

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD MARCH 2, 2023, 6:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

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| 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 6:30 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Gayeski, Vice Chair Sies, Commissioners Ambrose, Grant

Absent: Commissioner Kline, Macina

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

3. APPROVAL OF MINUTES

February 6, 2023, special called meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Grant to approve the minutes of February 6, 2023. 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 Emilio H. and Lydia Salazar for a variance from the City of Jonestown Code of Ordinances, Chapter 14 Zoning Code, Division 3. Design Standards for Improvements, Sec.10.02.086(2)(Q), to allow construction of a swimming pool in the front yard for property located at 9616 Ranchland Hills Blvd, (Lot 59, Blk A, Ranchland Hills Subd), Jonestown, Texas.**

Applicant Emilio Salazar was present to answer any questions from the Commission. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request for approval to allow construction of a swimming pool in the front yard for property located at 9616 Ranchland Hills Blvd., Jonestown, TX.**

Commissioner Grant shared his comments regarding this application, then made a motion to recommend approval to place a swimming pool in the front yard at 9616 Ranchland Hills. The motion was seconded by Commissioner Sies and passed unanimously.

6. **a. PUBLIC HEARING to receive public input and consider a request by Andrej and Hallie Durasinovic for a variance from the City of Jonestown Code of Ordinances, Chapter 14 Zoning Code, Division 3. Design Standards for Improvements, Sec.10.02.086(2)(Q), to allow construction of a swimming pool in the front yard for property located at 9508 Ranchland Hills Blvd, (Lot 54, Blk A, Ranchland Hills Subd), Jonestown, Texas.**

There being no persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request for approval to allow construction of a swimming pool in the front yard for property located at 9508 Ranchland Hills Blvd., Jonestown, Texas.**

Commissioner Grant shared his comments regarding this application, then made a motion to recommend approval to allow construction of a swimming pool in the front yard at 9616 Ranchland Hills. The motion was seconded by Commissioner Sies and passed unanimously.

7. **a. PUBLIC HEARING to receive public input and consider a request by Jesse Lunsford/Rainey Ventures for approval of a site development plan for the “FM 1431 Tavern” to be located at 18637 FM 1431, (Property ID Nos. 184388 and 184399), Jonestown, Texas, being described as 1.533 acres of land out of Block C, Jonestown Subd., recorded in Volume 23, Page 36, Plat Records, Travis County Texas, being the same tract of land described as 1.54 acres tract conveyed to Iron Spirit Entities, LLC, recorded in Document No. 2014039896, Official Public Records of Travis County Texas.**

Property owner Jesse Lunsford and his architect Fred Hubnik addressed the Commission to answer any questions regarding the business model and technical details. Residents Christina Charboneau, 18501 Plaza Way, and Daniel Ziegler, 18419 Plaza Way, spoke to the Commission in opposition of this development specific to noise, tree removal, and parking overflow at Shady Park. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request for approval of a site development plan for the “FM 1431 Tavern” to be located at 18637 FM 1431, Jonestown, Texas.**

Commissioners discussed TXDOT approvals regarding trip generation and any improvements required, connections to the City, landscape and tree preservation, dark sky compliance, parking, noise levels/hours of operation, fencing, clerical errors/attention to details on the site plan. Following discussion, Commissioner Sies motioned to recommend to Council to approve the site development plan with conditions that address trip generation and improvements required by TXDOT, connections to the city,

landscaping and tree preservation, screening, noise levels, hours of operation, and disruption to neighborhood. Commissioner Grant seconded the motion and the motion passed unanimously.

8. **a. PUBLIC HEARING to receive public input and consider a request by BSG Properties LLC to approve a concept plan for a new subdivision to be known as “Parackal Hills at Lake Travis”, subdividing 107.27 acres of land into 78 lots for single family residential use and 2 lots for non-residential use, for property located off Johnson Road in Jonestown, Texas, described as a 107.270 acre tract out of the Samuel Hayford Survey No. 53, Abstract No. 2246 in Travis County Texas and being comprised of all of a called 54.99 acre tract of land described in Document No. 2006024657 of the Official Public Records of Travis County, Texas, all of a called 47.46 acre tract of land described in Document No. 2006024658 of the Official Public Records of Travis County, Texas, and all of a called 5.0 acre tract of land described in recorded Document No. 2000151741 of the Official Public Records of Travis County, Texas and further being all of that called 107.243 acre tract surveyed by John Noel, RPLS No. 2433, dated September 10, 2003.**

