

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD SEPTEMBER 1, 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: 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

July 7, 2022, regular meeting.

A motion was made by Commissioner Grant and seconded by Commissioner Ambrose to approve the minutes of July 7, 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 Valerie Meek-Lopez 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 Professional and Office District “O” to Business-general commercial district “B-2” for .859 acres of property located at 18333 FM 1431, .85 AC of TRT B Jonestown Hills Unit 7, Jonestown TX.**

The applicants, Aaron and Valerie Lopez who own the property located at 18333 FM 1431, were present to answer Commissioner’s questions and request the zoning be reclassified from “O” Professional office district to “B-2” Business general commercial to allow a small furniture store/coffee shop business at this location. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Valerie Meek-Lopez 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 Professional and Office District “O” to Business-general commercial district “B-2” for .859 acres of property located at 18333 FM 1431, .85 AC of TRT B Jonestown Hills Unit 7, Jonestown TX.

The Commissioners discussed land use; accessibility, traffic and safety concerns; and the small lot size to accommodate the building, parking, and LCRA OSSF requirements due to no available wastewater. Alternatively, the option for a conditional use to be added to the “O” Professional office zoning district to allow a small furniture store was suggested as a preferable option than rezoning to a much broader “B-2” Business general district. City staff will work with city attorneys for an ordinance amendment to add a conditional use to the “O” Professional Office zoning district for a small furniture store.

Commissioner Sies motioned to deny this request for a zoning change to “B-2” Business-general commercial district. The motion was seconded by Commissioner Grant and passed unanimously.

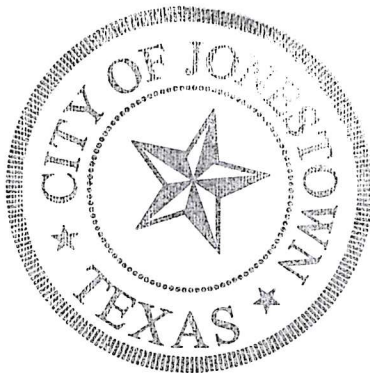
6. Update from staff on current department activities.

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

7. ADJOURNMENT

Commissioner Sies motioned to adjourn, and the motion was seconded by Commissioner Grant. Chair Gayeski adjourned the meeting at 8:04 p.m.

PASSED AND APPROVED AT A MEETING HELD ON OCTOBER 6, 2022.





Melody Gayeski, Chair

ATTEST:



Rachel Austin, Interim City Secretary