

ORDINANCE NO. 2023-O-638

AN ORDINANCE OF THE CITY OF JONESTOWN, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN AND ITS FUTURE LAND USE MAP; PROVIDING FOR CONFLICTS, SEVERANCE, EFFECTIVE DATE AND PROPER MEETING

WHEREAS, state law provides in Chapter 213, Local Government Code, that a municipality may adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, Sec. 211.004, Local Government Code, provides that a municipality's zoning regulations must be adopted in accordance with a comprehensive plan; and

WHEREAS, the City of Jonestown adopted a comprehensive plan in 2002 that was subsequently updated in 2005 and 2018; and

WHEREAS, the Planning and Zoning Commission of the City has updated the current plan, has held public hearings to give the public the opportunity to give testimony and present written evidence concerning the updated plan, and has made recommendations to the City Council for amending the comprehensive plan including amendment of the City's future land use map and Vision Statement;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESTOWN, TEXAS, THAT:

Section 1. Adoption of Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. The City of Jonestown's Comprehensive Plan is hereby amended by replacing the same with the Comprehensive Plan attached hereto as Exhibit "A."

Section 3. Amendment of Conflicting Ordinances. Any ordinance now in effect that is in conflict with the contents of this Ordinance is hereby amended to the extent of such conflict and to give effect to the terms of this Ordinance.

Section 4. Severability. In the event any part of this Ordinance is found to be ineffective as unconstitutional, or unenforceable, the remaining parts shall remain in full force and effect as if the ineffective part no longer existed as part of the Ordinance.

Section 5. Effective Date. The amendments contained in this Ordinance shall become as of the date of its adoption and approval.


Section 6. Open Meetings. That it is hereby officially found and determined that the

meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

ADOPTED AND APPROVED on the 14th day of December 2023.

CITY OF JONESTOWN




Paul Johnson, Mayor

ATTEST:



Sandra Barton, City Secretary



18649 FM 1431 SUITE 4A
JONESTOWN, TEXAS 78645
JONESTOWNTX.GOV

December 7, 2023

City of Jonestown

COMPREHENSIVE PLAN AND FUTURE LAND USE

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VISION

We envision Jonestown as a thriving, welcoming, lakeside community that cherishes its Hill Country beauty, preserves its semi-rural feel, and fosters a high quality of life for all citizens by balancing economic growth with environmental preservation.

We are committed to responsible, low-density development that respects the natural landscape, safeguards our beautiful lake and surrounding green hillsides, preserves the character of our neighborhoods, and is in harmony with its abundance of wildlife. Our focus on environmentally friendly development practices ensures our community grows sustainably while minimizing our impact on the environment. With much of our city falling within U.S. Fish and Wildlife (USFW) protected Golden Cheek Warbler habitat, we take pride in our commitment to act as stewards of preserving this crucial ecosystem. Additionally, our plan is to become an International Dark Sky Community and to do our part to preserve our night skies and to help protect migrating and nocturnal species.

We actively support small, unique businesses that offer goods and services distinct from the typical franchise-dominated cities, promoting a vibrant and diverse local economy. Along FM1431, we encourage and support the success of low-impact commercial development that aligns with our community's character and showcases the creativity and offerings of our local entrepreneurs.

Essential to our vision, we strive to enhance the connectivity between neighborhoods, parks, businesses, and government services through well-maintained vehicular and pedestrian pathways that encourage a sense of unity and accessibility throughout our community. Connectivity includes sponsoring events and activities that bring people together.

By promoting home ownership, we seek to create neighborhoods where residents have a stake in maintaining the beauty and integrity of our surroundings. We value the sense of community pride that comes from living in a place where neighbors care for their properties, forge relationships, and work together towards common goals.

Ensuring public safety is of paramount importance to us. Training and equipping our officers for exceptional service as they actively engage with the community enables a safe and secure environment for all residents.

By embracing these principles, we will shape Jonestown into a prosperous and vibrant community that safeguards its natural treasures, supports local businesses, and prioritizes the well-being and happiness of its residents. Together, assisted by fiscally responsible government, we will build a promising future that preserves our unique identity and a strong sense of community for generations to come.

INTRODUCTION

THE JONESTOWN AREA WAS SETTLED IN THE LATE 1930s BY BROTHERS EMMETT AND WARREN JONES. THE CITY OF JONESTOWN WAS INCORPORATED AS A GENERAL LAW CITY IN 1985.

JONESTOWN IS A SMALL AND THRIVING COMMUNITY IN A BEAUTIFUL ENVIRONMENT. LOCATED AT THE EASTERN EDGE OF THE HILL COUNTRY, JONESTOWN'S GREATEST TREASURE IS ITS BREATHTAKING TOPOGRAPHY, WITH VIEWS OF THE HILLS, CANYONS AND LAKE TRAVIS.

NEIGHBORING CITIES TO JONESTOWN ARE CEDAR PARK (INCORPORATED IN 1973), LEANDER (INCORPORATED IN 1978), LAGO VISTA, (INCORPORATED IN 1984), AND VOLENTE (INCORPORATED IN 2003).

The City of Jonestown is continuing to grow and plans to maintain the way of life our community expects. One of the main ways the city can plan for its future is through periodic updates to its Comprehensive Plan and utilize master planning efforts.

The Comprehensive Plan is a document that guides the city's decisions on a wide range of topics and services over a 20-year time period designed to help the city maintain its character, enhance the quality of life for its residents, and support economic development. As this Plan acts as the blueprint for development in Jonestown, it will impact neighborhoods, businesses, traffic, the environment, and you. This Plan is also meant to reflect the vision and priorities of the City of Jonestown community and residents, while meeting requirements of state and federal law.

