mr. Neuse 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 1) 621 Seydler Street and Seydler Street, said properties being currently dual zoned as SF-6, Single Family 6 District & C-2, Heavy Commercial District and seeking to be rezoned C-2, Heavy Commercial District; and for the property commonly known as Fair/St. Andrew, said property being currently zoned as SF-6, Single Family 6 District and seeking to be rezoned C-2, Heavy Commercial District. Mr. Pena seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Pena, Barnett, Kuntschik and Gescheidle all voted aye.

- Item #6. 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 702 St. Joseph Street, 409 St. Frances Street, 411 St. Francis Street & 413A St. Francis Street, said properties being currently zoned as C-1, Light Commercial District and seeking to be rezoned DMU, Downtown Mixed Use District..

PROPERTY OWNER: Kittel Family Limited Liability Partnership
LEGAL DESCRIPTIONS: Blk 22 PT Lot 3, Gonzales Blocks
PARCELS: 11833, 11873, 11737 & 11734
PROPERTY ADDRESS: 702 St. Joseph Street; 409 St. Francis Street; 411 St. Francis Street and 413A St. Francis Street

Zoning Administrator, Kristina Vega gave a staff presentation stating that the current zoning designation for most of the downtown area is C-1 Light Commercial. C-1 requires a minimum ten (10) foot front yard setback, zero setbacks on the side yards and rear yard, and has a maximum impervious area of 75%. It also requires a minimum lot width of sixty (60) feet and a minimum lot depth of 100 feet. Most of the existing downtown area structures and development are not in compliance with the C-1 zoning regulations. DMU district has zero front, side and rear setbacks and allows 100% maximum impervious area coverage. The parking requirements are also reduced within the DMU to take advantage of public parking lots and on-street parking. The property owner requested a rezone from C-1 Light Commercial District to Downtown Mixed Use (DMU) for their properties located at 702 St. Joseph Street; 409 St. Francis Street; 411 St. Francis Street and 413A St. Francis Street. A notice was published in the newspaper for four weeks beginning on August 28, 2025 and notices were mailed to property owners within 200' of the subject property on August 26, 2025. Twenty-three (23) property owners were notified of the zoning change. As of preparation of the staff report, five no-objection letters were returned.

Chairman Gescheidle opened the Public Hearing.

Doug Phelan and Matt Phelan spoke regarding the mixed use and asked if the property utilizes the second story of the building for residential use, could it affect their ability to utilize their property, the Templin Saloon, as an outdoor music venue.

No Public Comments were made.

Chairman Gescheidle closed the Public Hearing.

Mr. Pena 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 702 St. Joseph Street, 409 St. Frances Street, 411 St. Francis Street & 413A St. Francis Street, said properties being currently zoned as C-1, Light Commercial District and seeking to be rezoned DMU, Downtown Mixed Use District. Mr. Neuse seconded the motion. Chairman Gescheidle asked for a roll call vote. Commissioners Neuse, Pena, Barnett, Kuntschik 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 6:11 p.m.

Approved this 9th day of February, 2026.



Tim Gescheidle, Chairperson



Kristina Vega, City Secretary