



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

**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)

**MINUTES**

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

Mayor Ross called the meeting to order at 6:31p.m. Council members present were Mayor Tommy Ross, Jason Blanek, Katrina George, Emily McKenzie, Shane Phillips and Kelly Yarbrough.

City Staff present were Tom Dickson, Monica Hendrix, Kyler Jones, Kevin Neal and Peter Rivas.

**2. Pledge of Allegiance**

Mayor Ross led the Pledge of Allegiance and Kelly Yarbrough led the Texas Pledge.

**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.*

No visitors spoke.

**4. Approval of Minutes:**

**a. October 17, 2022**

**b. October 24, 2022**

MOTION: Kelly Yarbrough moved to approve the minutes.

SECOND: Emily McKenzie

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

**5. Committee and Corporation Reports:**

**a. Lorena Economic Development Corporation**

Kelly Yarbrough reported the EDC met on 11/17 and discussed ongoing development, voted on officers which are Kelly Yarbrough-Chairman, Brad Wetzel-Vice Chairman, Treasurer Mark McLean, Secretary-Kyle Miller. There is a vacant position on the board of directors after Chairman David Anderton decided to step down after many years of service. EDC members thanked Anderton for his years of service. The board is accepting applications for the vacant position.

**b. Lorena Planning and Zoning Commission**

Planning and Zoning Chairman Don Bagby reported on the P&Z meeting held on 11/14. The commissioners voted against the Comprehensive Plan amendment for the rezoning request. The commissioners also voted to recommend approval of the preliminary plat for Bright Farms. Mr. Bagby spoke and is happy to attend and feels that communication is the key between the P&Z and City Council. Mayor Ross reminded council and citizens of when the P&Z meets and encourages the council to attend those meetings if possible. Mayor Ross also pointed out that P&Z Commission members Austin Montgomery and Brad Wetzel were in attendance tonight.

**6. Public Hearing:** Mayor Ross opened the public hearing at 6:38 p.m.

**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.**

City Planner Robert LaCroix reviewed staff report and request with the council. In order to rezone the property, an amendment to the Comprehensive Plan will need to take place first. The current land use for the property is High Intensity Commercial and the uses for this category are regionally oriented commercial development with high traffic, and high employment. Businesses may include grocery stores, hotel/motels, big box retail, restaurants, and commercial services. The proposed use is Business Park and this category usually contains offices and light industrial uses which generate few objectionable conditions. Examples of light industrial uses include assembling, research and development, warehousing, and distribution. Focus should be on flex-industrial spaces which can be used for a variety of corporate functions, storage, and office spaces. The request does not comply with the existing Future Land Use Plan. The Planning and Zoning Commission denied the request by a 5-0 vote and one abstention.

Austin Montgomery spoke and gave his concerns about the zoning ordinances and the allowed uses in each zoning category. Montgomery feels there needs to be more clarification on the allowed uses and adding Conditional Use Permits on some of those uses. Jason Blanek would like to hear from the other P&Z members present and get their thoughts on why they denied the request. Brad Wetzel spoke and as to why he and other members voted against the request was the Comprehensive Plan. The Comp Plan wants the I-35 Corridor to be the face of Lorena. To change the zoning to the Business Park District opens the uses up that are not conducive to the Comp Plan. Another reason they voted to deny is they didn't want to set a precedent for other property owners along the Corridor to ask for rezoning. Wetzel also stated if the city is constantly changing the zoning and amending the comprehensive plan, what is the point in having these documents in place. Wetzel also agrees with Austin Montgomery that the ordinance should be looked at and conditional uses added.

After further discussion the public hearing closed at 7:10 p.m.

Jason Blanek spoke and agrees with the Planning and Zoning Commission's decision. Katrina George spoke and agrees as well but feels that at some time the ordinance needs to be looked at to add conditional use permits to some of the allowed uses. Emily McKenzie spoke and also would like to discuss this further.

MOTION: Kelly Yarbrough motioned to deny Ordinance 2022-1121-02.

SECOND: Shane Phillips

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

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.**  
No Action.

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.**

Robert LaCroix reported to council that the preliminary plat meets all the requirements of the city and that the Planning and Zoning Commission voted to recommend approval on a 7-0 vote.

