

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD APRIL 6, 2023, 6:30 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)	Ann Yakimovicz (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, Kline

Absent: Commissioners Yakimovicz and Macina

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

3. APPROVAL OF MINUTES

March 2, 2023, regular meeting.

A motion was made by Commissioner Grant and seconded by Commissioner Sies to approve the minutes of March 2, 2023. The motion carried unanimously.

4. CITIZENS COMMUNICATION

Chair Gayeski asked if there were persons wishing to speak concerning the sign ordinance amendment that was published in the public notice. The amendment was withdrawn from the agenda as it required additional work. There was no person in attendance wishing to speak regarding the sign ordinance amendment.

Mr. Dieter Billek, resident at 17709 North Rim Drive, Leander Texas 78641, spoke in opposition of the proposed development “Parackal Hills at Lake Travis” located on Johnson Road. His concerns were related to safety/access to 1431, traffic impact, strained water resources, displaced wildlife, destruction of hill country views, topography and serenity of established neighboring properties, and additional PEC poles/construction. There being no additional citizen communications, Chair Gayeski directed the meeting discussion to General Business and Action Items.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. 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 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.

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 final plat to subdivide 45.92 acres of land to be known as “The Hollows (The Destination on Lake Travis)”, located off Destination Way, Jonestown, TX.

Commissioners discussed dimensions being included for area of lots, cul-de-sac width requirements for emergency vehicles, private roads/street names, dead-end streets, adequate emergency evacuation routes, and park fees. Commissioner Grant questioned Items 12 and 14 under Plat Notes regarding the Hollows Property Owners Association (POA) referenced in Item 12 and Property Owners Association referenced in Item 14. This development is not currently included in the Hollows POA, and the reference in Item 12 should be corrected to read “a property owners association”. These two plat notes 12 and 14 must reference correctly the property owners’ association. Commissioner Sies made a motion to recommend approval to approve the final plat on the condition that the reference to the Hollows POA in Item 12 of General Plat Notes be corrected. The motion was seconded by Commissioner Grant and passed unanimously

6. Discussion regarding forming a Comprehensive Plan Advisory Committee to update the Future Land Use Map and Comprehensive Plan and ask for volunteers.

City Administrator Jones explained this committee will be comprised of two volunteers from the City Council, two volunteers from the Planning and Zoning Commission and City staff. Chair Gayeski and Vice Chair Sies volunteered to represent the Commission on this committee.

7. Update from staff on current department activities.

Development Services Director Jolly provided the monthly update on residential and commercial permitting, substandard housing violations, dark sky certification, light trespass enforcement, sign ordinance meeting being scheduled with business owners, and other development activities. She noted pre-construction meetings were scheduled in The Hollows, and the developer for Parackal Hills at Lake Travis had submitted a revised concept plan for review by City engineering and staff.

8. ADJOURNMENT

Vice Chair Sies motioned to adjourn, and the motion was seconded by Commissioner Ambrose. Chair Gayeski adjourned the meeting at 7:11 p.m.

PASSED AND APPROVED AT A MEETING HELD ON JUNE 1, 2023.





Melody Gayeski, Chair

ATTEST:


Sandra Barton, City Secretary