



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

**NOTICE OF MEETING**  
**LORENA PLANNING AND ZONING COMMISSION**  
**MONDAY, APRIL 11, 2022– 5:30 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

**MEETING MINUTES**

**1. Call to Order/Roll Call**

Chairman Don Bagby called the meeting to order at 5:32 p.m. Members present were Don Bagby, Julia Becker, Jeb Clemons, Gary Payne, Allison Vrana and Brad Wetzel. Austin Montgomery was absent.

City Staff present were Monica Hendrix and Kevin Neal.

**2. Approval of Minutes:**

**a. March 3, 2022**

Brad Wetzel motioned to approve the March 3, 2022 minutes. Allison Vrana seconded the motion. Don Bagby, Julia Becker, Jeb Clemons and Gary Payne voted in favor. Against none, motion carried.

**b. July 12, 2021**

Brad Wetzel motioned to approve the July 12, 2021 minutes. Jeb Clemons seconded the motion. Don Bagby, Julia Becker, Gary Payne and Allison Vrana voted in favor. Against none, motion carried.

**3. Discussion and possible recommendation to the Lorena City Council of the request from J Squared Development, LLC, applicant, for approval of a Preliminary Plat of Rosenthal Estates containing 166 single family residential lots and 3 non-residential lots being described as a 33.81 tract of land and a 38.28 acre tract of land out of the Thomas Thatcher Survey, Abstract No. 847, McLennan County, Texas, and being part of the remainder of a called 107.7354 acre tract of land described in a deed to Lorena Development Joint Venture, recorded in Volume 1861, Page 494, Deed Records of McLennan County, Texas, located east of IH-35 and adjacent to and north of Rosenthal Parkway.**

City Planner Robert LaCroix presented his staff report to the commission. The applicant is requesting preliminary plat approval for a residential subdivision that will consist of two phases. The first phase will consist of 73 single family residential lots and 1 large lot within the floodplain area to be dedicated for drainage. Phase 2 will consist of 93 single family residential lots and 2 additional lots to be dedicated for drainage and a dedicated easement. The lots will meet the minimum lot requirement of 85 feet width by 110 feet depth. The applicant has submitted the preliminary drainage analysis of the property as

required. The plan is indicating the location of a detention pond in the southeast corner of Phase Two.

The proposed detention pond in Phase Two and the floodplain area in Phase One will need to be indicated as drainage easement maintained by the Homeowner's Association (HOA) on the Final Plat. The applicant requested and received a waiver on the Traffic Impact Analysis (TIA) based on the number of trips per day the subdivision will cause. LaCroix said the preliminary plat meets the City's criteria for approval and is recommending the P&Z move to recommend approval to the City Council.

Brad Wetzel asked with the drainage study, was the additional drainage/water volume taken into consideration the amount of water going into the creek from the new surrounding development. LaCroix said he feels the engineers are comfortable with the volume of water that will go into the proposed drainage areas. Don Bagby stated "isn't there a requirement for submission from the engineer that the plat meets the drainage and water and sewer capabilities". LaCroix said that is correct. Allison Vrana spoke and stated she lives in the subdivision next to the Quarry off of Ver-lo and the creek has flooded three times and gone up over the road in the six years that she has lived in Lorena. Vrana asked since they are adding more homes and run-off to the creek, will the developer be digging out the creek or will it be fed into the creek as it is now. Vrana stated from a capacity standpoint, that is a lot of runoff. LaCroix stated there are ways to handle the runoff with increasing the size of the culverts to speed up the flow downstream and this will be studied. LaCroix stated there will be no digging in the creek as it designated as a flood zone. Josh Welch spoke and stated the engineers will do studies and the development will possibly need to have detention ponds.

Gary Payne asked if anyone is concerned about traffic. Don Bagby asked about the street that will make a four-way intersection with Evelyn and the impact. Robert LaCroix stated that the TIA was waived on this and that Texas Department of Transportation will do further studies. Payne was concerned that more people/citizens are not here to requesting the commission to vote against this due to the opposition from the last development request. Payne said during that request, citizens were concerned about the traffic. Payne was reminded this meeting is not a public hearing and there will be no public hearing because this development is not requesting rezoning. Payne feels this will cause more traffic and wanted to point that out. It was clarified again that TXDOT will do a traffic study on the impact of the development to Rosenthal Parkway. Robert LaCroix explained how TXDOT typically handles the traffic studies and what they will look for. LaCroix also explained to the Planning and Zoning Commission that this is not a rezoning request and the proposed preliminary plat has met all the requirements for approval of the plat.

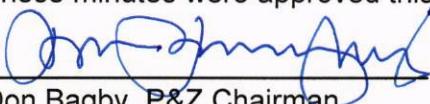
A motion was made by Jeb Clemons to recommend approval of the Preliminary Plat of Rosenthal Estates as submitted. Brad Wetzel seconded the motion.

Don Bagby, Julia Becker, Gary Payne and Allison Vrana voted in favor to the motion. Against none, motion carried.

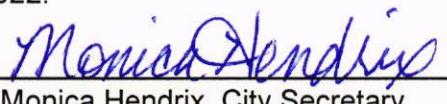
#### 4. Adjourn.

Due to no further business the meeting adjourned at 6:02 p.m.

These minutes were approved this 9<sup>th</sup> day of May 2022.

  
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Don Bagby, P&Z Chairman

ATTEST:

  
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Monica Hendrix, City Secretary