

**CITY OF GONZALES  
PLANNING AND ZONING COMMISSION  
April 8, 2013  
MINUTES**

On the 8th day of April 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, Phillip Borowitz

Others Present: Kristina Vega – Zoning Administrator

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

Item #2: Discuss Planned Unit Development


City Manager, Allen Barnes, stated you have before you a copy of Ordinance 2013-01 which establishes the ability for the City to consider Planned Unit Development is different than a regular subdivision. The term that most often comes to mind for a Planned Unit Development is a Master Plan Community, it is a piece of property all developed by the same group. It had some amenities and buildings particularly homes that are structured particularly by cost. Basically a PUD is a large piece of property, over 10 acres, that allows everything to be negotiated from the regular zoning requirements, to anything that would normally be a variance, to requirements the city would have specifically have for that developer and no other developer. The way this is achieved is by a device called a Developers Agreement. It allows for the opportunity of flexibility for the developer, and lets us know before-hand exactly what's going to go where, the type of uses for the property, and the amount of green belt space. They tend to be a little higher end than regular subdivisions do, and it lets the developer have a basic knowledge of how their subdivision is going to turn out, it also does that for the city. The permitted uses are for individual dwellings and dwelling units. Once staff is satisfied and we have reached the agreement with the developer then an application has to be filed with the City Secretary and is handled like any zoning change, although it is not officially a zoning change. If the P & Z makes a favorable decision it is referred to Council for their approval.

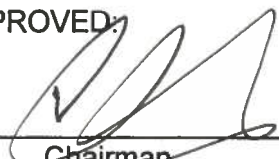
Planning & Zoning Commission, Chairman, Tim Gescheidle, asked if it was treated like any other zoning change, so letters will be mailed out like we normally do?

City Manager, Allen Barnes, stated yes all of the procedures are the same.

Some minor discussion followed regarding the predominant zoning in that area of the proposed Planned Unit Development.

Chairman Gescheidle then adjourned the meeting at 6:00 p.m.

  
\_\_\_\_\_  
City Secretary

APPROVED:  
  
\_\_\_\_\_  
Chairman