

**NOTICE OF MEETING AND PUBLIC HEARING
LORENA PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 14, 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/383013085> 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

MEETING MINUTES

1. Call to Order/Roll Call

Chairman Don Bagby called the meeting to order at 5:30 p.m. Members present were Don Bagby, Jeb Clemons, Gary Payne, Allison Vrana and Brad Wetzel. Julia Becker was present via conference call. Austin Montgomery arrived at 5:33 p.m.

City Staff present were Monica Hendrix and Kevin Neal.

2. Approval of Minutes:

a. October 10, 2022

Allison Vrana motioned to approve the minutes. Gary Payne seconded the motion. Jeb Clemons, Julia Becker, Don Bagby and Brad Wetzel voted in favor to the motion. Motioned carried 6-0.

3. Public Hearing:

Hold a Public Hearing to consider and make a recommendation to the Lorena City Council on request of Roalynn Pace, applicant, for approval of an amendment to 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.

City Planner Robert LaCroix informed the commissioners of the request for rezoning of existing vacant property from IC (Interstate Corridor District) to BP (Business Park District). The property is adjacent to the east service road of I-35 in the northeast quadrant of the city. In order to change the current zoning district, for this property, an amendment to the Comprehensive Plan is required, which in effect would amend the Future Land Use Plan. This action is necessary before the rezoning can be considered. The applicant has

stated that the intent is to develop professional offices along the frontage road and to construct a mini-warehouse facility behind the office development. The mini-warehouse (storage use) is allowed in the BP (Business Park District) hence the reasoning for the rezoning request. LaCroix explained what uses are allowed in the IC-Interstate Corridor District and what uses are allowed in the BP- Business Park District.

Chairman Don Bagby opened the public hearing at 5:37p.m. Don Bagby asked questions about the rezoning request and the allowed uses in the Business Park District. Bagby stated that basically the commission would need to be good with the allowed uses in the BP district should the commission choose to move forward. Brad Wetzel spoke and says the request does not fit in the current Future Land Use Plan.

Allison Vrana spoke and says with the current adopted Comprehensive Plan and future land use map was a properly induced plan by people before them, and feels this use is not what the city wants Lorena to look like. Vrana went on to say that the intent of the IC District along the interstate corridor was for high intensity commercial businesses that would bring jobs to Lorena. Vrana feels this location is not a good for the storage buildings being next to the travel center.

Brad Wetzel spoke and says he struggles with the intent of the proposal. Wetzel says if there was a way to be certain that only storage units would go there with conditions then he may consider it, but is uncomfortable with opening the door for all the other uses in the Business Park District.

Don Bagby asked questions about adding conditions and Robert LaCroix says no.

Jeb Clemons asked what other recourse the requestors would have in the P&Z Commissioners deny the request. LaCroix explained it would take a super majority vote from the council to overturn. Clemons asked if there were other options and LaCroix says no. LaCroix explained the commissioners could amend the zoning code use schedule to allow with a CUP.

The public hearing closed at 5:52 p.m.

Jeb Clemons motioned to deny the rezoning request.

Allision Vrana seconded the motion.

Don Bagby, Julia Becker, Jeb Clemons, Allison Vrana and Brad Wetzel voted in favor to the motion.

Gary Payne abstained.

Austin Montgomery recused himself.

Motion carried.

Gary Payne spoke and says this commission has been labeled as political and will not vote if the requestor doesn't show up for the meeting to present their case.

*Note: After the vote the requestor spoke up on the phone call. The phone reception was not good and they were cutting out. She stated she had been on the conference call the whole time. Don Bagby explained they never gave any feedback and the public hearing is closed and the vote has been made and the request was denied.

4. **Hold a Public Hearing to consider and make a recommendation to the Lorena City Council on a request of Roalynn Pace, applicant, 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.**

Don Bagby opened the public hearing at 6:03 p.m.

Roalynn Pace attempted to speak during the public hearing and the reception was so bad you could not understand them.

The public hearing closed at 6:06 p.m.
No action was taken on this item.

5. **Discussion and possible action on the recommendation to the Lorena City Council 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.**

Robert LaCroix gave his staff report and stated this is preliminary plat of the Bright Farms. The applicant is requesting approval of a Preliminary Plat in order to create two (2) non-residential lots for commercial development. The property is located east of IH-35 and adjacent to and on the south side of Old Temple Road. The property is currently zoned BP (Business Park District) and was recently annexed into the City. The intent of this proposed development is to construct large indoor agricultural growing greenhouses in addition to buildings for processing and packaging the product.

The applicant has submitted the preliminary drainage analysis of the property as required for the Preliminary Plat. The plan is indicating the location of a detention ponds and rainwater reuse ponds.

The preliminary utilities layout indicates the lots will have adequate domestic water and fire protection connecting to the City's water system. The proposed plat indicates the ability to connect to City's existing sanitary sewer system. LaCroix says the plat meets all the requirement for approval of the preliminary plat.

There was lengthy discussion as to why this was back before the commissioners and Robert LaCroix explained the process.

After discussion, Allison Vrana motioned to approve the preliminary plat.

Brad Wetzel seconded the motion.

Don Bagby, Julia Becker, Jeb Clemons, Austin Montgomery and Gary Payne voted in favor to the motion.

Motion carried 7-0.

6. **Adjourn.**

Due to no further business the meeting adjourned at 6:21 p.m.

These minutes were approved this 12th day of December 2022.



Don Bagby, Chairman

Attest:



Monica Hendrix, City Secretary