

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
REGULAR MEETING HELD JULY 7, 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 7:33 p.m.

**2. ROLL CALL**

**SECRETARY**

Present: Commissioners Gayeski, Sies, Ambrose, Grant

Absent: Commissioners Macina, Kline

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

**3. APPROVAL OF MINUTES**

June 2, 2022, regular meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Grant to approve the minutes of June 2, 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 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 Concept Plan to subdivide 45.92 acres of land to be known as “The Destination on Lake Travis” into forty-six (46) single family lots and three (3) nonresidential lots, located off Destination Way, Jonestown TX.**

Robert Long, Project Manager of The Hollows on Lake Travis LLC, was present to answer Commissioner’s questions. Citizen Tony Macina, 7316 Admirals Park Drive, stated the Hollows POA is in negotiations with the developer to address concerns with this proposed high-density subdivision which currently is not a part of the Hollows POA. Mr. Macina discussed the 2018 agreement between the developer and Jonestown Water Supply Corporation regarding the barge currently located in Little Devil’s Cove housing equipment for water supply, and shared other concerns with the proposed 40-slip marina, clear-cutting of trees, and the potential for short-term rental of the homes

in this proposed subdivision. With no other persons 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, 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 Concept Plan to subdivide 45.92 acres of land to be known as “The Destination on Lake Travis” into forty-six (46) single family lots and three (3) nonresidential lots, located off Destination Way, Jonestown TX.**

Mr. Long addressed Commissioners questions regarding lot size, marina/dock permitting with LCRA, the Hollow’s POA annexation versus a new POA for this subdivision, and open spaces. Following discussion, Commissioner Sies motioned to recommend to Council to approve the Concept Plan for The Destination on Lake Travis subdivision. Commissioner Grant seconded the motion, and the motion passed unanimously.

- 6. a. PUBLIC HEARING to receive public input and consider a request by Bharat Kapoor for a re-subdivision of 10.37 acres for property located at 9313 Stone Mountain Drive, Jonestown, Texas, (Tract 1: Lot 1, Northlake Hills Estate Tract 33, a subdivision in Travis County, TX recorded in Document No. 200600299 and amended in 2007228761, Plat Records, Travis County, Texas; Tract 2: Lot 2A of Amended Plat of Lots 2 & 3 Northlake Hills Estates Tract 33, as recorded in Document No. 201500071 of the Official Public Records of Travis County, TX; and Tract 3: Lot 3A of Amended Plat of Lots 2 & 3 Northlake Hills Estates Tract 33 as recorded in Document No. 201500071 of the Official Public Records of Travis County, Texas.**

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

- b. Discussion and possible action regarding the above request by Bharat Kapoor for a re-subdivision of 10.37 acres for property located at 9313 Stone Mountain Drive, Jonestown, Texas, (Tract 1: Lot 1, Northlake Hills Estate Tract 33, a subdivision in Travis County, TX recorded in Document No. 200600299 and amended in 2007228761, Plat Records, Travis County, Texas; Tract 2: Lot 2A of Amended Plat of Lots 2 & 3 Northlake Hills Estates Tract 33, as recorded in Document No. 201500071 of the Official Public Records of Travis County, TX; and Tract 3: Lot 3A of Amended Plat of Lots 2 & 3 Northlake Hills Estates Tract 33 as recorded in Document No. 201500071 of the Official Public Records of Travis County, Texas.**

Following discussion, Commissioner Sies motioned to recommend to Council to approve a re-subdivision of 10.27 acres for property located at 9313 Stone Mountain Drive. The motion was seconded by Commissioner Ambrose and passed unanimously.

- 7. a. PUBLIC HEARING to receive public input and consider a request by Pan Hills Development LLC 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 “B-1” Business Retail District for 3.01 acres of property located at Vance Circle Road, Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 29, Jonestown, Texas.**

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

- b. Discussion and possible action regarding the above request by Pan Hills Development LLC 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 “B-1” Business Retail District for 3.01 acres of property located at Vance Circle Road, Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 29, Jonestown, Texas.**

Following discussion, Commissioner Sies motioned to recommend to Council to approve a zoning classification change from “R-1” to “B-1” for the 3.01 acres of property. The motion was seconded by Commissioner Ambrose and passed unanimously.

- 8. a. PUBLIC HEARING to receive public input and consider a request by Pan Hills Development LLC 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 to “R-1” Single Family Residential District for 296.6 acres of property located at Vance Circle Road, Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 29, Jonestown, Texas.**

Residents Sherry Payne and Hazel Payne at 10200 Vassar Road, and Amy Fitzgerald at 19007 Packsaddle Road stated their concerns with private roads and private wells and questioned Commissioners regarding zoning reclassification and the status of the Pan Hills subdivision process. Chair Gayeski provided clarification; and with no other persons wishing to speak, the public hearing was closed.

