

**CITY OF GONZALES**  
**PLANNING AND ZONING COMMISSION MEETING/WORKSHOP**  
**October 21, 2013**  
**MINUTES**

On the 21st day of October 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-Chair, Paul Frenzel, Steve Pirkle, Roland Martinez, Jereline Clack, Charles Patterson, Phillip Borowitz

Others Present: Kristina Vega – Zoning Administrator, City Attorney, Jackie Williamson

**MEETING**

Item #1: Chairman Gescheidle called the meeting to order at 5:15 pm.

Item #2: Discuss and Consider Special Written Use Permit in Accordance with Section 14.307 of the Code of Ordinances

City Attorney, Jackie Williamson, stated a lot of you probably know the history of the Planning & Zoning Commission but I am briefly going to go over that again. In November of 1980 the City Council by Ordinance created a Planning & Zoning Commission before they had any Zoning Ordinance. The commission was instructed to work on a proposed a zoning ordinance. In January 1981 they actually moved for them to get started on the first draft. January 27<sup>th</sup> the City Council by ordinance 166 stated that all property in the City would be zoned at that time as it was being used at that time until the first Zoning Ordinance would be created. The first Zoning Ordinance was created by the Commission in 1981 and the Council adopted it. That first Ordinance as you read down here says this map is based on the 1981 Official Zoning Ordinance. The very first zoning map has a historical district and that's where our HD Ordinance came into place and that's one of the Ordinances that have never been revised. What was designated at that time as our Historic District are the 49 Blocks of the original town of Gonzales. 1198 the commission met with Rudy Ruiz about a historic district. In June you reviewed the proposed Historic District and in July 2000 it was presented to the Council but there was never any action taken. Staff believes under the Historic District which is where Ms. Pabian's building is, meets the requirement of the permitted use. It can be used as commercial which she wants to put a restaurant and she wants to put a Bed & Breakfast upstairs which is residential. The main thing that the Commission has to consider is the parking requirements and then she would be issued a Special Written Use Permit. Our current parking ordinance prohibits parking on our City streets and squares for longer than 48 hours.

Chairman Gescheidle then asked for a motion. Mr. Phillip Borowitz made a motion to approve the Special Written Use Permit. Mr. Roland Martinez seconded it. The Chairman then asked for a roll call vote, during which they all voted "aye".

Item #3: Discuss and Consider any Changes Recommended to the Proposed Subdivision Ordinance

Zoning Administrator, Kristina Vega stated that this is an item that the City Manager, Allen Barnes requested this item to be placed on the agenda to get the information to Freese & Nichols and back to the City Staff for their final review.

No suggestions or comments were made by the Commission at this time.

**WORKSHOP**

Item #4: Discuss and Consider Re-Zone from R-1 Single Family Residential to C-2 Heavy Commercial

Address: 210 Qualls St

Property Owner: Helen Stockton/Sara Perryman

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

Parcel: 12941

Item #5: Discuss and Consider Re-Zone from R-1 Single Family Residential to C-2 Heavy Commercial

Address: 210 Qualls St

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

Mr. Paul Frenzel stated that it wasn't that long ago that we stated that there wasn't that many R-1 properties left.


Mr. Phillip Borowitz expressed, once you taken and approved something in that classification it allows to be put in that classification and there are people making heavy investments.

Mr. Paul Frenzel then stated all parcels on the East or West side are C-2, and he is curious what the people around there have to say.

Item #6: A Public Hearing was set for November 11, 2013 at 5:15 regarding these properties.

Chairman Gescheidle then adjourned the meeting at 5:50 p.m.

  
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City Secretary

APPROVED  
  
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Chairman