

**NOTICE OF MEETING AND PUBLIC HEARING  
LORENA PLANNING AND ZONING COMMISSION  
MONDAY, OCTOBER 10, 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 <https://meet.goto.com/998058877> and/or join the conference call (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 5:32 p.m. Members present were Don Bagby, Gary Payne and Brad Wetzel. Austin Montgomery was present via teleconference. Members absent were Julia Becker, Jeb Clemons and Allison Vrana.

City Staff present were Monica Hendrix and Kevin Neal.

**2. Approval of Minutes:**

**a. August 8, 2022**

Gary Payne motioned to approve the minutes. Brad Wetzel seconded the motion. Don Bagby Austin and Montgomery voted in favor to the motion. Motion carried 4-0.

**3. Discussion and possible action on a recommendation to the Lorena City Council on the request of J Squared Lorena Development, LLC, applicant, for approval of a Final Plat of Rosenthal Estates Phase 1 containing 73 single family residential lots and 1 non-residential lot being described as a 33.81 tract of land and a 38.81 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 and take any action necessary.**

City Planner Robert LaCroix gave his staff report and explained this is Phase 1 of the Rosenthal Estates Subdivision. LaCroix says the plat meets all the requirements set forth in the subdivision ordinance as well as the zoning

ordinance requirements. The only thing that is not included is the plat is the TxDOT driveway connection permit to Rosenthal Parkway. LaCroix doesn't see any issues with this permit. Don Bagby asked if LaCroix has been any discussion about traffic control at the four-way intersection. LaCroix explained he doesn't feel there will be any changes to what is already there. LaCroix says a traffic impact analysis was not required based on the number of lots in the subdivision.

Brad Wetzel motioned to recommend the Final Plat to the city council for approval.

Gary Payne seconded the motion. Don Bagby Austin and Montgomery voted in favor to the motion. Motion carried 4-0

**4. Adjourn.**

Due to no further business the meeting adjourned at 5:40 p.m.

These minutes were approved this 14<sup>th</sup> day of November 2022.

  
Don Bagby, Chairman

Attest:

  
Monica Hendrix, City Secretary