

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
REGULAR MEETING HELD NOVEMBER 3, 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, Grant, Kline

Absent: Commissioner Macina

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

**3. APPROVAL OF MINUTES**

October 6, 2022, regular meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Kline to approve the minutes of October 6, 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 Joseph Cavitt 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 “T” temporary zoning district to “R-2” two-family residential district for 3.062 acres of property located at 11205 Mountain Top Circle, Lot 1 Juniper Hill Subdivision, Jonestown, Texas.**

Applicant Joseph Cavitt addressed the Commission, explaining his request for a “R-2” two-family residential zoning with the intention of building a duplex on the property. Citizens who spoke at the public hearing in opposition to Mr. Cavitt’s request to rezone to “R-2” two-family residential included Thomas Clark residing at 11201 Mountain Top Circle, Henry Birmingham residing at 18905 White Rim Trail, Scott Emerson residing at 11109 Mountain Top Circle, and Christi Bader residing at 11200 Mountain Top. Additionally, Micah King, Husch Blackwell, representing Christopher Sutton and Taylor Capito who are the new property owners of Lots 2 and 3 Juniper Hill Subdivision submitted a letter to the

Commission opposing Mr. Cavitt's zoning request. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

**b. Discussion and possible action regarding the above request by Joseph Cavitt for a zoning classification change from "T" temporary zoning district to "R-2" two-family residential zoning district.**

Following discussion, Commissioner Grant motioned to not approve the request for zoning classification change from "T" temporary zoning district to "R-2" two-family residential zoning district. The motion was seconded by Commissioner Kline and passed unanimously.

- 6. a. PUBLIC HEARING to receive public input and consider a request by Vanessa Spaulding 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 "R-1" single-family residential district to "M-1" single-family manufactured housing district for property located at 11808 and 11810 Pecan Drive, Lots 25 and 27 Pecan Terrace, Jonestown, Texas.**

Applicant Vanessa Spaulding and her son Joshua Spaulding both addressed the Commission requesting to rezone 11808 and 11810 Pecan Drive from "R-1" single-family residential district to "M-1" single-family manufactured district with plans to move a manufactured home to the property. Challenges and concerns regarding these two properties which lie in the flood zone were discussed. With no other persons wishing to speak, Chair Gayeski closed the public hearing.

**b. Discussion and possible action regarding the above request by Vanessa Spaulding for a zoning classification change from "R-1" single-family residential district to "M-1" single-family manufactured housing district.**

Commissioner Sies motioned to recommend to Council to deny this request to rezone to "M-1" single family manufactured housing district. The motion was seconded by Commissioner Kline and passed unanimously.

**7. Update from staff on current department activities.**

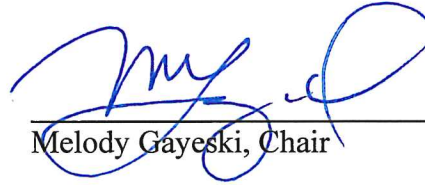
Development Services Director Jolly discussed residential and commercial permitting, site development, code enforcement, and flood planning.

**8. ADJOURNMENT**

Commissioner Sies motioned to adjourn, and the motion was seconded by Commissioner Ambrose. Chair Gayeski adjourned the meeting at 8:37 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON JANUARY 5, 2023.**



  
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Melody Gayeski, Chair

**ATTEST:**  
  
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Sandra Barton, City Secretary