

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION  
REGULAR MEETING HELD DECEMBER 7, 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)	Vacant (Place 3) Alyssa Pena (Place 4) Tom Grant (Place 5)	Ann Yakimovicz (Alternate 1) Tony Macina (Alternate 2)
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**ITEMS OPENING MEETING**

**1. CALL TO ORDER**

**CHAIR GAYESKI**

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

**2. ROLL CALL**

**SECRETARY**

Present: Chair Gayeski, Vice Chair Sies, Commissioners Pena, Grant  
Absent: Commissioners Yakimovicz, Macina  
Staff present: Development Services Director Jolly, Planner LeBlanc

**3. APPROVAL OF MINUTES**

October 5, 2023, regular meeting.

A motion was made by Commissioner Grant and seconded by Vice Chair Sies to approve the corrected minutes of October 5, 2023. The motion carried unanimously.

**4. CITIZENS COMMUNICATION**

There being no citizen communications, Chair Gayeski directed the meeting discussion to General Business and Action Items.

**GENERAL BUSINESS AND ACTION ITEMS:**

**5. a. PUBLIC HEARING to receive public input and consider an amendment to an Ordinance of the City of Jonestown, Texas amending the City’s Comprehensive Plan in order to update the same and its future land use map, providing for conflicts, severance, effective date and proper meeting.**

Resident Connie White, 17609 Navigation Lane, spoke in favor of the Comprehensive Plan and future land use plan. She attended with a citizens group from the Hollows and shared concerns for improvement of parks, recreational amenities, and retention of open space both existing and designated. There being additional persons wishing to speak, Chair Gayeski closed the public hearing.

**b. Discussion and possible action regarding the above request for approval to amend the City of Jonestown Comprehensive Plan.**

Chair Gayeski shared updates for the Comprehensive Plan, Future Land Use Map, and the Vision Statement focusing on the natural beauty of the area and low-density development.

Vice Chair Sies added that during the comprehensive planning meetings, there were discussions related to parks, open spaces and trail systems within the city.

Property owners Janet Heilman, 18908 Excursion Falls Way, Jonestown, and Brian Estes, 19404 Serenity Lane, Lago Vista, both requested to speak. They reiterated the citizen group's concerns regarding trails, parks, open spaces, amenities, and boat ramps within the Hollows subdivision.

Vice Chair Sies made a motion to recommend approval of the Comprehensive Plan to the City Council. The motion was seconded by Commissioner Pena and passed unanimously.

- 6. a. PUBLIC HEARING to receive public input and consider an ordinance of the City of Jonestown, Texas, amending "Exhibit A" to Chapter 14 of the City's Code of Ordinances, the Zoning Ordinance, and amending the official Zoning District Map of the City by removing all parcels of land and lots in The Pointe at Northshore Subdivision from the Short-term Rental Overlay District in the City of Jonestown, Texas; providing that the Zoning Map of the City shall reflect the removal of The Pointe at Northshore Subdivision from the Overlay District.**

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

- b. Discussion and possible action regarding the above request amending "Exhibit A" to Chapter 14 of the City's Code of Ordinances, the Zoning Ordinance, and amending the official Zoning District Map of the City by removing all parcels of land and lots in The Pointe at Northshore Subdivision from the Short-term Rental Overlay District in the City of Jonestown, Texas.**

Following discussion, Commissioner Grant made a motion to recommend to Council to approve the request to amend the Zoning Ordinance and Zoning District Map of the City by removing all parcels of land and lots in The Pointe at Northshore Subdivision from the Short-term Rental Overlay District in the City of Jonestown. The motion was seconded by Vice Chair Sies and passed unanimously.

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

Development Services Director Jolly provided the monthly update for residential, commercial, and site development permits. The City Engineer has signed the as-built construction plans for the Hollows Sanctuary South Phase 2 and the final plat for this subdivision is recorded. City staff and the City Attorney have been working on a new Development Code with the next joint meeting of the Commission and Council scheduled for January 30, 2024, to review the changes.

- 8. ADJOURNMENT**

A motion to adjourn was made by Vice Chair Sies, seconded by Commissioner Pena and passed unanimously. Chair Gayeski adjourned the meeting at 7:05 p.m.

**PASSED AND APPROVED AT A MEETING HELD ON JANUARY 4, 2023.**

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Melody Gayeski, Chair

**ATTEST:**

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Sandra Barton, City Secretary