Speakers addressing Commissioners at the public hearing were neighbors who oppose this development: Judy and Mike Ezzell, 11417 Johnson Road, Leander 78641; Jan Myers, 7760 Chalet Circle, Leander 78641; Ferrell Shaffer, 11708 Johnson Road, Leander 78641; Van Keene, 9812 Trails End Road, Leander 78641; Kim Hart, 11004 Beach Road, Leander 78641; Eli Borton, 13800 Lyndhurst, Austin 78717; Steve Jordan, 11203 Hill Drive, (Val Verde POA); Bruce Loethen, 11202 Hill Drive, Leander 78641; and Gina Warrington, 11304 Beach Road, Leander 78641. Their concerns were traffic impact, visibility and the condition of Johnson Road, safety issues including fire hydrant deficiencies and fire evacuation limitations, water supply and sustainability of existing water wells, clear cutting of trees and vegetation, drainage and retention ponds, storm water run-off, flood hazards, short-term rentals, and the impact on surrounding habitat. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request for approval of a concept plan for a new 107.27-acre subdivision to be known as “Parackal Hills at Lake Travis”, for property located off Johnson Road, Jonestown, Texas.**

Commissioner Sies noted the property owner, developer and/or engineer for this development were not present to clarify any questions or concerns. Chair Gayeski stated that development of property is allowed providing the development plans are in adherence to City ordinances and laws, and all plans submitted to the city are reviewed by the City Engineer to confirm compliance. In the City Engineer’s review letter for this concept plan, he has cited the specific ordinances where compliance has not been met, in addition to areas where a variance approval would be required. Commissioners discussed concerns with the concept plan and the items that are noncompliant with the city’s ordinances. Commissioner Sies shared concerns regarding parkland dedication, traffic impact analysis, and the proposed road to be built along the property line. Following discussion, Commissioner Sies motioned to recommend to Council to disapprove the concept plan for the development called Parackal Hills at Lake Travis citing the ordinances where compliance has not been met, specifically, Sec. 10.02.042(c)(8)(a) specifying the number

of lots require on-site sewage facilities; Sec. 10.02.042(c)(8)(b) estimating the traffic volume to be generated by the proposed development; Sec. 10.02.042(c)(14) identifying topographical, cultural, historical, archaeological, hydrological, and other physical conditions of the property to be developed, or existing within 200 feet of the property, which will require the establishment of reasonable design standards in excess of the established minimum standards or require a variance from those established minimum standards as defined in the ordinance; Sec. 10.02.042(c)(16) requiring a proposed phasing plan for the development of future sections; Sec. 14.02.061 Chart 1. requiring one-acre minimum lot size for single family residential lots, and minimum lot size being 150 feet wide for single family residential lots; Sec. 10.02.082 and Sec. 10.02.089(c)(6) requiring each single family residential lot to have sufficient buildable area and no lots that appear to have grades in excess of 35%; Sec. 10.02.086(2)(H) requiring residential lots to have a ratio of average depth to average width not to exceed 2.5:1 nor be less than 1.5:1. The motion to disapprove was seconded by Commissioner Grant and passed unanimously.

9. **a. PUBLIC HEARING to receive public input and consider a request by the City of Jonestown, Texas 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 “GUI” Governmental, utility and institutional district for property located at 18308 Spring Lane (Property ID: 184462), Lot 141 Lake Sandy Subd., Jonestown, Texas.**

There being no persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request for approval of a zoning classification change from “R-1” Single family residential to “GUI” Governmental, utility and institutional district for property located at 18308 Spring Lane, Jonestown, Texas.

Commissioner Grant motioned to recommend to Council to approve the request for the zoning classification change from “R-1” to “GUI” for 18308 Spring Lane. The motion was seconded by Commissioner Sies and passed unanimously.

10. **a. PUBLIC HEARING to receive public input and consider a request by the City of Jonestown, Texas 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 “GUI” Governmental, utility and institutional district for property located at 18306 Spring Lane (Property ID: 184461), Lot 142 Lake Sandy Subd. MHS#FT10528, Jonestown, Texas.**

There being no persons wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request for approval of a zoning classification change from “R-1” Single family residential to “GUI” Governmental, utility and institutional district for property located at 18306 Spring Lane, Jonestown, Texas.

Commissioner Sies motioned to recommend to Council to approve the request for the zoning classification change from “R-1” to “GUI” for 18306 Spring Lane. The motion was seconded by Commissioner Ambrose and passed unanimously.

- 11. a. PUBLIC HEARING to receive public input and consider by the City of Jonestown, Texas 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 “GUI” Governmental, utility and institutional district for property located at North Park Lane (Property ID: 777110), Lot 70A City of Jonestown Municipal Subd. Phs1), Jonestown, Texas.**

There being no persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request for approval of a zoning classification change from “R-1” Single family residential to “GUI” Governmental, utility and institutional district for property located at North Park Lane Jonestown, Texas.**

Commissioner Grant motioned to recommend to Council to approve the request for the zoning classification change from “R-1” to “GUI” for North Park Lane (Property ID: 777110), Lot 70A City of Jonestown Municipal Subdivision. The motion was seconded by Commissioner Sies and passed unanimously.

- 12. Update from staff on current department activities.**

Development Services Director Jolly provided the monthly update on residential and commercial development, substandard housing violations, and other development activities.

- 13. ADJOURNMENT**


Vice Chair Sies motioned to adjourn, and the motion was seconded by Commissioner Ambrose. Chair Gayeski adjourned the meeting at 8:15 p.m.

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





 Melody Gayeski, Chair

ATTEST:


 Sandra Barton, City Secretary