MOTION: Shane Phillips motioned to approve the TEX Greenhouse LLC preliminary plat.

SECOND: Kelly Yarbrough

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None  
Motion carried.

**9. Discussion and possible action to adopt a McBrayer Park pavilion and green space use application.**

Kevin Neal informed council this is the final draft of the application that council discussed a few months ago. This application is for non-special uses and only for birthday parties, family reunions, etc.

MOTION: Jason Blanek motioned to approve the application.

SECOND: Katrina George

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

**10. Discussion and possible direction given to the City Manager in regards to the future sewer capacity needs for Lorena.**

Kevin Neal informed council the time is here for planning the future sewer capacity for Lorena. Bullhide treatment plant is nearing full capacity and an expansion is inevitable. The future expansion of Bullhide will be an additional 2.0 million gallons a day. There are currently three city's that contribute to Bullhide. Hewitt, Waco, and Lorena. Lorena is the only one of those city's that does not have any allocation in the Waco Central Pant.

Lorena is the only city that contributes to Bullhide that does not have infrastructure in place to be able to send flows to the Central Plant. Neal explained the City Engineer put together a wastewater projection with three options with option one which does not include any development from Rick Sheldon our additional needs could easily exceed  $\frac{1}{2}$  of the future capacity in Bullhide. If Lorena asks for 1/3 of the future capacity that would be around 0.67 MGD. That's assuming all three participating members get equal shares. The question remains how much will Hewitt and Waco want to reserve.

Neal is recommending that the City Council grant him the authority to work with Waco and Hewitt to request no less than 0.67 MGD of future capacity, and if available request more. There was lengthy discussion and questions on the matter.

MOTION: Shane Phillips motioned to give City Manager Kevin Neal authority to request 0.67 MGD and to come back to council if there is an opportunity for more capacity.

SECOND: Jason Blanek

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

**11. Discussion and possible action to adopt a special events application.**

Kevin Neal explained this is the application that will take care of special events. Examples are closing of the streets, events in the park, etc. Staff will have authority to approve these events without coming to council for approval.

MOTION: Jason Blanek motioned to approve the special events application.

SECOND: Katrina George

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

**12. Discussion and possible action approving the 2023 Employee Holiday schedule.**

Kevin Neal explained to council that Martin Luther King Holiday has been added to the schedule.

MOTION: Shane Phillips motioned to approve the 2023 Employee Holiday Schedule.

SECOND: Emily McKenzie

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

AGAINST: None

Motion carried.

**13. Police Department Activity Report.**

Tom Dickson pointed out that calls by type he is expecting the number to go up with all the flu sickness. Dickson also pointed out the department worked a fatality accident this past month in Lorena and wanted to offer his condolences to the family.

**14. City Manager Report:**

**1. Update on the Solid Waste RFP process.**

Moving forward on this process and will discuss in executive session.

**2. Discussion on the need for an updated policy manual.**

Neal says there is a strong need to update the policy manual and will be working on that after the first of the year. Neal says there are several inconsistencies in the current manual and that it will be a lengthy task.

**3. City Manager's days off 11-22-22 thru 11-27-22.**

Kevin Neal will be taking vacation on these dates.

**15. Future Agenda Items.**

There may be a called meeting the first week in December concerning the Roadster Travel Center.

**16. Executive Session: Council convened into executive session at 7:45 p.m.**

**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.**

Council reconvened into regular session at 7:45 p.m.

MOTION: Emily McKenzie motioned for the City Council to give authorization to the Mayor to sign an agreement with Frontier Waste subject to approval as to form by our city attorney.

SECOND: Emily McKenzie

FOR: Blanek, George, Yarbrough, McKenzie and Phillips.

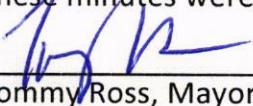
AGAINST: None

Motion carried.

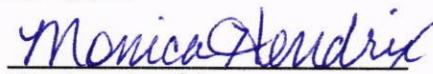
**18. Adjourn**

Due to no further business the meeting adjourned at 8:27 p.m.

These minutes were approved this 19<sup>th</sup> day of December 2022.

  
\_\_\_\_\_  
Tommy Ross, Mayor

Attest:

  
\_\_\_\_\_  
Monica Hendrix