

**NOTICE OF MEETING  
LORENA PLANNING AND ZONING COMMISSION  
MONDAY, MAY 8, 2023 – 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/841727085> 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**

Chariman Don Bagby called the meeting to order at 5:30 p.m. Members present were Don Bagby, Gary Payne, Allison Vrana and Brad Wetzel. Members absent were Julia Becker, Jeb Clemons and Austin Montgomery.

City Staff present were Monica Hendrix and Kevin Neal.

**2. Approval of Minutes:**

**a. December 12, 2022**

Allison Vrana pointed out cater on page 2 is misspelled. Vrana motioned to approve the minutes with this change. Gary Payne seconded the motion. Don Bagby and Brad Wetzel voted in favor of the motion. Motion carried 4-0.

**3. Citizens Comments.**

*At this time any person with business before the Commission not scheduled on the agenda may speak to the Commission. 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.*

There were no citizen comments.

**4. Discussion and possible action on a recommendation to the Lorena City Council on the request of TEX Greenhouse LLC, applicant, for approval of a Final Plat of TX Greenhouse Parcel containing one (1) non-residential lots being a 104.738 acre (4,562,399 square feet) tract of land situated in the James Stewart Survey, Abstract No. 956, City of Lorena, McLennan County, Texas, and being all of that certain tract of described in instrument to Tex Greenhouse, LLC recorded in document No. 2022048402 of the Official Public Records of McLennan County, Texas.**

City Planner Robert LaCroix gave staff report and explained the final plat conforms to the previously approved preliminary plat with a change to the main entrance of the development being on Barnes Road instead of N. Old Temple Road. LaCroix says the developer agreement has not been finalized and will address the road improvements to Barnes Road and N. Old Temple Road. Gary Payne questioned the entrance on Barnes Road. He was concerned that the preliminary plat was approved for the entrance to be on N. Old Temple Road. Kevin Neal explained the entrance was changed due to the overhead electrical transmission lines. There was a questions about how far down Barnes Road the entrance would be. Andrew Lohr with Bright Farms spoke and said it is 765 feet to the entrance on Barnes Road. Kevin Neal put the site plan and layout on the screen for the commisioners to view. After further discussion, Brad Wetzel motioned to approve the Final Plat with the following conditions:

1. That a Developer's Agreement be approved by the City Council for the improvements to be determined for the surrounding perimeter roads.
2. That the final engineering construction plans be approved by the City Engineer.

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

**5. 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 II containing 93 single family residential lots and 2 non-residential lots being described as a 38.28 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.**

City Planner Robert LaCroix gave staff report and informed the commission that the plat meets all the subdivision requirements. Don Bagby asked is a traffic study was done and was told there was no requirement based on the number of residential lots. Developer Josh Welch spoke and stated that TXDOT did require a traffic impact study for Phase I and Phase II. TXDOT is not requiring the development to make improvements but did say they are looking at Rosenthal Road and will eventually make improvements to the area. Allison Vrana asked about the side entry garage requirement and it was explained that the ordinance does not require that. If her development required that it was in the deed restrictions of the subdivision.

After further discussion, Brad Wetzel motioned to approve the final plat with the following conditions:

1. That the final engineering construction plans be approved by the City Engineer.
2. The City of Lorena requires parkland dedication or fees in lieu of for residential subdivision development. Parkland dedication for a residential subdivision plat is a minimum of one (1) acre of land per one hundred (100) of projected subdivision population calculated based upon 2.8 persons per dwelling unit. Based on the proposed 93 lots  $93 \times 2.8 = 260.4$  divided by 100 = 2.604 acres of parkland required dedication. Refer to the City of Lorena Subdivision Ordinance Section 10.11 Parkland Dedication for the further details of fees in lieu of dedication.

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

6. **Discussion and possible action on a recommendation to the Lorena City Council on the request of Loera Land Investments, LLC, owner/applicant, for approval of a Final Plat of The Arches Phase II containing 51 single family residential lots and 6 non-residential lots (dedicated open space) being described as a 61.665 acre tract of land situated in the Erastus Yeamen Survey, Abstract No. 956, McLennan County, Texas, and being a portion of the remainder of that called 220.377 acre tract of land described in a deed to Loera Land Investments, LLC, a Texas Limited Liability Company, as recorded in McLennan County Clerks File Number 2018009246 of the official public records of McLennan County, Texas (O.P.R.M.C.T.) located on the north side of FM 2837 (Rosenthal Road) west of Birdie Lane.**

City Planner Robert LaCroix gave staff report and explained the developer has met the requirements of the subdivision ordinance.

Brad Wetzel motioned to approve the Final Plat of the Arches Phase II development with the following conditions:

1. That the final engineering construction plans be approved by the City Engineer.
2. The City of Lorena requires parkland dedication or fees in lieu of for residential subdivision development. Parkland dedication for a residential subdivision plat is a minimum of one (1) acre of land per one hundred (100) of projected subdivision population calculated based upon 2.8 persons per dwelling unit. Based on the proposed 51 lots  $\times 2.8 = 142.8$  divided by 100 = 1.428 acres of parkland required dedication. Refer to the City of Lorena Subdivision Ordinance Section 10.11 Parkland Dedication for the further details of fees in lieu of dedication.
3. Prior approval of the approach from TXDOT TO FM 2837.

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


7. **Adjourn.**

Due to no further business the meeting adjourned at 6:15 p.m.

These minutes were approved this 14<sup>th</sup> day of August 2023.

  
Don Bagby, Chairman

Attest:

  
Monica Hendrix, City Secretary