

ZONING BOARD OF ADJUSTMENTS
April 1, 2013
MINUTES

Members Present: Vicki Frenzel, Hector Porras, Ray Raley, Charlie Pankey, Dawn O'Donnell

Members Absent: Manuel Pena, Isaac Anzaldua

Alternate member(s) Present: None

Others Present: Kristina Vega, Zoning Administrator

Item #1, A quorum of the Zoning Board of Adjustment met in the Council Chambers of the Gonzales Municipal Building on Monday, April 1, 2013. Madam Chairman Frenzel called the meeting to order at 5:30 p.m.

Item #2 & #3, Madam Chairman Frenzel opened the Public Hearing to discuss and consider Specific Use Permit Application received from Chris Kappmeyer. The property is currently in a Residential District (R-1) and is requesting a Specific Use Permit to use the property for weekly rental and occasional events such as weddings, corporate retreats, and socials. The property's address is 1520 St. Louis.

Chris Kappmeyer, owner of the O.B. Robertson House, also known as the Oliver house across from East Avenue. We purchased it and I want you to understand that I did my due diligence before I purchased it and when I had it under contract I contacted the City and said this is what I want to do with it and they said no problem. Then I put an ad in the paper for events and during the week my market is going to be catering towards the oil field industry to do long term/short term rentals. Not to be a hotel, not someone that will be coming one night for just one room. That is not what I'm about, I'm about those people who need housing for long term and we want to give them a better option than just a hotel. We are also planning to do corporate events and the occasional weddings and reunions. When the advertising came in they said to ask for this special use permit and that's why I'm here.

Board Member, Dawn O'Donnell, stated her only question is parking. You have a singular driveway and so you've got short term/long term people staying there, how many rooms do you have?

Chris Kappmeyer, responded that he has 5 bedrooms and 3 ½ baths.

Board Member, Dawn O'Donnell, said that would be five cars?

Chris Kappmeyer stated correct, you have the circular driveway, actually there's an island there and once upon a time Coylene had an ivy garden there and I am going to make parking there to keep the circular driveway opened. For the occasional events we would have on the weekend another question would be what about parking then? I've done my due diligence there and at the big parking area at the school there are about 75-80 spots there and it is public. I've gone to 3 places at the school. Gene Kridler is a good friend of mine, he is going to be managing the property and he said it's public if no one is using it. I also want you to know I talked to all of my neighbors around and let them know what's going on. I thought the issue would be having events there and people have been really positive about it. One of the things I am going to incorporate is if we have over 50 or more people and there's alcohol being served I am going to request they pay for some law enforcement there at least and at 11p.m. is when I plan to stop whatever music or party/venue going on because we do recognize it is a residential neighborhood.

Board Member, Dawn O'Donnell, added that it was mentioned Gene Kridler is going to manage it, is he going to be on site?

Chris Kappmeyer stated that no one is going to be on site. I own several vacation homes and each of them is managed virtually. Each property has a property manager, repair man and a maid as a team.

Madam Chairman, Vicki Frenzel stated that this falls within the R-2 specific use as a Bed and Breakfast.

Madam Chairman Frenzel asked for a motion. Board Member, Hector Porras made a motion to approve the Specific Use Application for Mr. Kappmeyer currently R-1 a Specific Use to use the property for weekly rental and occasional events such as weddings, corporate retreats and socials, 1520 St. Louis, Lot E, 1 Titcomb Part 2, Parcel #13957. Board Member, Dawn O'Donnell seconded the motion. Madam Chairman Frenzel asked for a roll call vote. Board Member Charlie Pankey, Dawn O'Donnell, Hector Porras, Ray Raley and the madam chairman Frenzel all voted "aye".

Item #4, Madam Chairman Frenzel then adjourned the meeting at 5:39 p.m.



City Secretary

APPROVED:



Chairman