

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD FEBRUARY 9, 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: Chair Gayeski, Commissioners Sies, Ambrose, Kline

Absent: Vice Chair Macina, Commissioner Grant

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

3. APPROVAL OF MINUTES

January 5, 2022, regular meeting.

A motion was made by Commissioner Sies and seconded by Commissioner Kline to approve the minutes of January 5, 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 Jeffrey and Avery Markim for a zoning classification change from “Expired Planned Unit Development District PUD” to “Single-Family Residential District R-1” in accordance with Chapter 14: Zoning, Section 14.02.066, of the Jonestown Code of Ordinances, for property located at 17307 East Reed Park Road (Tract 9, 5.343 acres of land out of the Jeremiah Gregg Survey 603, Abstract 325 and Samuel Hayford Survey 54, Abstract 2669), Jonestown, TX.**

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

- b. Discussion and possible action regarding the above request by Jeffrey and Avery Markim for a zoning classification change from “Expired Planned Unit Development District PUD” to “Single-Family Residential District R-1” in accordance with Chapter 14: Zoning, Section 14.02.066, of the Jonestown Code of Ordinances, for property located at 17307 East Reed Park Road (Tract 9, 5.343 acres of land out of**

the Jeremiah Gregg Survey 603, Abstract 325 and Samuel Hayford Survey 54, Abstract 2669), Jonestown, Texas.

Commissioner Sies motioned to recommend to Council to approve the request by Jeffrey and Avery Markim for a zoning classification change from “Expired Planned Unit Development District PUD” to “Single-Family Residential District R-1” for property located at 17307 East Reed Park Road (Tract 9, 5.343 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 Kline and passed unanimously.

- 6. a. PUBLIC HEARING on a request by MidCentury Custom Homes LLC for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(ii)(d) to allow a driveway to encroach into the side setback on property at 18408 FM 1431 (ABS 2562 SUR 54 COX J ACR .979), Jonestown, TX.**

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

b. Discussion and possible action regarding the above request by MidCentury Custom Homes LLC for a variance from the Jonestown Code of Ordinances, Chapter 10 Subdivision Regulation, Section 10.02.086(2)(Q)(ii)(d) to allow a driveway to encroach into the side setback on property at 18408 FM 1431 (ABS 2562 SUR 54 COX J ACR .979), Jonestown, TX.

Commissioners reviewed the driveway plan and provided Ms. Amber Gunn, representing MidCentury Homes, with suggestions to revise the driveway plan to comply with City ordinances. Ms. Gunn was advised that City Ordinance requires a driveway to be surfaced with either concrete or asphalt, not gravel. Commissioner Sies motioned to recommend to Council denial of this application for variance to allow a driveway to encroach into the side setback on property located at 18404 FM 1431. The motion was seconded by Commissioner Ambrose and passed unanimously.

- 7. Discussion and possible action regarding a request by the Jonestown Water Supply Corporation for a determination on whether the division of property requires a subdivision plat for property located on East 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.**

Commissioner Sies motioned to approve a request by Jonestown Water Supply Corporation to confirm a subdivision plat is not required for property located on East 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 Ambrose and passed unanimously.

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

Development Services Director Jolly provided an update on residential and commercial construction, new development, code enforcement, and short-term rental licensing for 2022.

9. ADJOURNMENT

Commissioner Sies motioned to adjourn the meeting, seconded by Commissioner Kline, and passed unanimously. Chair Gayeski adjourned the meeting at 8:19 p.m.

PASSED AND APPROVED AT A MEETING HELD ON MARCH 3, 2022.





Melody Gayeski, Chair

ATTEST:



Belinda Gaytan, TRMC, CCCII, City Secretary