

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
SPECIAL CALLED MEETING HELD FEBRUARY 6, 2023, 6:30 P.M., AT THE CITY  
COUNCIL CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Melody Gayeski, Chair (Place 1) Brenda Sies, Vice Chair (Place 2)	Stephan Ambrose (Place 3) Alyssa Kline (Place 4) Tom Grant (Place 5)	Vacant (Alternate 1) Tony Macina (Alternate 2)
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**ITEMS OPENING MEETING**

**1. CALL TO ORDER**

**CHAIR GAYESKI**

Vice Chair Sies called the meeting to order at 6:31 p.m.

**2. ROLL CALL**

**SECRETARY**

Present: Vice Chair Sies, Commissioners Ambrose, Kline

Absent: Chair Gayeski, Commissioner Grant, Macina

Staff present: City Administrator Jones, Development Services Director Jolly, Permit Technician Geiger

**3. APPROVAL OF MINUTES**

January 5, 2023, regular meeting.

A motion was made by Commissioner Kline and seconded by Commissioner Ambrose to approve the minutes of January 5, 2023. 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 Abraham Vand and Hasen Khodadadi (KFV Development LLC), being the owners of the 1.467-acre tract of land situated in the J. A. YBARBO Survey No. 421, Abstract 840, in City of Jonestown, Travis County Texas, said tract described in a General Warranty Deed to Abraham Vand, Jafar Nouri and Hasen Khodadadi recorded under Instrument Number 2008112162 Official Public Records, Travis County, Texas, and hereinafter referred to as Vand and Khodadadi Tract, same being the tract described in a General Warranty Deed conveying the undivided interest of Jafar Nouri to Hasen Khodadadi, recorded under Instrument No. 2010194112 Official Public Records, Travis County, Texas, for approval of a final plat for 1.467 acres of land to be known as the “1431 Preschool” located on FM 1431 and Lonesome Creek Trail (Property ID: 513813), Jonestown TX.**

Resident Heidi Wittenborn, 18300 Angel Valley Drive, represented the President of the Lonesome Valley Ranch Property Owner Association. She expressed concerns and was seeking assurance that the 2008 deed restrictions will be properly cited on the final plat

under plat notes prior to approval as they affect the property directly in terms of where they can exercise placement of a driveway easement on Lonesome Creek Trail for ingress/egress, easement for the decorative fence as the entrance goes slightly onto their property, maintenance of the road due to increased traffic, damages to the road created during construction, and their responsibility to pay for movement of the gate panel and/or mail boxes. If the final plat is approved with the restrictions being met, the POA would like to have the opportunity to comment on the site development and building permitting processes to ensure the limitations on impervious cover and dark sky lighting are observed, attention to storm water runoff to minimize sheet runoff, a substantial septic system, fencing, and water from Jonestown Water Supply Corporation as the properties in Lonesome Creek currently all have wells. Resident Vincent McElhaney, 18200 Angel Valley Dr, attended with similar concerns expressed by Heidi Wittenborn.

Eric Horn, 7301 Destination Way, and his wife plan to be the operators of the preschool, and he provided information to the Commission regarding their background teaching/running schools in the Houston/Austin area for the last 12 years. He stated the school called "Hillside Nature School" will provide a much needed service as there are currently no preschool providers between Lago Vista and Cedar Park. In terms of the plat, they did receive the deed restrictions and will ensure they are included in the final plat. As a professional engineer he has also been involved with the development and LCRA OSSF design process.

Resident Steve Henry, 18059 FM 1431, had questions regarding the "B-2" zoning and if a liquor store or gas station would be allowed at the property should the Preschool close at some point. He asked if the preschool property would be fenced as there are cattle and a pond on the adjacent property.

Tom Asuquo, 900 E. Main Street, Jonestown Texas, an engineer with Hagood Engineering Services attended the meeting with the property owner to answer Commissioner's questions. He stated the concerns that had been stated during the public hearing will be addressed and the developer will work with the City of Jonestown for the site development and building requirements.

With no other persons wishing to speak, Vice Chair Sies closed the public hearing.

**b. Discussion and possible action regarding the above request for approval of a final plat for 1.467 acres of land to be known as the "1431 Preschool" located on FM 1431 and Lonesome Creek Trail (Property ID: 513813), Jonestown, TX.**

Following discussion, Commissioner Kline motioned to recommend to Council to approve a final plat for 1.467 acres of land located on FM 1431 and Lonesome Creek Trail with the condition that the owner certification with the new owner name, KJV Development LLC, and the newest document for the restrictive covenants are added to the final plat notes. The motion was seconded by Commissioner Ambrose and passed unanimously.

**6. a. PUBLIC HEARING to receive public input and consider an ordinance of the City Council of the City of Jonestown, Texas, amending Chapter 10, Subdivisions,**

**Division 3, Design Standards for Improvements, Section 10.02.083, Transportation Improvements, Subsection (C) Streets, Subsection (8), Cul-de-sacs, of the City Code of Ordinances, to revise design standards of cul-de-sacs; providing for exceptions to development standards.**

There being no persons wishing to speak, Vice Chair Sies closed the public hearing.

**b. Discussion and possible action regarding the above request amending Chapter 10, Subdivisions, Division 3, Design Standards for Improvements, Section 10.02.083, Transportation Improvements, Subsection (C) Streets, Subsection (8), Cul-de-sacs, of the City Code of Ordinances, to revise design standards of cul-de-sacs; providing for exceptions to development standards.**

Following discussion, Commissioner Kline motioned to recommend to Council to approve an ordinance amendment revising design standards of cul-de-sacs to allow an increase in length not to exceed 1,000 feet or 25 lots, whichever is less. The motion was seconded by Commissioner Ambrose and passed unanimously.

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

Development Services Director Jolly provided updates on the new hire for the GIS position filled by Vanessa Guadiana, residential housing starts and projections through September 2023, short-term rental licensing, code enforcement including two substandard structures, and new development.

**8. ADJOURNMENT**

Commissioner Kline motioned to adjourn, and the motion was seconded by Commissioner Ambrose. Vice Chair Sies adjourned the meeting at 7:21 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON MARCH 2, 2023.**



*Melody Gayeski*  
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Melody Gayeski, Chair

**ATTEST:**  
*Sandra Barton*  
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Sandra Barton, City Secretary