Since 2018, city officials continue to adopt ordinances to improve the quality of life for its residents; such as floodplain management, landscape and tree preservation, sign regulations, outdoor lighting for a dark sky community, to name a few.

This updated Plan is a revision to prior 2018, 2013 and 2005 comprehensive plans and goals updates. During the update process, city officials and staff will continue to meet with stakeholders and citizens to gather facts, assess challenges and opportunities, and plan for the future of Jonestown. The intent of this Plan is to best plan for the future of Jonestown, preserve the community's richness, and respect the goals and priorities of its residents and businesses.

DEVELOPMENT CONSTRAINTS

AS GROWTH IN POPULATION AND TRAFFIC CONTINUES TO RISE, PLANNING AND DEVELOPMENT EFFORTS IN THE CITY OF JONESTOWN HAVE MAJOR CHALLENGES, SUCH AS:

- NO PLANS OR FUNDING TO DEVELOP A WASTEWATER SYSTEM
- NO INFRASTRUCTURE TO SUPPORT HIGH DENSITY DEVELOPMENT
- SAFETY ISSUES ON FM 1431
- TOO MANY DRIVEWAYS WITH INGRESS/EGRESS FROM FM 1431 AND ITS COLLECTOR STREETS
- FM 1431 AND ITS IMPORTANCE AS THE ONLY EMERGENCY ROUTE EXIT.

COMMUNITY GOALS

In 2017-2018, there were public meetings held with community stakeholders, property owners and business owners. The community input from those meetings, and subsequent focus group efforts, identified the need to address certain needs and areas of concerns as priorities, namely:

- Update the future land use map
- Update Code of Ordinances to be in line with the Vision and Comprehensive Plan
- Enhance low impact retail and commercial development, e.g., restaurants and retail shops,
- Develop a transportation plan
- Improve safety and improvements on FM 1431 and its collector streets for traffic and pedestrians ¹
- Preserve the Hill Country scenery and natural topography
- Obtain Dark Sky Community designation from the International Dark Sky Association and communicating to Jonestown property owners the importance of controlling the growth of light pollution
- Improve parks and recreation amenities
- Develop a master plan for a safe interconnecting trail systems
- Provide improved two-way pedestrian pathways along new developments and existing developments as financing allows
- Promote citizen gathering opportunities with community events and festivals
- Maintain a unique small-town identity
- Perform a needs assessment for future municipal facilities
- Partner with Travis County Emergency Services District/Jonestown Water Supply Corporation to enhance fire hydrant systems and improve ISO BCEGS (Insurance Services Office Building Code Effectiveness Grading Schedule) ratings.

¹ In collaboration with Texas Department of Transportation



POPULATION

Planning studies often include estimates of current and future population because the size and rate of a community's growth affects planning for community facilities and services. Information for the population analysis comes from the United States Census Bureau, from the Texas State Data Center, the City of Jonestown, and from a survey of the community's occupied houses.

Since the City of Jonestown was not incorporated until 1985, U.S. Census population data does not become available until 1990.

Jonestown's population grew from 1,834 in 2010 to 2,365 in 2020, a 29% increase in 10 years.



POPULATION COUNTS

According to the U.S. Census counts, the percentage of growth for Jonestown nearly doubled in 2010-2020 as compared to the previous decade, while Travis County and the State have slowed.

TABLE 2A: POPULATION GROWTH

Year	Jonestown	Travis County	State
1930	-	77,777	5,824,715
1940	-	111,053	6,414,824
1950	-	160,980	7,711,194
1960	-	212,136	9,579,677
1970	-	295,516	11,196,730
1980	-	419,573	14,229,191
1990	1,250	576,407	16,986,540
2000	1,681	812,280	20,851,820
2010	1,834	1,024,266	25,145,561
2020	2,365	1,290,188	29,360,000

