

**CITY OF GONZALES
PLANNING AND ZONING COMMISSION MEETING
February 24, 2014
WORKSHOP MINUTES**

On the 24th day of February at 5:15 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: Paul Frenzel- Co-Chair, Roland Martinez, Charles Patterson, Phillip Borowitz

Members absent: Tim Gescheidle-Chair, Jereline Clack, Steve Pirkle

Others Present: Kristina Vega – Zoning Administrator, Allen Barnes-City Manager, Jackie Williamson-City Attorney, William Ince-Building Official

Item #1: Co-Chairman Frenzel called the meeting to order at 5:45 pm

Item #2: Discuss application submitted for rezone from R-1 Single Family Residential to C-2 Heavy Commercial of the property listed below:

Property Owner: Sara & Spencer Breitschopf

Legal Description: PT 15 Kings 4th; PT Lot 15 Kings 4th; PT 14, 22 Kings 4th; PT 15 and 22 Kings 4th

Parcel: 13080, 24805, 13065, 13066

Zoning Administrator, Kristina Vega stated that the property that is coming before you all is partially zoned C-2 and partially zoned R-1. The portion that is C-2 goes back from Water Street 200 feet. They are requesting the entire property to be rezoned to C-2.

Roland Martinez, asked how much of the property is already C-2.

Zoning Administrator, Kristina Vega stated that she tried back and then was going from the map and pointed at the key the location the 200 foot mark would be. Majority of it would be C-2 going by the key on the map.

Co-Chair, Paul Frenzel stated that in 1998 that the zoning would go back 200 feet, not by parcel. He then asked where the 200 foot falls on the map.

Roland Martinez asked if it was decided that 200 feet is about $\frac{3}{4}$ of the property that is being presented.

Philip Borowitz, asked if we knew what parcel number 13064 is zoned as?

Zoning Administrator, Kristina Vega, stated the zoning designation for that parcel is zoned C-2.

Roland Martinez, stated that parcel 13066 is vacant correct?

Zoning Administrator, Kristina Vega stated that the C-2 Zoning designation goes back 200 feet from Water Street.

Co-Chair, Paul Frenzel asked how many letters went out and how many letters were received back?

Zoning Administrator, Kristina Vega stated that she sent out 15 letters received 3 letters back and 1 letter today of which did not have a reason for objection.

Co-Chair, Paul Frenzel asked what they were planning on doing with the property?

Zoning Administrator, Kristina Vega stated that the Breitschopfs wish to place apartments there.

Co-Chair, Paul Frenzel asked why are we going to C-2?

Zoning Administrator, Kristina Vega stated that Sara had spoken to William and he said since the frontage of the lot is C-2 that it would be a good idea to make the entire property C-2.

City Manager, Allen Barnes stated that the easiest argument to make from the applicants point of view is that part of my property is zoned one thing and part of my property is zoned another. I suspect that the C-2 she could do R-1, R-2 or whatever.

Philip Borowitz stated that he thought it interesting that they would move for the C-2 because most of the time people are arguing what it's going to do to their taxes.

Item #3: Discuss Approval of Plats as Authorized by the City of Gonzales Subdivision Ordinance 5

Zoning Administrator, Kristina Vega, stated that she included the entire Section 5 of the Subdivision Ordinance because the section that discusses the development plat refers back to the vesting plat information. I found it best to include the entire section.

City Manager, Allen Barnes, stated that you have before you Chapter 5 of the new Subdivision Ordinance that was passed by City Council on 12-13-2013, it replaces the 9 page Subdivision Ordinance. The Development Plat is referred to in Section 5.09. A piece of property that has not been platted but they wish to take several parcels and combine them is called a development plat. That item comes before the P & Z for their consideration. Essentially if the plat meets all of the requirements of the Ordinance the Local Government Code does not give us a way not to approve it. If it does not meet the criteria the board can tell them to bring it back on a later date. Failure to take action or notify them is an automatic approval.

Item #4 Co-Chairman Frenzel then adjourned the meeting at 5:40 p.m.



City Secretary

APPROVED:



Co- Chairman