

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD MARCH 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: Chair Gayeski, Commissioners Sies, Ambrose, Grant

Absent: Vice Chair Macina, Commissioner Kline

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

3. APPROVAL OF MINUTES

February 9, 2022, regular meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Grant to approve the minutes of February 9, 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 Onionskin LLC (David Rothenberg) for a zoning classification change from “Expired Planned Unit Development” to “B-1 Business-light commercial district” in accordance with Chapter 14: Zoning, Section 14.02.072, of the Jonestown Code of Ordinances, for 6.089 acres (Tract 1) of property located at 18817 FM 1431 (being a portion 57.248 acres of land out of the Jeremiah Gregg Survey 603, Abstract 325), Jonestown, TX.**

Citizen Andrea Phillips, 18209 Gregg Bluff Road, stated her property is adjacent to the tracts subject to rezoning and requested that the tracts adjacent to her property would not be in the “B-1 Business-light Commercial” zoning district. There being no other citizens wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Onionskin LLC (David Rothenberg) for a zoning classification change from “Expired Planned Unit Development” to “B-1 Business-light commercial district” in accordance with Chapter 14: Zoning, Section 14.02.072, of the Jonestown Code of Ordinances, for**

6.089 acres (Tract 1) of property located at 18817 FM 1431 (being a portion 57.248 acres of land out of the Jeremiah Gregg Survey 603, Abstract 325), Jonestown, Texas.

Commissioner Grant commented the properties along the highway surrounding the property located at 18817 FM 1431 (Tract 1) were currently zoned for business commercial use. With no further discussion, Commissioner Sies motioned to recommend to Council to approve the request for a zoning classification change from “Expired Planned Unit Development” to “B-1 Business-light commercial district” for 6.089 acres (Tract 1) of property located at 18817 FM 1431, Jonestown, Texas. The motion was seconded by Commissioner Grant and passed unanimously.

- 6. a. PUBLIC HEARING on a request by Onionskin LLC (David Rothenberg) for a zoning classification change from “Expired Planned Unit Development” to “R-1 Single Family Residential District” in accordance with Chapter 14: Zoning, Section 14.02.066, of the Jonestown Code of Ordinances, for 31.082 acres, Tracts 2,3,4,5,6 and 8 located at E Reed Parks Road (being a portion of 57.248 acres of land out of the Jeremiah Gregg Survey 603, Abstract 325 and Samuel Hayford Survey 54, Abstract 2669), Jonestown, TX.**

Regarding development of Tracts 2,3,4,5,6 and 8, Commissioners addressed concerns raised by Andrea Phillips stating that each tract being 5 acres or more shall be developed as a single-family residence on each tract. There being no other citizens wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Onionskin LLC (David Rothenberg) for a zoning classification change from “Expired Planned Unit Development” to “R-1 Single Family Residential District” in accordance with Chapter 14: Zoning, Section 14.02.066, of the Jonestown Code of Ordinances, for 31.082 acres, Tracts 2,3,4,5,6 and 8 located at E Reed Parks Road (being a portion of 57.248 acres of land out of the Jeremiah Gregg Survey 603, Abstract 325 and Samuel Hayford Survey 54, Abstract 2669), Jonestown, TX.

Commissioner Sies motioned to recommend to Council to approve the request for a zoning classification change from “Expired Planned Unit Development” to “R-1 Single Family Residential District” for 31.082 acres (Tracts 2,3,4,5,6 and 8) of property located at E. Reed Park Road, (being a portion of 57.248 acres of land out of the Jeremiah Gregg Survey 603, Abstract 325 and Samuel Hayford Survey 54, Abstract 2669) Jonestown, Texas. The motion was seconded by Commissioner Grant and passed unanimously.

- 7. a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC for approval of a site development permit for Meritum Energy Holdings, LP, to construct a 30,000-gallon LPG tank site on 0.59 acres of property located off Destination Way (Lot 74, Block A, The Hollows Sanctuary South Phase 1), Jonestown, TX.**

Meritum Operations Manager Mark Baresel was present to answer Commissioners questions. There being no 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 site development permit for Meritum Energy Holdings, LP, to construct a 30,000-gallon LPG tank site on 0.59 acres of property located off Destination Way (Lot 74, Block A, The Hollows Sanctuary South Phase 1), Jonestown, Texas.

Commissioners questioned Mr. Baresel regarding landscaping, tree preservation and shielding the tank site from adjacent residential lots. Following discussion, Commissioner Grant motioned to recommend to Council approval of a site development permit for Meritum Energy Holdings, LP, to construct a 30,000-gallon LPG tank site on 0.59 acres of property located off Destination Way (Lot 74, Block A, The Hollows Sanctuary South Phase 1), Jonestown, Texas. Commissioner Sies seconded the motion, and the motion passed unanimously.

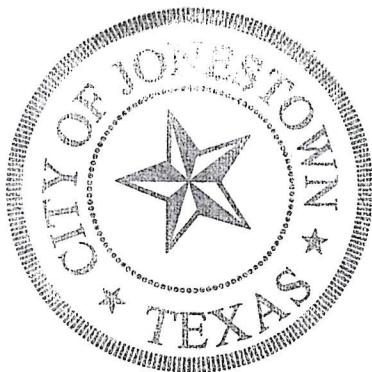
8. Update from staff on current department activities.

Development Services Director Jolly provided an update on new development, residential and commercial construction, and code enforcement.

9. ADJOURNMENT

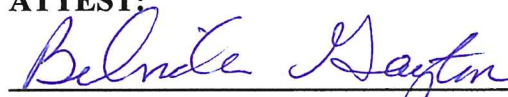
Commissioner Sies motioned to adjourn the meeting. The motion was seconded by Commissioner Ambrose and passed unanimously. Chair Gayeski adjourned the meeting at 8:00 p.m.

PASSED AND APPROVED AT A MEETING HELD ON APRIL 7, 2022.





Melody Gayeski, Chair

ATTEST:


Belinda Gaytan, TRMC, CCCII, City Secretary