FIGURE 2A. TOTAL NET MIGRATION FLOWS FOR TRAVIS COUNTY, TX: U.S. CENSUS 2016-2020 DATA

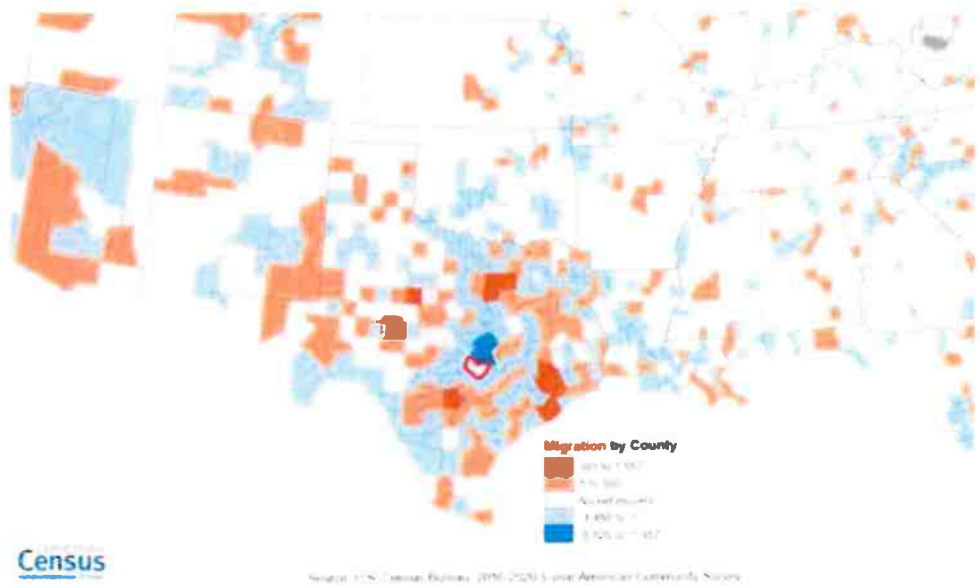
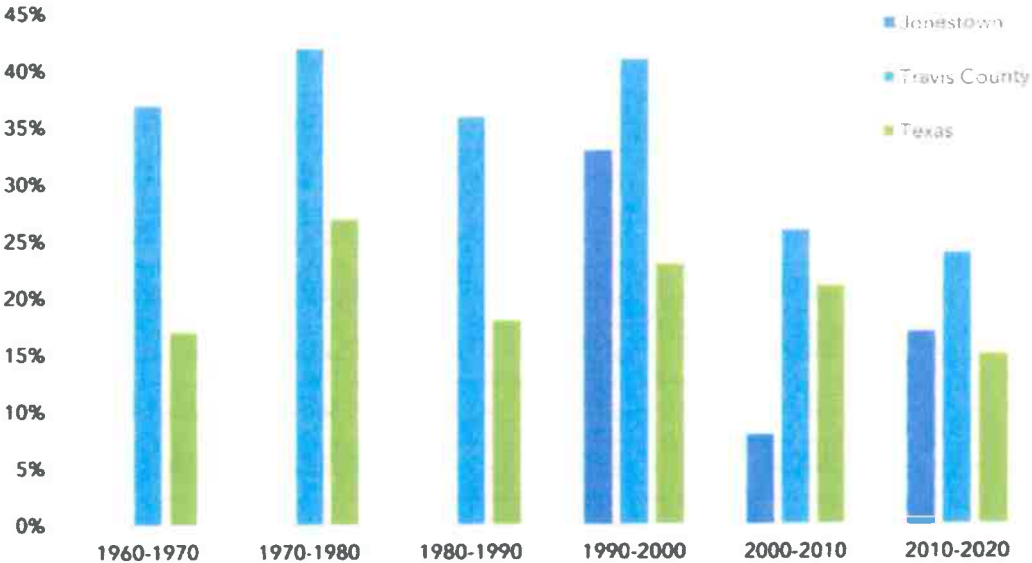


Figure 2A depicts migration from Travis County to other areas of the county (blue) and to Travis County (orange). Two adjacent counties, Williamson and Hays counties, are capturing significant out-migration from Travis County, likely due to escalating costs of living within Travis County. The U.S. Census provides an online interactive map that shows in- and out-migration by county. This map can be accessed at: <https://flowmapper.geo.census.gov/map.html>.

CHART 2A: POPULATION CHANGE 1960-2020



United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

RACE AND ETHNICITY

As shown in Table 2B, Jonestown has a significantly smaller minority population than Travis County. By U.S. Census definitions, racial minorities include all non-white residents, while ethnicity is defined as Hispanic/Latino or non-Hispanic/Latino. Black or African American residents make up 1% of the population, Asians comprise 2%, and Hispanic/Latino residents comprise 12% of the population.

Characteristic	Jonestown				Travis County			
	2010		2020		2010		2020	
	Number	%	Number	%	Number	%	Number	%
Total Population	1,834	100%	2,365	100%	1,024,266	100%	1,290,188	100%
Race								
White	1,651	90%	1,934	82%	709,814	69%	709,447	55%
Black or African American	15	1%	23	1%	87,308	9%	101,267	8%
American Indian, Alaskan Native	11	1%	8	1%	8,555	1%	12,463	1%
Asian	29	2%	55	2%	59,333	6%	101,038	8%
Native Hawaiian/Other Pacific Islander	4	0%	2	0%	718	0%	1,019	0%
Other	80	4%	77	3%	124,706	12%	154,399	12%
Two or More Races	44	2%	266	11%	33,832	3%	210,555	16%
Ethnicity								
Hispanic or Latino	239	13%	286	12%	342,766	33%	421,110	33%
Not Hispanic or Latino	1,595	87%	2,079	88%	681,500	67%	869,078	67%

United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

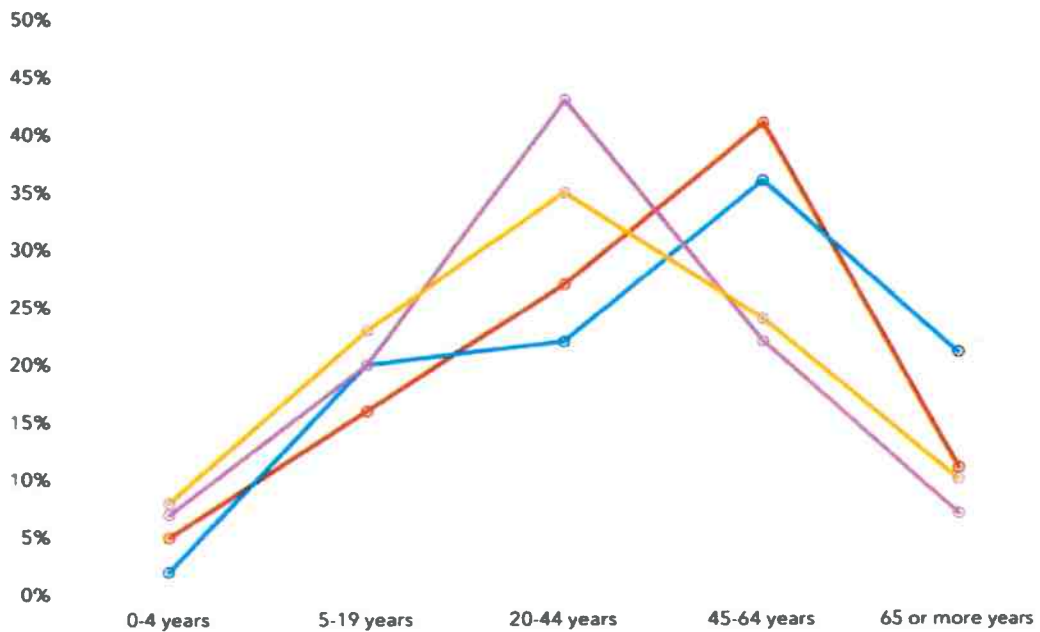
NOTE: FIGURES MAY BE ROUNDED TO NEXT WHOLE NUMBER

AGE

Since 2010, Jonestown’s age variety shifted. There was a drop in the amount of 20-44 years old, 0-4 year olds range decreased, and there was an increase in the amount of residents 45 years and older. The average household size in Jonestown (2.33) is bigger than the county (2.25) but smaller than the state (2.68) average.

