

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD JANUARY 5, 2023, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

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

1. CALL TO ORDER

CHAIR GAYESKI

Chair Gayeski called the meeting to order at 7:31 p.m.

2. ROLL CALL

SECRETARY

Present: Commissioners Gayeski, Ambrose, Kline

Absent: Commissioner Sies, Grant, Macina

Staff present: City Administrator Jones, Development Services Director Jolly, Permit Technician Geiger

3. APPROVAL OF MINUTES

November 3, 2022, regular meeting.

A motion was made by Commissioner Kline and seconded by Commissioner Ambrose to approve the minutes of November 3, 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 Devidass and Swaran Mahendru to renew/extend the current zoning classification of Planned Unit Development-“PUD” District with Business-light Commercial “B-1” base zoning, in accordance with Chapter 14: Zoning Code, Section 14.02.076 (h) Planned Unit Development-“PUD” District, of the City of Jonestown Code of Ordinances, for property located at 18246 FM 1431, ABS 840 SUR 421 YBARBO J A ACR 22.6510 (1-D-1W), Jonestown, Texas.**

Kristiana Beck, 1511 Justin Lane, Austin, Texas, attended the public hearing to represent the property owners Devidass and Swaran Mahendru and answer any questions the Commission may have. There being no other citizens wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Devidass and Swaran Mahendru to renew/extend the current zoning classification for property located at 18246 FM 1431.**

Following discussion, Commissioner Kline motioned to recommend to Council to approve the amendment to the Planned Unit Development District Ordinance which extends the development commencement and expiration dates for completion on or before March 11, 2029. The motion was passed 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, for approval of construction plans for a subdivision to be known as The Hollows Sanctuary South Phase 2, a proposed 38.701-acre single family residential development (58 lots) with public right of way located along the south side of Destination Way, Jonestown, Texas.**

Residents Marisa Sladek, 19125 Excursion Falls Way and Chad Cantwell, 19104 Excursion Falls Way, spoke to the Commission in opposition to new developments along Destination Way. Their concerns were additional city services and infrastructure to address safety, traffic and speeding along Destination Way, adequate fire evacuation routes, addition of cart paths and sidewalks and other amenities promised by the Developer. Additional complaints concerned construction workers who are working late evenings and Sundays which is not allowed. Also noted were clear cutting of trees by the builders, and excessive light trespass where the dark sky ordinance is not being enforced.

Chair Gayeski explained the review process for subdivision plats and construction plans, including external reviews by the Fire Marshal and other entities, required prior to approval. This subdivision complies with the development agreements in place between the city and the developers. She discussed the recently adopted ordinances reviewed by the Commission for lower density, landscape and tree preservation, and dark sky lighting requirements. She advised the residents to report any code violations to the City's development department for investigation and resolution. There being no other citizens 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 construction plans for a subdivision to be known as The Hollows Sanctuary South Phase 2 located along the south side of Destination Way, Jonestown, Texas.**

Following discussion, Commissioner Kline motioned to recommend to Council to approve the construction plans for the Hollows Sanctuary South Phase 2. The motion was seconded by Commissioner Ambrose 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 No. 2018024745 Official Public Records, Travis County, Texas, for approval of a revised 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, Texas.**

Robert Long, Project Manager of The Hollows on Lake Travis LLC, was present at the public hearing to address any questions regarding the final plat and/or development

agreement. He stated there is a second emergency access drive with a crash gate and public utility easement in the revised final plat. The final plat will not be recorded until the improvements are completed or final securities in place. Construction on the lots is expected to begin after April 2023. There being no other citizens 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 revised final plat to subdivide 38.701 acres of land to be known as “The Hollows Sanctuary South Phase 2” located entirely within Tract D off Destination Way, Jonestown, Texas.

Commissioner Ambrose motioned to recommend to Council to approve the revised final plat known as The Hollows Sanctuary South Phase 2. The motion was seconded by Commissioner Kline and passed unanimously.

8. Discussion and possible action regarding changing the start time of the regular meeting of the Planning and Zoning Commission meeting.

Commissioner Ambrose motioned to change the start time from 7:30 p.m. to 6:30 p.m. for the regular meetings of the Planning and Zoning Commission. The motion was seconded by Commissioner Kline and passed unanimously.

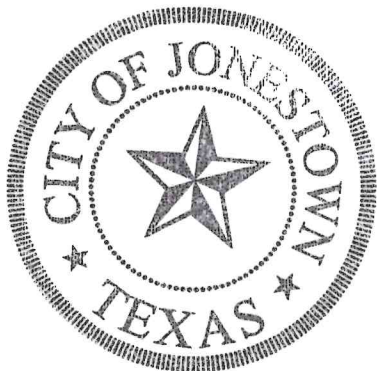
9. Update from staff on current department activities.


Development Services Director Jolly provided an update on residential and commercial permitting, site development, code enforcement, and annual licensing renewals for short term rental properties.

10. ADJOURNMENT

Commissioner Ambrose motioned to adjourn, and the motion was seconded by Commissioner Kline. Chair Gayeski adjourned the meeting at 8:38 p.m.

PASSED AND APPROVED AT A MEETING HELD ON FEBRUARY 6, 2023.





Melody Gayeski, Chair

ATTEST:


Sandra Barton, City Secretary