

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD APRIL 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 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Gayeski, Commissioners Sies, Ambrose, Grant

Absent: Vice Chair Macina, Commissioner Kline

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

3. APPROVAL OF MINUTES

March 3, 2022, regular meeting.

A motion was made by Commissioner Grant and seconded by Commissioner Sies to approve the minutes of March 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 Pan Hills Development LLC for the subdivision variances listed below in accordance with the Jonestown Code of Ordinances, Chapter 10: Subdivision, for property located at Vance Circle Road (Lots 12-14 and 18-19 Panoramic Hills and ABS 2669 SUR 54 JUNG R J 29), Jonestown, TX.

Sec. 10.02.083 (c) (8) "Transportation Improvements;"

Sec. 10.02.086 (1) (B&D) "Blocks;" and

Sec. 10.02.086 (2) (H) "Lots".

David Cavalier, Cavalier Real Estate Group, and Eddie Bogard, P.E. with Vickrey and Associates attended the public hearing on behalf of Pan Hills Development LLC. Mr. Bogard addressed each variance request and responded to Commissioner's questions concerning the length of blocks and cul-de-sacs, connecting roads, traffic safety and emergency accessibility. Mr. Bogard stated they have had meetings with City staff, TXDOT and the Fire Marshal regarding traffic impact analysis and emergency accessibility. He noted these variance requests from City ordinances were the only code

issues to be addressed prior to their plat development of Phase 1. Reverend Dale Chrisman with Trinity Anglican Church spoke to Commissioners favorably of the proposed development and questioned the possibility of extending turn lanes to their church to enhance traffic safety. Mrs. Bunny White, 10208 Vassar Road, addressed the Commission and shared her opposition and concerns regarding this type of development. There being no other citizens wishing to speak, Chair Gayeski closed the public hearing.

b. Discussion and possible action regarding the above request by Pan Hills Development LLC for the subdivision variances listed below in accordance with the Jonestown Code of Ordinances, Chapter 10: Subdivision, for property located at Vance Circle Road (Lots 12-14 and 18-19 Panoramic Hills and ABS 2669 SUR 54 JUNG R J 29), Jonestown, Texas.

Commissioner Sies stated her concerns with the length of cul-de-sacs, accessibility for emergency personnel, and fire exits. Following discussion, Commissioner Grant made a motion to recommend to Council to approve the variances requested from the Jonestown Code of Ordinances, Chapter 10 Subdivision, Sec. 10.02.083(c)(8); Sec. 10.02.086(1)(B&D); and Sec.10.02.086(2)(H). Commissioner Sies seconded the motion with the stipulation that the length of J-shaped cul-de-sac shown on the site plan be shortened. The motioned passed unanimously.

6. Update from staff on current department activities.

Development Services Director Jolly provided an update on current development projects, residential and commercial construction, code enforcement and ordinance review.

7. ADJOURNMENT

Commissioner Sies motioned to adjourn the meeting. The motion was seconded by Commissioner Grant and passed unanimously. Chair Gayeski adjourned the meeting at 8:32 p.m.

PASSED AND APPROVED AT A MEETING HELD ON JUNE 2, 2022.





 Melody Gayeski, Chair

ATTEST:



 Belinda Gaytan, TRMC, CCCII, City Secretary