This suggests that Jonestown has attracted older individuals, including empty nesters and retirees. Due to the small size of the city’s population, the age distribution can fluctuate from minor changes.

CHART 2B: POPULATION BY AGE GROUP, 2010-2020



—●— Jonestown 2010
—●— Jonestown 2020
—●— Travis County
—●— Texas

5%	16%	27%	41%	11%
2%	20%	22%	36%	21%
7%	20%	43%	22%	7%
8%	23%	35%	24%	10%

United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

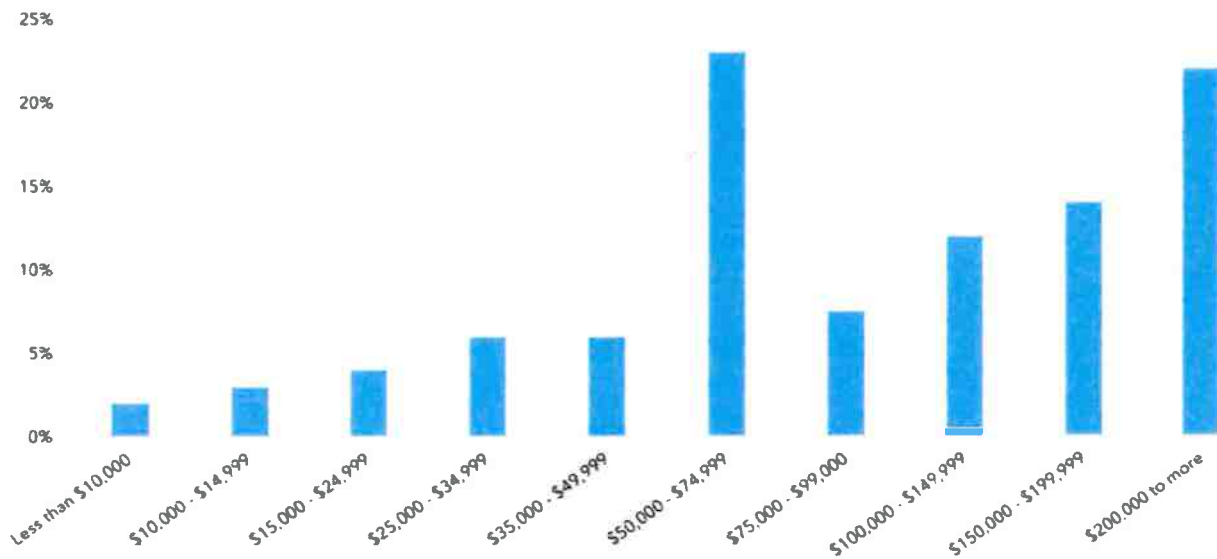
POPULATION ANALYSIS (CENSUS DATA)

<https://censusreporter.org/profiles/16000US4838020-jonestown-tx/>

HOUSEHOLD INCOME

Census results provide context that most resident's incomes skew in the higher ranges, which would reflect in the homes currently being purchased in newly developing subdivisions. Only 3.6% of the population fell below the current Texas poverty line, \$14,580. Source: U.S. Department of Health and Human Services

