

**CITY OF GONZALES  
PLANNING AND ZONING COMMISSION WORKSHOP  
November 18, 2013  
MEETING MINUTES**

On the 18th day of November 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: Tim Gescheidle-Chairman, Paul Frenzel-Co-Chairman, Roland Martinez, Charles Patterson, Phillip Borowitz, Steve Pirkle, Jereline Clack

Members absent: None

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

- Item #1: Chairman Gescheidle called the meeting to order at 5:15 pm
- Item #2: City Manager, Allen Barnes, you have a printed copy of a proposed comprehensive plan prepared by Texas A&M. The Local Government Code requires the City, when it adopts a comprehensive plan it is just like any other planning document of significance to the City. It first goes to the Planning & Zoning Commission for their approval and then to Council for final approval. The Comprehensive Plan is a document that kind of serves as a road map for the city. The City is not bound to go by it, but most cities do.
- Item #3: City Manager, Allen Barnes, you were present with the Council and this board, when Dan Sefco and Daniel Harrison of Freese & Nichols made a presentation of the proposed Subdivision Ordinance. We did not receive any comments back from the Council or this board regarding the Subdivision Ordinance; therefore we are presenting this to the Planning & Zoning Commission for their final review and approval.
- Item #4: City Engineer, Keith Schauer, basically the City Council has appointed this commission to be the advisory committee for the Capital Improvement Plan and land use plan. Basically it is essentially a list of projects that needs to be done for the City and the cost. This allows us to prioritize the cost of the projects and coordinate the projects from year to year. This will help us to identify improvements that are needed in the town and develop impact fees that are associated with those new developments.
- Item #5: City Manager, Allen Barnes, stated impact fees are fees that are assessed to new development. If I am a builder, once this is approved by Council, if I want to come in and subdivide 10 acres and build new houses and put in infrastructure. Each house I build will have a fee associated to it. This basically says to the developer, you will be living here in our community, then, you will invest in our infrastructure.
- Item #6: Discuss Rezone Request for:
- A) Property Owner: Helen Stockton/Sara Perryman  
Physical Description: #7 D.D. Jones Addition @ Luling & Dunning Streets  
Parcel: 12941
  - B) Property Owner: Helen Stockton/Sara Perryman  
Physical Description: #14 Caramel Hts., Dunning St., .154 AC.; #15 Caramel Hts. 118 Dunning St., .193 AC., #5 Caramel Hts., 119 Qualls St., .193 AC.

Parcel: 23689, 23690, 11354

Zoning Administrator, Kristina Vega, stated these items were work-shopped at the last meeting we had. This item is only to refresh your memories regarding this request. A few letters were received and will be delivered to each of you for the meeting on Thursday.

Item #7: Chairman Gescheidle then adjourned the meeting at 6:26 p.m.

  
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City Secretary

APPROVED  
  
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Chairman