

**ZONING BOARD OF ADJUSTMENT**  
**February 3, 2014**  
**WORKSHOP MINUTES**

Members Present: Vicki Frenzel, Ray Raley, Dawn O'Donnell

Members Absent: Charlie Pankey, Manuel Pena, Isaac Anzaldua

Alternate member(s)  
Present: None

Others Present: Kristina Vega, Zoning Administrator

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Item #1, A quorum of the Zoning Board of Adjustment met in the Council Chambers of the Gonzales Municipal Building on Monday, February 4, 2014. Madam Chairman Frenzel called the workshop to order at 5:30 p.m.

Item #2, Madam Chairman Frenzel opened workshop to discuss and consider an application received for a 20 foot variance on the set back requirements for 2502 Harwood Road.

Madam Chairman Frenzel asked if the property to the south is a mobile home park.

Zoning Administrator, Kristina Vega, stated yes and then right beside where Mr. Schmidt is looking to place the building is actually a portion that Michael Tuch is buying.

Madam Chairman Frenzel asked Mr. Schmidt if the building he wants to build will go the entire length of the property on the east side?

H.C. Schmidt stated "I don't think it is going to go the entire length of the property, it just depends. I don't know what size the units are that are currently there. I want to try to wrap them all around to block the view of the trailers there behind my property.

Madam Chairman Frenzel asked if Mr. Tuch can place a trailer right up against the fence line?

Building Official, William Ince, responded "No he still has to remain the setbacks on the mobile home.

Zoning Administrator, Kristina Vega, stated that the setbacks are 15 feet for mobile home parks.

Building Official, William Ince stated that the front yard is 10, rear yard is 10, side yard is 15 feet. So his setback would be 15 feet because it is the side yard.

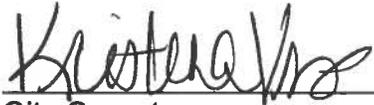
Madam Chairman Frenzel asked if he's got a trailer park in here that is 10 feet from the property line if there is a fire in that area there won't be any fire trucks going down?

Building Official, William Ince, stated that the only thing is that H.C. has metal buildings. The only thing about where his facility is that it has a fence all the way around it. The Fire

department access is very limited anyway but as far as where Mr. Tuch decides to park his trailers 10 feet by ordinance is going to cut it pretty close if a trailer house catches on fire it will damage his building, or vice versa because with the radiant heat that can happen.

H.C. Schmidt stated "My position is I'm putting in metal building and my setback is 20 feet, and he's putting in a mobile home and when these light up they light up and he only has a 10 foot setback.

Item #3, Madam Chairman Frenzel then adjourned the workshop at 5:52 p.m.

  
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City Secretary

APPROVED:

  
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Chairman