CHART 2C: HOUSEHOLD INCOME

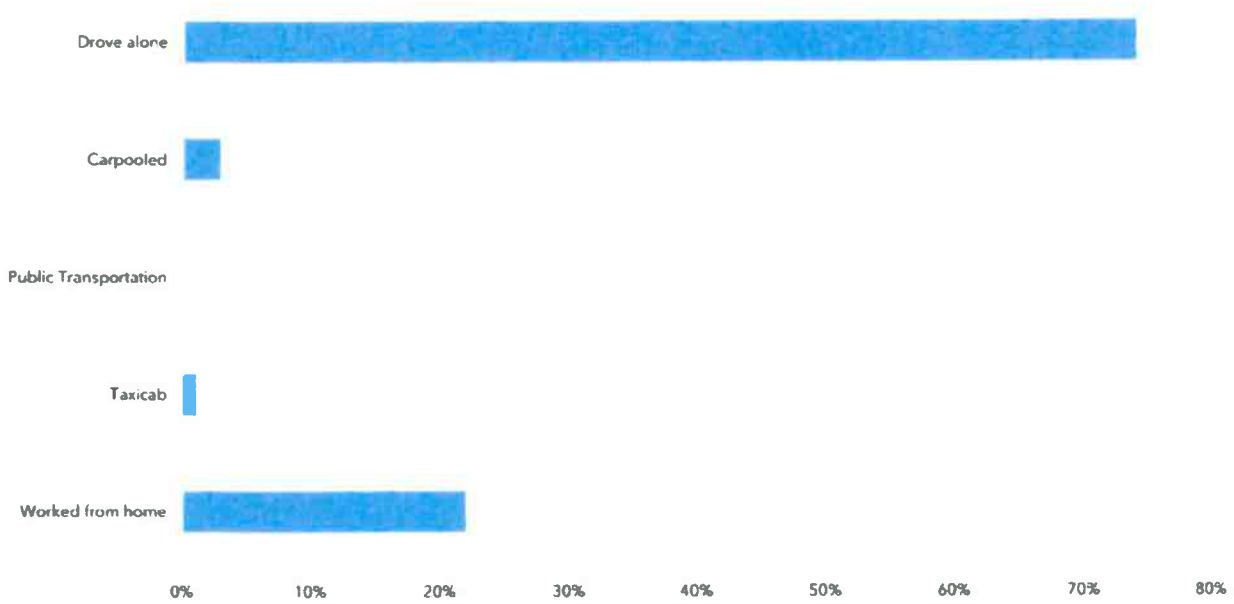


United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

TRANSPORTATION TO WORK

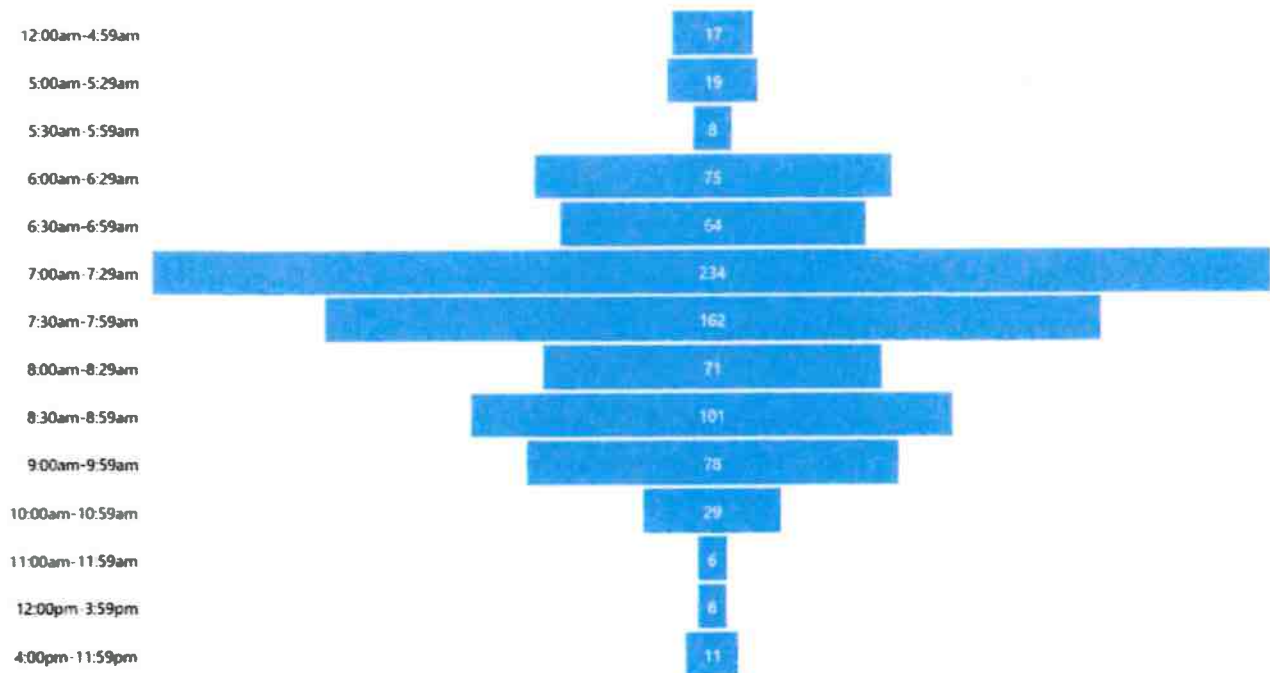
According to the U.S. Census data, very few residents are using public transit to arrive at their place of employment, and very few carpool. Statistics show commuters are either driving their own vehicle or working remotely. The newly built Capitol Metro Park and Ride may change the public transportation numbers once the next survey is published. Most residents are commuting less than an hour in the Austin-Round Rock greater area.

CHART 2D: MEANS OF TRANSPORTATION TO WORK



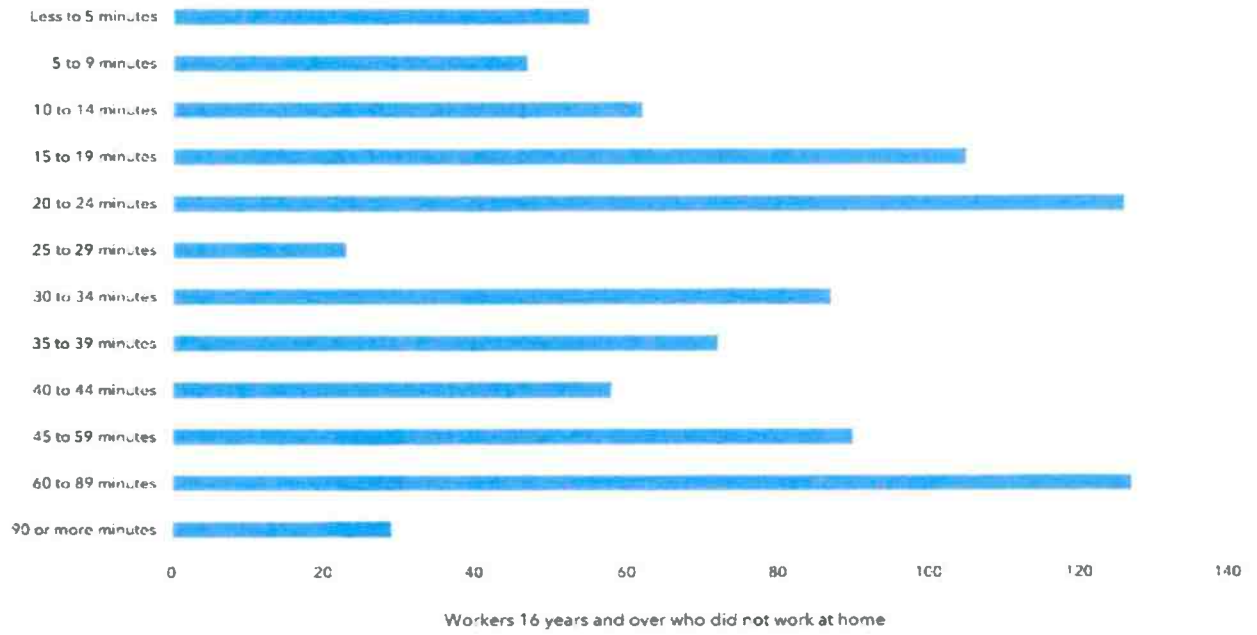
United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

