

**NOTICE OF MEETING AND PUBLIC HEARINGS**  
**LORENA CITY COUNCIL**  
**MONDAY, NOVEMBER 21, 2022 - 6:30 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCE  
AT THE FOLLOWING LINK <https://meet.goto.com/938998677> and/or join the conference call at  
(254) 655-5400; GUEST PIN :2021

The City Council Meeting will be opened to the public. To mitigate the spread of COVID-19, social distancing will be recommended.

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 Monica Hendrix via email to [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

**AGENDA**

- 1. Call to Order/Roll Call.**
- 2. Pledge of Allegiance**
- 3. Citizens questions or comments.**

*At this time any person with business before the Council not scheduled on the agenda may speak to the Council. Comments are limited to three (3) minutes, and this time is not transferable. Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. This forum is limited to a total of 30 minutes.*

- 4. Approval of Minutes:**
  - a. October 17, 2022
  - b. October 24, 2022
- 5. Committee and Corporation Reports:**
  - a. Lorena Economic Development Corporation
  - b. Lorena Planning and Zoning Commission
- 6. Public Hearing:**

Hold a Public Hearing to consider possible action on Ordinance 2022-1121-02 amending the City of Lorena Comprehensive Plan (Future Land Use Plan amendment) on a 3.273 acre tract of land situated in the James Stewart Survey, Abstract No. 815, being part of that called 4.0019 acre tract of land described in a deed to Charlie L. Sullivan as recorded in Volume 1551, Page 61 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) from High Intensity Commercial to Business Park, generally located adjacent to the east service road of I-35 and north of Old Temple Road at the a request of Roalynn Pace, applicant.
- 7. Hold a Public Hearing to consider possible action on Ordinance 2022-1121-03 for approval of the rezoning of a 3.273 acre tract of land situated in the James Stewart Survey, Abstract No. 815, being part of that called 4.0019 acre tract of land described in a deed to Charlie L. Sullivan as recorded in Volume 1551, Page 61 of the Deed Records of McLennan County, Texas (D.R.M.C.T.) from IC (Interstate Corridor District) to BP**

(Business Park District), generally located adjacent to the east service road of I-35 and north of Old Temple Road, at the request of Roalynn Pace, applicant.

8. Discussion and possible action on the recommendation from the Lorena Planning and Zoning Commission on the request of TEX Greenhouse LLC, applicant, for approval of a Preliminary Plat of TX Greenhouse Parcel containing 2 non-residential lots being a 138.856 acre (6,048,587 square feet) tract of land situated in the James Stewart Survey, Abstract No. 956, City of Lorena, McLennan County, Texas; being all of that certain 134.25 acre tract of 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, Texas.
9. Discussion and possible action to adopt a McBrayer Park pavilion and green space use application.
10. Discussion and possible direction given to the City Manager in regards to the future sewer capacity needs for Lorena.
11. Discussion and possible action to adopt a special events application.
12. Discussion and possible action approving the 2023 Employee Holiday schedule.
13. Police Department Activity Report.
14. City Manager Report:
  1. Update on the Solid Waste RFP process.
  2. Discussion on the need for an updated policy manual.
  3. City Manager's days off 11-22-22 thru 11-27-22.
15. Future Agenda Items.
16. Executive Session:

Executive Session: In accordance with Texas Government Code, Sections 551.071, Consultation with Attorney, and Section 1.05, Texas Disciplinary Rules of Professional Conduct regarding:

  - a. Solid Waste Contract and Related Matters.
17. Reconvene from Executive Session into open session to act as deemed appropriate in City Council's discretion regarding:
  - a. Solid Waste Contract and Related Matters.
18. Adjourn

PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, AND IN CONJUNCTION WITH THE GUIDANCE AND PROVISIONS PROVIDED BY THE GOVERNOR OF TEXAS IN THE DECLARATION OF DISASTER ENACTED MARCH 13, 2020, MEMBERS OF THE CITY COUNCIL MAY BE PARTICIPATING REMOTELY IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, AS TEMPORARILY MODIFIED BY THE GOVERNOR.

*In compliance with the American with Disabilities Act, the City of Lorena will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with handicap parking available at the side of the building. Requests for sign interpreters or special services must be received seventy-two (72) hours prior to the meeting by calling the City Secretary at 254-857-4641.*

*The Lorena City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).*

#### **PROCEDURES FOR CITIZEN PARTICIPATION AT MEETINGS**

**The meetings will be streamed live on the City of Lorena's Facebook page.**

Citizens who wish to address the Council on any item on the agenda or under the hearing of visitors, must submit questions via email to the City Secretary Monica Hendrix @ [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov) or in person at Lorena City Hall at 107-A S. Frontage Road by NOON on the day of the meeting. Your comments will be read into the records during the meeting.

Council may not comment publicly on issues raised during citizen comments that are not listed on the agenda but may direct the City Manager to resolve or request the matter to be placed on a future agenda. Such public comments shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Lorena, Texas, was posted on the front door at the Lorena City Hall and the city website at 1:00 AM/PM on Nov. 18, 2022.

Monica Hendrix

Monica Hendrix-City Secretary

