

**CITY OF GONZALES
PLANNING AND ZONING COMMISSION
May 14, 2013
MINUTES**

On the 13th day of May 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, and introduced the two agenda items.

Item #2: Review and Consider application submitted for rezone from R-1 Residential District to R-2 Multi-Family Residential District of the property listed below:
Address: 17.197 Acre Tract Located on Robertson Street
Property Owner: Mrs. P R McCaskill Trust C/O Samantha H. Mokate
Physical Description: PT 7 & 8 Range VI
Parcel: 12436

Item #3: Review and Consider application submitted for Planned Unit Development and Developers Agreement on the property listed below:
Applicant Name: Avalon Texas, L.P.
Property Owner: Robert K. Burchard and William F. Burchard
Physical Description: Lots 7, 8, 9, 10 and 11 in Range No. 9, East of Water Street in the Original outer town of Gonzales
Parcel: 12496

Chairman, Tim Gescheidle stated that he would then open the Public Hearing for comments. No public comments were made therefore the Public Hearing portion of the meeting was closed.

Chairman Gescheidle then asked for a motion for Item #2 regarding the rezone of the 17.197 acre property located on Robertson Street. Mr. Phillip Borowitz made a motion to approve the rezone from R-1 Single Family Residential to R-2 Multi-Family Residential. Mr. Charles Patterson seconded the motion. The chairman then asked for a roll call vote during which the commission all voted "aye".

Zoning Administrator, Kristina Vega then introduced Richard Kunz of Avalon Texas, L.P., and stated that he has a Power Point presentation that he would like to share with the Commission.

Avalon Texas, L.P. representative, Richard Kunz, stated that I am originally from Switzerland and that I came five years ago to do real estate development in the state of Texas. Currently we are doing a subdivision in North Austin called Springs at Walnut Creek right off of I-35 with David Weakly Homes and Scott Felder Homes. Most activities have been in Florida, the largest one is Avalon Park in Orlando. Basically, it is 25 years old, went bankrupt twice before we got ahold of it. Today it is a town of 3900 Units, 12,000 people, has a down town of office buildings and medical buildings and is basically built out. It only has 500 apartments left. We are right now doing a second similar mass planned community in Avalon Park West, which is in Tampa. Same owners and history, was dormant for 7 years but has now been revived and the Florida market, like Texas, has a fairly good market. One of the incentives to come here was the Eagle Ford Shale, and a lot of temporary structures going up but there is an obvious need for permanent housing.

What we submitted for your review, is a result of long talks and negotiations between the City and Avalon Texas to define the Development and 380 Agreements. So what the development agreement is, is the building code for the vertical and horizontal construction of a whole planned community. It includes all of the variances, setbacks, and the width of the roads. It summarizes our rights and duties so it's not only a commitment from the developer side but also the City's side as well and it includes what Ordinances are in place today.

Chairman Gescheidle asked for a motion. Mr. Paul Frenzel made a motion to approve Item #3 regarding the application for the Planned Unit Development for Avalon Texas, L.P., Mr. Charles Patterson seconded the motion. The Chairman asked for a roll call vote. During which the commission all voted "aye".

Chairman Gescheidle then adjourned the meeting at 5:56 p.m.



City Secretary

APPROVED:



Chairman