CHART 2E: TIME OF DEPARTURE TO GO TO WORK



United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

CHART 2F: TRAVEL TIME TO WORK

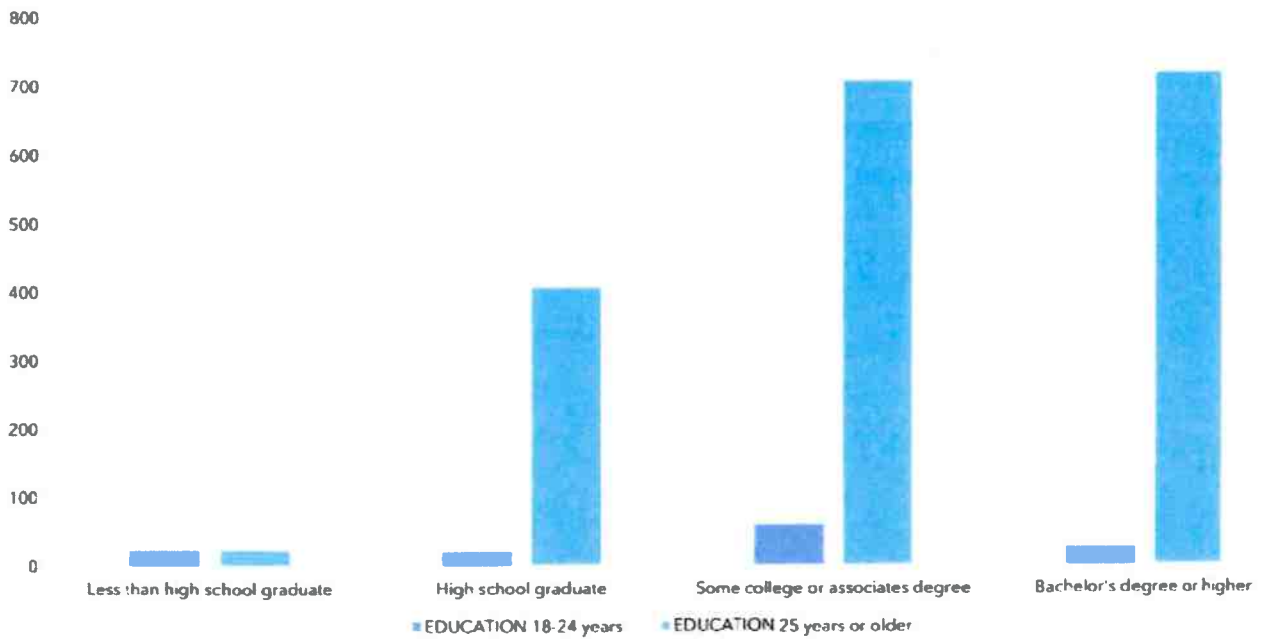


United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

POPULATION BY HIGHEST LEVEL OF EDUCATION

Census data continues to reflect that a majority of households trend older in age, and higher education reflects the high salaries as established in Chart 2G.

CHART 2G: EDUCATIONAL ATTAINMENT



United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

HOUSING

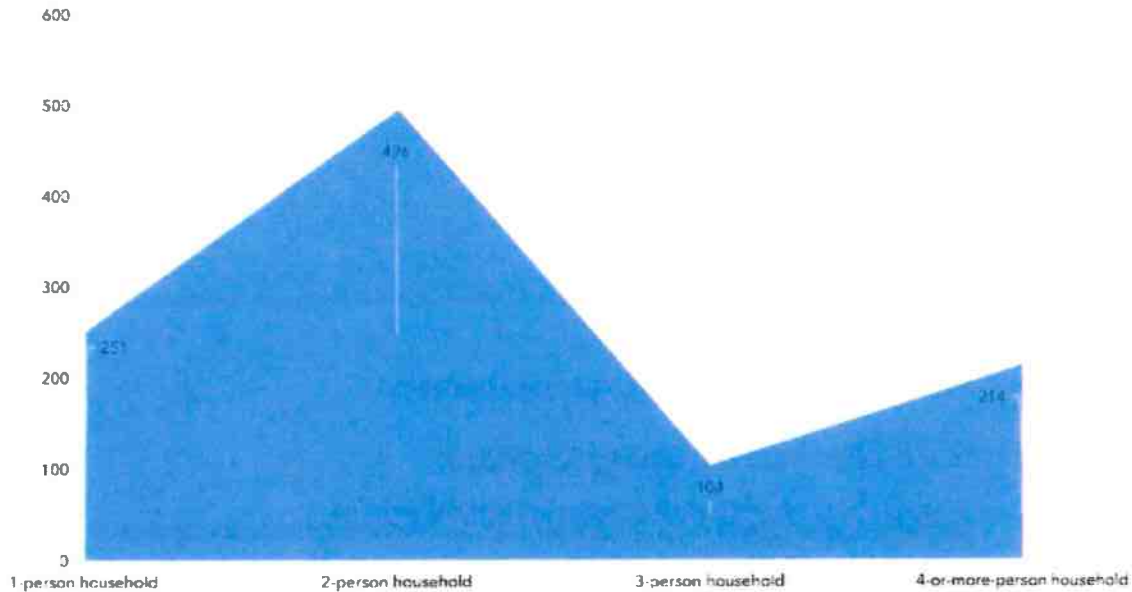
The neighborhoods of Jonestown offer a wide variety of housing styles which is a source of pride for the community. Citizens want to preserve the character of neighborhoods in Jonestown and prefer low density development. Development opportunities in Jonestown are limited due to challenges with the topography and the lack of a centralized wastewater system. Keeping the rural feel of the community is desired.