- b. Discussion and possible action regarding the above request by Pan Hills Development LLC 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 to “R-1” Single Family Residential District for 296.6 acres of property located at Vance Circle Road, Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 29, Jonestown, Texas.**

Commissioners requested verification regarding acreage of property that lies in the Lago Vista Texas jurisdiction and the acreage of property located in the Jonestown city limits to be rezoned. Following discussion, Commissioner Sies motioned to recommend to Council approval of a zoning reclassification from “T” Temporary to

“R-1” Single Family Residential District for the subject property that lies in the Jonestown City limits. The motion was seconded by Commissioner Grant and passed unanimously. (*Eddie Bogard, P.E. representing Pan Hills Development confirmed 224.9 acres in the Jonestown city limits and 75 acres in the Lago Vista jurisdiction*).

9. a. **PUBLIC HEARING to receive public input and consider a request Pan Hills Development, LLC; being the owners of 299.9 acres of land located on Vance Circle Road (Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 299.90 AC), in Jonestown, Travis County, Texas, for approval of a “Concept Plan”, described as “Phase 1: to subdivide 99.9 acres of land into 64 lots for single family residential use and 3 acres for business retail commercial”; and “Phase 2: to subdivide 197.0 acres of land as 116 single family residential lots”.**

Property owners in opposition to this proposed subdivision included Amy Fitzgerald at 19007 Packsaddle Road; Sherry and Hazel Payne at 10200 Vassar Road, Brad Ferguson at 10204 Vassar Road, and Bunny White at 10208 Vassar Road. Their concerns regarded their private roads, water accessibility/private wells, outdoor lighting, emergency access and other safety issues. Eddie Bogard and David Cavallier representing Pan Hills Development LLC were present at the public hearing to answer Commissioner questions regarding the proposed Concept Plan for the property in Phase 1 and 2 located in the Jonestown jurisdiction. Following discussion, Chair Gayeski closed the public hearing.

- b. **Discussion and possible action regarding the above request by Pan Hills Development, LLC; being the owners of 299.9 acres of land located on Vance Circle Road (Lots 12-14 and 18-19 Panoramic Hills & ABS 2669 SUR 54 JUNG R J 299.90 AC), in Jonestown, Travis County, Texas, for approval of a “Concept Plan”, described as “Phase 1: to subdivide 99.9 acres of land into 64 lots for single family residential use and 3 acres for business retail commercial”; and “Phase 2: to subdivide 197.0 acres of land as 116 single family residential lots”.**

Commissioner Grant made a motion to recommend to Council to approve the Concept Plan as presented by the Pan Hills Development LLC. The motion was seconded by Commissioner Sies and passed unanimously.

10. **Discussion and possible action regarding an amendment to the City of Jonestown Code of Ordinances, Chapter 14 Zoning, Section 14.02.083(b)(6) Accessory Dwelling Units to comply with the requirements of the Jonestown Water Supply Corporation’s Tariff regarding connections to their drinking water system.**

Following discussion, Commissioner Grant motioned to recommend to Council to approve an amendment to the City of Jonestown Code of Ordinances, Chapter 14 Zoning, Section 14.02.083(b)(6) Accessory Dwelling Units to comply with the requirements of the Jonestown Water Supply Corporation’s Tariff regarding connections to their drinking water system. Commissioner Sies seconded the motion and the motion passed unanimously.

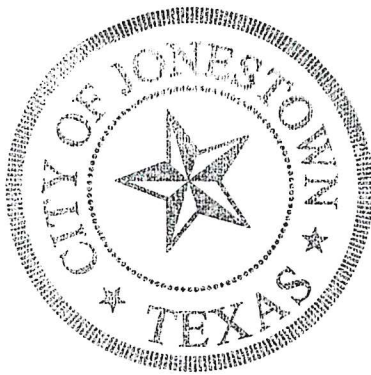
**11. Update from staff on current department activities.**

Development Services Director Jolly discussed residential/commercial development, code enforcement and recent annexation inquiries.

**12. ADJOURNMENT**

Commissioner Sies motioned to adjourn, and the motion was seconded by Commissioner Ambrose. Chair Gayeski adjourned the meeting at 9:10 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON , 2022.**



  
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Melody Gayeski, Chair

**ATTEST:**

  
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Belinda Gaytan, TRMC, CCCII, City Secretary