

**ZONING BOARD OF ADJUSTMENT**  
**May 6, 2013**  
**MINUTES**

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

Members Absent: Manuel Pena

Alternate member(s)  
Present: Isaac Anzaldua

Others Present: Kristina Vega, Zoning Administrator, William Ince, Building Official

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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, May 6, 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 an application received from Michael Tuch/CLPK Properties for a 5 foot variance on the set back requirements for Space #2 at 630 College Street.

Michael Tuch, stated that he is applying for a 5 foot variance on his trailer park.

Madam Chairman Frenzel stated that she went over and looked at it and saw the one that you have sitting in there already.

Michael Tuch, said "The one I am asking for is going to go down past that one and I'm only asking for 5 feet. The setback is normally 15 feet and I'm asking to be 10 feet from the property line.

Madam Chairman Frenzel asked if there were any restrictions, ordinance or rule that governs how close those mobile homes can be to each other.

Building Official, William Ince, stated that 15 feet and it is by ordinance.

Michael Tuch expressed they will be put in according to that. There may be some there now that are not, but they have been there probably 30 or 40 years.

Madam Chairman Frenzel asked Mr. Tuch why is it that you need to move the mobile home.

Michael Tuch, stated basically the way my road comes in, if that 2<sup>nd</sup> trailer is 15 foot from my property line it's going to be on the road, but the corner of the trailer house would be within 5 foot of the road, so I am asking for safety reasons to off of the driveway.

Board Member, Dawn O'Donnell asked if the driveway meets the ordinance.

Building Official, William Ince, stated that 22 feet minimum by fire code as means of egress for fire apparatus. Minimum is 22 feet if it's considered a private alley and it has to be able to withstand the fire truck.

Michael Tuch, stated that he had redone his roads about 3 months ago, re-lime stoned it and it is all improved.

Board Member, Dawn O'Donnell, asked so the setback is merely to make the road more accessible?

Michael Tuch, responded not to make the road more accessible but to keep the trailer from being too close to the road.

Board Member, Ray Raley stated Michael Tuch will be putting up a privacy fence between him and the neighbors.

Michael Tuch, said once these trailers are set, we are not going to be moving them; we are going to be putting in a privacy fence on both sides and the front of the property.

Madam Chairman Frenzel asked for a motion. Board Member, Ray Raley made a motion to approve the application received from Michael Tuch/CLPK Properties for a 5 foot variance on the set back requirements for Space #2 at 630 College Street. Board Member, Isaac Anzaldua seconded the motion. Madam Chairman Frenzel asked for a roll call vote. Board Member Dawn O'Donnell, Isaac Anzaldua, Ray Raley and madam chairman Frenzel all voted "aye".

Item #4, Madam Chairman Frenzel then adjourned the meeting at 5:45 p.m.

  
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City Secretary

APPROVED:

  
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Chairman