Concerns related to housing developments include sprawl/homogenous housing and abandoned, substandard structures. Approximately 87% of homes in Jonestown are in standard condition and appear occupied. The U.S. Census reveal the vacancy rate at approximately 27% due to the number of vacation homes.

UNITS AND OCCUPANCY

Structures within the Jonestown city limits are mainly a 2-person household, nearly double the amount of a 1-person household.

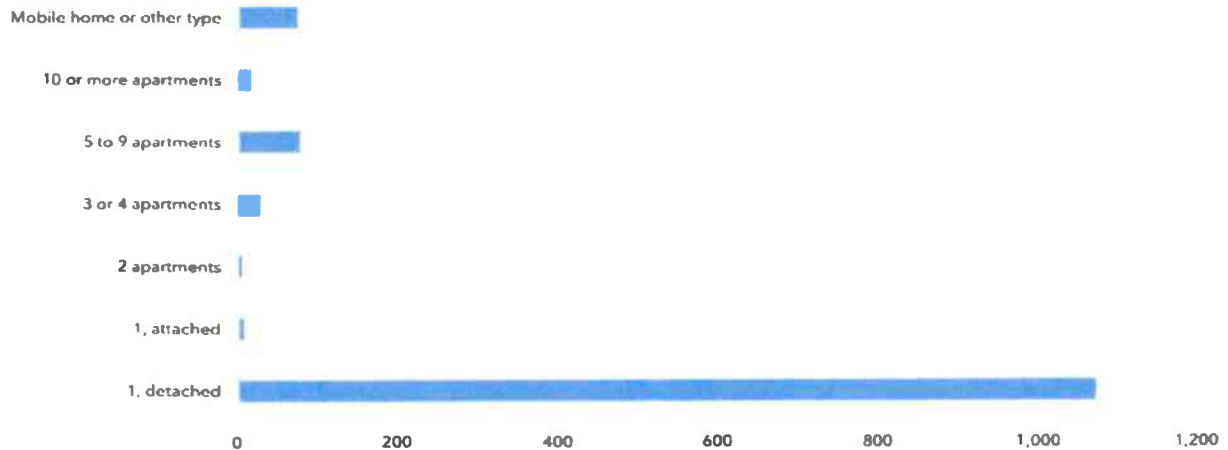
CHART 3A: OCCUPANCY CHARACTERISTICS



United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

There are few housing units such as apartments or duplexes, as the majority of houses constitute a single-family home.

CHART 3B: UNITS IN STRUCTURE

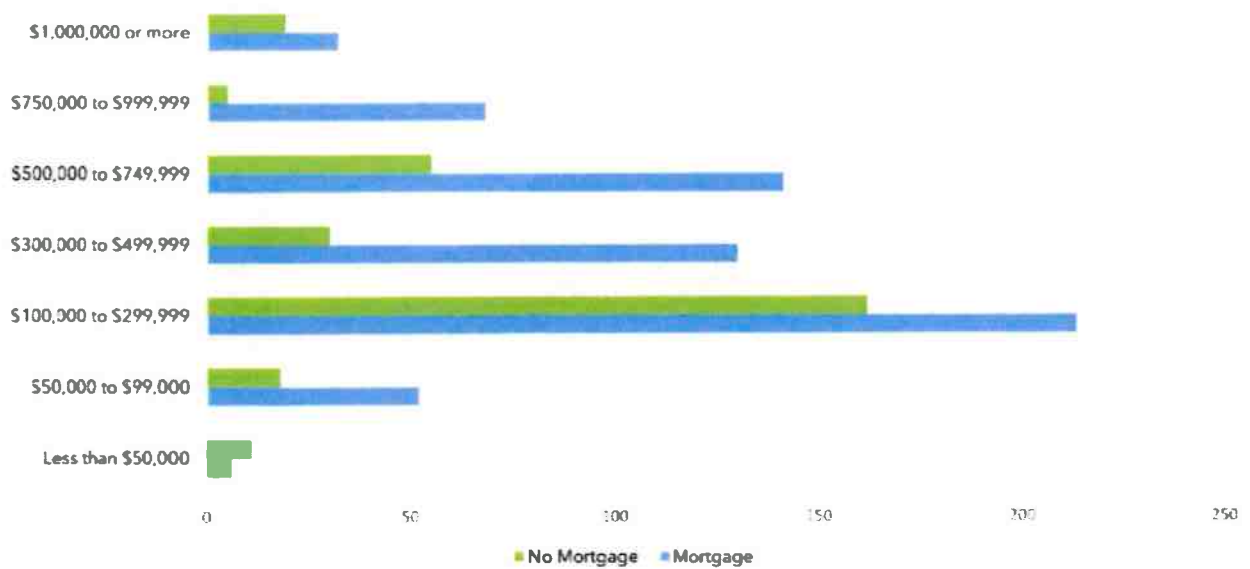


United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

VALUE OF OWNER-OCCUPIED HOUSING UNITS

In a study between mortgage holders and non-mortgage holders, it was evident that most homes are under mortgages.

