



City of Lorena
107-A S. Frontage Road
Lorena, Texas 76655
(254) 857-4641 Fax (254) 857-4118

MEETING MINUTES

**NOTICE OF CALLED MEETING
LORENA PLANNING AND ZONING
THURSDAY, MARCH 3, 2022– 5:30 P.M.
LORENA CITY HALL
107-A S. FRONTAGE ROAD, LORENA TEXAS**

Some council and commission members may attend, while others may call to participate. To help contain and mitigate the spread of COVID-19, participation by the public may be done remotely in compliance with the Texas Open Meetings Act or pursuant to the Action issued by the Governor of Texas on March 16, 2020.

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEO CONFERENCING AT THE FOLLOWING LINK <https://meet.goto.com/184959893> and/or join the conference call at (254) 655-5400; GUEST PIN :2021

Questions and comments on items listed on the agenda may be emailed no later than NOON on the day of the meeting to the City Secretary via email to mhendrix@lorenatx.gov

1. Call to Order/Roll Call

EDC Chairman Don Bagby called the meeting to order at 5:33 p.m. Members present were Don Bagby, Jeb Clemons, Gary Payne and Allison Vrana. Brad Wetzel was present via teleconference. Julia Becker arrived at 5:35 p.m. Austin Montgomery was absent.

City Staff present were Monica Hendrix and Kevin Neal.

2. Discussion and possible action on approval of the Final Plat-Phase 1 of the Arches Subdivision.

City Manager Kevin Neal explained a preliminary final walkthrough inspection was conducted today and a punch list of items was created of incomplete requirements. There are 23 items on the punch list that seems like a lot but it is to tidy up the work that was done. The developer Jose Loera has agreed to pay a cash bond to the city for these items so the city can approve the final plat. The city will not refund the cash bond until the items are complete. Brad Wetzel asked what the value of the cash bond is and was told \$50,000.00. Wetzel also asked if this amount would take care of the punch list and was told yes. Neal explained that Loera's did a probable cause estimate of the items on the

punch list and says \$50,000.00 would cover it. Don Bagby had a question about the comment concerning the obstruction of vision in public open spaces. Kevin Neal explained that statement is there for overgrowth that may cause line of site vision. Gary Payne asked how long they have to complete the punch list and Kevin Neal said it would probably take four weeks.

Jeb Clemons motioned to approve the plat as presented and recommend to council.

Brad Wetzel seconded the motion.

Don Bagby, Julia Becker, Gary Payne and Allison Vrana voted in favor to the motion.

Motion carried.

3. Adjourn.

Due to no further business the meeting adjourned at 5:43 p.m.

These minutes were approved this 11th day of April 2022.



Don Bagby, P&Z Chairman

Attest:



Monica Hendrix, City Secretary

