

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD OCTOBER 6, 2022, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Chair Gayeski called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Commissioners Gayeski, Sies, Ambrose, Kline

Absent: Commissioners Macina, Grant

Staff present: Development Services Director Jolly, Planning/GIS Technician Gedanken

3. APPROVAL OF MINUTES

September 1, 2022, regular meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Ambrose to approve the minutes of September 1, 2022. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. a. PUBLIC HEARING to receive public input and consider a request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.**

Citizens Miguel Mercado, 10905 Sunny Lane, and Nancy Ruff, 10707 Laurel Lane, voiced their concerns regarding noise associated with another bar type business, and they requested a privacy fence installation between the business and residential homes. The applicant, Matthew Delahoussaye, presented the Commissioners with an overview of plans for this venue intended to be a 1,750 sq. ft. cocktail lounge with a full food menu and no live music. He addressed concerns regarding noise abatement, parking, and privacy wall installation. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Matthew Delahoussaye for a zoning classification change.

Commissioner Sies motioned to recommend to Council approval of the zoning classification change from “O” Professional and Office District to “B-2” Business-general Commercial District. The motion was seconded by Commissioner Ambrose and passed unanimously.

6. **a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as “The Hollows (The Destination on Lake Travis)” into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.**

Alan Putnam, Moody Engineer, representing The Hollows at Lake Travis LLC, stated on Sheet 5 there is an existing raw water line owned and maintained by the LCRA, and John Tichi with Jonestown Water Supply Corp (JWSC) preferred the water line easement be kept inside the right of way to avoid crossing private property lines. Mr. Putnam acknowledged approval will be required from LCRA and JWSC. Commissioner Sies asked if there were existing roads in this area on Sheet 4. Mr. Putnam responded there were no accessible roads or public right of way dedicated prior to this plat. The six non-residential lots are dedicated for the Jonestown water line and open space lots for drainage conveyance and water quality. Citizen Tony Macina advised Commissioners there are discussions concerning this subdivision becoming part of the Hollows Property Owners Association. Concerns being discussed include short-term rentals, the peak loads on traffic and additional strain on amenities. The marina is no longer being proposed. A new water intake barge will allow JWSC a secondary barge and loop of water which is a good thing for the area, and it’s not expected to be obtrusive. The POA negotiated the number of lots for this plat down to 46 single family lots and the number of docks 50 ft. apart will be dependent on LCRA and accepted as such by the POA. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by The Hollows on Lake Travis, LLC, for approval of a preliminary plat for “The Hollows (The Destination on Lake Travis).”

Chair Gayeski requested clarification if this subdivision is located inside the short-term rental overlay district. Joe Pipes, the managing partner of The Hollows of Lake Travis LLC, responded this property is part of the Carlton PUD development agreement that currently allows short-term rentals. He acknowledged discussions with the POA that short-term rentals were not desired for this subdivision and added that short-term rentals for the new development at the Hollows Sanctuary South have been restricted. Commissioner Sies motion to recommend approval. The motion was seconded by Commissioner Kline and passed unanimously.

7. **a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for approval of a final plat to subdivide 38.701 acres of land to be known as “The Hollows Sanctuary South Phase 2” into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.**

Citizen Diane Eberhart, 5133 Destination Way, addressed the Commission in opposition to this plat. Her concerns included short term rentals, increased traffic, and the length of the cul-de-sac which is not to exceed 600 feet. Chair Gayeski explained the existing development agreement in place between the developer and the city to be followed regarding remaining development of the Carlton PUD. Chair Gayeski requested City staff to review and clarify that the cul-de-sac length complies with City ordinances. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by The Hollows on Lake Travis, LLC, for approval of a final plat for “The Hollows Sanctuary South Phase 2.”

Chair Gayeski noted the applicant will need to provide an AutoCAD file of the final plat and financial assurance for the completion of the construction of all improvements to be filed prior to all approvals being finalized. Commissioner Sies confirmed the emergency access on the southern boundary not being a connecting thoroughfare due to increased traffic impact on Destination Way. Chair Gayeski questioned whether the Fire Marshal had approved the plans and the cul-de-sac, and the applicant responded this review was ongoing. Commissioner Sies motioned to recommend the final plat be denied until all necessary approvals were obtained and the cul-de-sac length was verified to ensure compliance with City ordinances. The motion was seconded by Commissioner Kline and passed unanimously.

8. **a. PUBLIC HEARING to receive public input and consider a request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.**

The applicants did not attend the public hearing. Citizen Hector Cadena, 10904 Panoramic View, requested a map of this subdivision and advised he had no issues with this re-subdivision. Citizen Amy Fitzgerald, 19007 Packsaddle Road, shared her concerns with minimum lot size, accessibility, safety issues, and responsibility for roads that are not being brought up to standards. Commissioner Sies questioned the title run on these properties done by the Title Resource Guaranty Company. It shows they are subject to restricted covenants of record and should include a document number which is not provided. It appears there are other missing pieces of information but it doesn't say where they are or

what they are. Also noted by Commissioner Sies, the Mountain Top Circle and Deer Canyon Road access easement is not clearly stated on the plat. Additionally, with subdivision, a tract may be divided into lots smaller than five acres if it's a legal subdivision. Commissioner Sies mentioned a copy of the deed restrictions be provided by the applicant. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision.

Chair Gayeski inquired about Travis County approval for this re-subdivision. Commissioner Sies motioned to recommend to not approve this application at this time. The applicant will need to state whether coordinates are grid coordinates or surface coordinates, update their comments on the title commitments to include document numbers specifically on number one, label the access/roadway easements, floodplain note verified by the engineer, and provide Travis County approval. The motioned was seconded by Commissioner Kline, and passed unanimously.

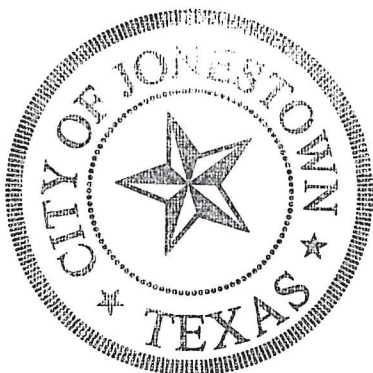
9. Update from staff on current department activities.

Development Services Director Jolly advised that short-term rental licensing renewal notices will be mailed to the City's 61 short-term rental operators during October. An update on residential and commercial applications was provided. City staff is working with the City Attorney to update the ordinances for the development code and land uses. A workshop for Commissioners and Council members is expected to be held before end of year.

10. ADJOURNMENT

Commissioner Sies motioned to adjourn, and the motion was seconded by Commissioner Klein. Chair Gayeski adjourned the meeting at 8:51 p.m.

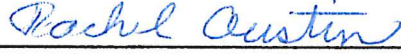
PASSED AND APPROVED AT A MEETING HELD ON NOVEMBER 3, 2022.





Melody Gayeski, Chair

ATTEST:



Rachel Austin, Interim City Secretary