

**CITY OF GONZALES  
PLANNING AND ZONING COMMISSION MEETING  
November 21, 2013  
MEETING MINUTES**

On the 21st 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: Chairman Gescheidle asked for a motion to approve the minutes. Commission member Charles Patterson made a motion to approve the minutes as presented of the Planning & Zoning Commission. Commission member Jereline Clack seconded the motion. Chairman Gescheidle asked for a roll call vote. Commission member Borowitz, Frenzel, Clack, Patterson, Pirkle, Martinez, and Chairman Gescheidle all voted "aye".

Item #3: Discussion of Historic Preservation Ordinance for Downtown Gonzales, and the Designated Area to be called the "Gonzales Historic Downtown District"

Zoning Administrator, Kristina Vega stated that a member of the GEDC Downtown Committee, but he is not present. I ask the commission if we could table this item until a later date or time.

Item #4: Discuss and Consider application submitted for rezone from R-1 Single Family Residential to C-2 Heavy Commercial of the property listed below:

Property Owner: Helen Stockton/Sara Perryman

Physical Description: #7 D.D. Jones Addition @ Luling & Dunning Streets

Parcel: 12941

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

Property Owner, Sara Perryman stated that she did bring maps of the parcels that the commission is considering. Within the past 5 or 6 years with the oilfield coming in, Gonzales has certainly changed, and 183 has become extremely busy with commercial traffic. We are inclined to sell the property in town and wish to make the property more marketable by selling the properties all together and wish to change parcel 12941 to commercial.

Chairman Gescheidle asked for a motion on item A. Commissioner Philip Borowitz made a motion to rezone parcel 12941 from R-1 to C-2. Commissioner Paul Frenzel seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Steve Pirkle, Philip Borowitz, Jereline Clack, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Chairman Gescheidle asked for a motion on item B. Commissioner Philip Borowitz made a motion to rezone parcels 23689, 23690 and 11354 from R-1 to C-2. Commissioner Charlie

Patterson seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Steve Pirkle, Philip Borowitz, Jereline Clack, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Item #3: Zoning Administrator, Kristina Vega stated that Mr. Hille is now available to present Item #3, he was late due to a miscommunication regarding the time of the meeting.

Economic Development Board Member, Clint Hille, stated that the GECD Downtown Committee directed him to discuss a preservation ordinance for historic downtown with the commission. Most cities with the rich historic infrastructure such as Gonzales have declared that is a matter of public policy the protection, preservation and safeguarding of their downtown historic districts and landmarks are necessary to promote the economic, cultural, educational and general welfare of the public.

Item #5: Chairman Gescheidle asked for a motion. Commissioner Philip Borowitz made a motion to approve the Proposed Comprehensive Plan. Commissioner Jereline Clack seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Steve Pirkle, Philip Borowitz, Jereline Clack, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Item #6: Chairman Gescheidle asked for a motion. Commissioner Barry Martinez made a motion to approve the proposed Comprehensive Plan. Commissioner Paul Frenzel seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Steve Pirkle, Philip Borowitz, Jereline Clack, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Item #7: Chairman Gescheidle asked for a motion. Commissioner Charlie Patterson made a motion to approve the proposed Capital Improvement Plan. Commissioner Jereline Clack seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Steve Pirkle, Philip Borowitz, Jereline Clack, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Item #8: Chairman Gescheidle asked for a motion. Commissioner Philip Borowitz made a motion to approve the proposed Impact Fee Study. Commissioner Paul Frenzel seconded the motion. Chairman Gescheidle asked for a roll call vote. Paul Frenzel, Charlie Patterson, Steve Pirkle, Philip Borowitz, Jereline Clack, Roland Martinez and Chairman Tim Gescheidle all voted "aye".

Chairman Gescheidle then adjourned the meeting at 6:06 p.m.

  
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City Secretary

APPROVED:  
  
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Chairman