CHART 3C: FINANCIAL CHARACTERISTICS FOR HOUSING UNITS WITH AND WITHOUT A MORTGAGE



United States Census Bureau. <https://data.census.gov/>. Retrieved June 1, 2023

FUTURE LAND USE

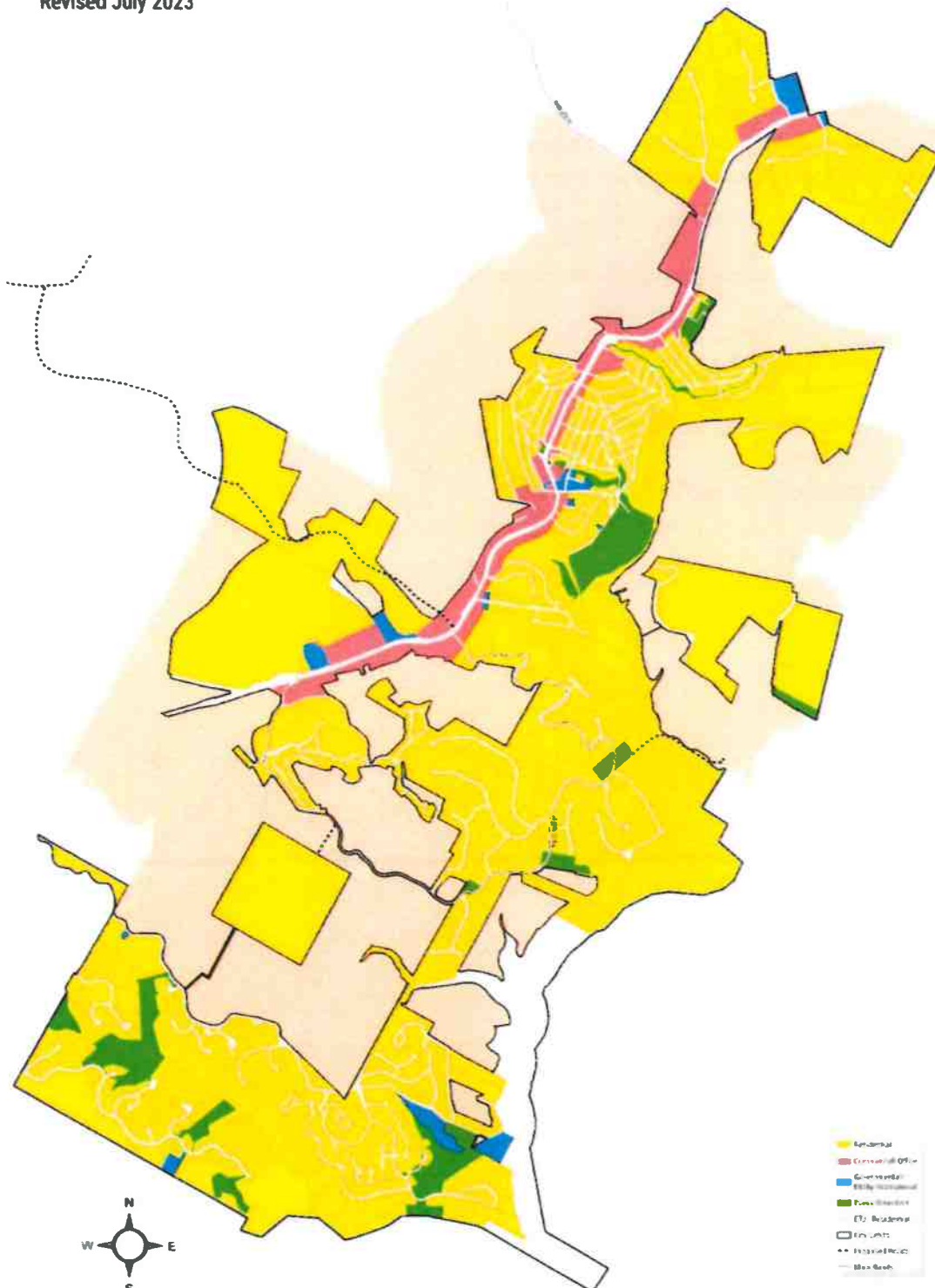
In 2018, a future land use map was adopted largely dependent on the implementation of a centralized wastewater system. The future land use plan is being revised as the City of Jonestown has no plans or funding for wastewater to be installed along FM 1431. Revisions to the future land use map will represent the community's visual guide to future residential and commercial development in an effort to preserve and protect the City's natural resources including, environmentally sensitive areas, Lake Travis, the night skies, and the natural beauty of the Hill Country.

The City of Jonestown future land use plan shall include the following land uses:

- Residential District
- Commercial District (Office/Retail)
- Governmental, Utility, and Institution District
- Parks/Greenbelts

CITY OF JONESTOWN

Future Land Use Map
Revised July 2023



0 0.25 0.5 1 Miles

Note: A Comprehensive Plan shall not constitute regulations or establish zoning district boundaries.

Source: City of Jonestown, TGAO, INARS.
Coordinate System: NAD 1983 State Plane Texas Central FIPS

ORDINANCES FOR BUILDING, DEVELOPMENT AND ZONING

This Comprehensive Plan is intended to support the implementation of a “Development Code” providing the framework for zoning, subdivision, and building regulations within the City of Jonestown and its Extraterritorial Jurisdiction (“ETJ”) as applicable. City officials and staff will continually work with the city attorney and city engineers to review and adopt city regulations that promote the desired outcomes stated within the City’s Vision and Comprehensive Plan as well as protect the health, safety, and general welfare of its citizens.

THOROUGHFARE MAPS

CITY/ETJ

EXISTING AND CONCEPTUAL EVACUATION ROUTES

TRAFFIC COUNTS

ACCIDENTS 2013-2023

PUBLIC TRANSPORTATION

CITY/ETJ

