

**NOTICE OF MEETING AND PUBLIC HEARING**  
**LORENA PLANNING AND ZONING COMMISSION**  
**MONDAY, AUGUST 8, 2022– 5:30 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

Some commissioner 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 and/or join the conference call <https://meet.goto.com/935971181> (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](mailto:mhendrix@lorenatx.gov)

**MEETING MINUTES**

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

Chairman Don Bagby called the meeting to order at 5:31 p.m. Members present were Don Bagby, Julia Becker, Jeb Clemons, Gary Payne, Allison Vrana and Brad Wetzel.

City Staff present were Monica Hendrix and Kevin Neal.

**2. Approval of Minutes:**

**a. July 11, 2022**

Brad Wetzel motioned to approve the minutes. Allison Vrana seconded the motion. All members voted in favor; motion carried.

**3. Discussion and possible action on a recommendation to the Lorena City Council for approval concerning the request for annexation of 104.738 acres of land into the corporate boundaries of the City of Lorena.**

City Planner Robert LaCroix informed the commission that Robert Braswell has requested the annexation of the land and the city council is the one who approves the annexation. This is agenda item is for information only because it is the land being discussed in the next agenda items.

**4. Discussion and possible action on a recommendation to the Lorena City Council to amend the Comprehensive Plan of the City of Lorena amending the Future Land Use Plan by changing the existing land use designation from “Low Density Residential” to “Business Park” on a 104.738 acre (4,562,399 square feet) tract of land situated in the James Stewart Survey, Abstract No. 815, and the Erastus Yeamen Survey, Abstract No. 956, City of Lorena, McLennan County, Texas; being a portion of that certain 134.25 acre tract described in instrument to Robert S. Braswell, IV, Lisa Braswell, and Gordan Callan Braswell, in equal and undivided shares, in Document Number 2021050182 of the Official Public Records of McLennan County, generally located adjacent to and south of Old Temple Road and east of I-35, outside of the existing City Limits and within the City of Lorena’s Extraterritorial Jurisdiction (ETJ).**

City Planner Robert LaCroix explained the applicant requesting an amendment to the Future Land Use Plan for the subject property from Low Density Residential designation to Business Park designation. The owner is concurrently requesting to be annexed into the City in addition to requesting the subject property be zoned Business Park. The intent is to create a light agricultural related manufacturing and growing operation. The applicant is requesting the Future Land Use Plan amendment in order to correspond to the zoning request for the Business Park District. Zoning property to something other than what is designated as a land use on the Future Land Use Plan effectively changes the plan. This request is first step prior to considering the zoning change to give the public an opportunity to speak on allowing a change to the plan.

After the public hearing, there was a lengthy discussion on changes to the Comprehensive Plan and Future Land Use Plan. There was discussion on whether the use would fit the area and whether the development could come without the annexation and rezoning. Jeb Clemons spoke about the Comp Plan and the use being requested. The commission discussed the pros and cons of changing the Comp Plan. City Manager Kevin Neal spoke and says if the property was zoned ARR-Agricultural Rural Residential that a greenhouse is allowed with a Conditional Use Permit (CUP). Neal asked City Planner Robert LaCroix could this possibly happen. LaCroix explained that process and explained if the ARR route was recommended, you would not need to change the Comp Plan.

Jeb Clemons motioned to deny the request to amend the Comprehensive Plan of the City of Lorena amending the Future Land Use Plan by changing the existing land use designation from "Low Density Residential" to "Business Park". Allison Vrana seconded the motion. The vote in favor to the motion was Don Bagby, Julia Becker, Jeb Clemons, Gary Payne and Allison Vrana. Brad Wetzel voted against the motion. Motion carried 5 to 1.

5. **Public Hearing: Hold a Public Hearing to consider a request of Robert S. Braswell IV, owner, for approval of initial zoning to "Business Park District" on a 104.738 acre (4,562,399 square feet) tract of land situated in the James Stewart Survey, Abstract No. 815, and the Erastus Yeamen Survey, Abstract No. 956, City of Lorena, McLennan County, Texas; being a portion of that certain 134.25 acre tract described in instrument to Robert S. Braswell, IV, Lisa Braswell, and Gordan Callan Braswell, in equal and undivided shares, in Document Number 2021050182 of the Official Public Records of McLennan County, generally located adjacent to and south of Old Temple Road and east of I-35. This request being contingent on the approval of annexation of the subject property into the corporate city limits.**

The Public Hearing opened at 5:47 p.m. The following residents adjacent to the property spoke:  
Art Nava-745 Birdie Lane, Lorena TX 76655

Terri Penrod-493 Barnes Road, Lorena TX 76655

B.T. Land-1395 Birdie Lane, Lorena TX 76655

Ronald Miller-1480 Cooksey Lane, Lorena TX 76655

Kenny Merritt-853 Birdie Lane, Lorena TX 76655

Richard Pickens-817 Birdie Lane, Lorena TX 76655

All the citizens were concerned about the additional traffic, road conditions, noise, lighting, water runoff, land contamination, sewage, water pressure issues, 24-hour operations, safety issues, idling of trucks delivering and picking up the products, concerns about type of people working at the lettuce farm and what will happen to the other acreage that will be rezoned to Business Park but not used as a part of the proposed development. There were also concerns if any environmental studies were done due to the wildlife that has been seen on the property.

The Public Hearing closed at 6:52 p.m.

Jeb Clemons motioned to deny the request to rezone the property to Business Park District. Julia Becker seconded the motion. . The vote in favor to the motion was Don Bagby, Julia Becker, Jeb Clemons, Gary Payne and Allison Vrana.

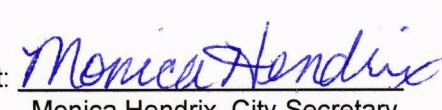
Brad Wetzel voted against the motion. Motion carried 5 to 1.

6. **Adjourn.**

Due to no further business the meeting adjourned at 7:22 p.m.

These minutes were approved this 10<sup>th</sup> day of October 2022.

  
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Don Bagby, Chairman

Attest:   
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Monica Hendrix, City Secretary