

**NOTICE OF JOINT PUBLIC MEETING**  
**LORENA PLANNING AND ZONING COMMISSION AND LORENA CITY COUNCIL**  
**MONDAY, OCTOBER 14, 2024 6:00 P.M.**  
**LORENA CITY HALL**  
**107-A S. FRONTAGE ROAD, LORENA TEXAS**

**WORKSHOP MINUTES**

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

Mayor Ross called the joint workshop to order at 6:30 p.m. Council members present were Mayor Tommy Ross, Mayor Protem Kelly Yarbrough, Jason Blanek, Emily McKenzie and Brad Wetzel. Planning and Zoning members present were Chairman Don Bagby, Co-Chairman Gary Payne, Julie Becker and Allison Vrana.

City Staff present were City Secretary Monica Hendrix, Public Works Director Kyler Jones and City Manager Kevin Neal.

**2. Introduction of WBW Development Team.**

Douglas Reinke, COO with WBW Development introduced Adrienne Donatucci, Ronan O'Connor, Skyler Seeno and stated they are here to present a Planned Development District they have been working on.

**3. Workshop on what a Planned Development-PD is and the process to approve a PD by the Planning and Zoning Commission and City Council.**

City Manager Kevin Neal explained to council and P&Z what a Planned Development is and how the process works to approve a Planned Development zoning district.

**4. Presentation of WBW Development Team's conceptual plans for future development of a PD in Lorena on approximately 261 acres of land located on Cooksey Lane between the corners of Birdie Land and Southwinds Drive. (Note: This presentation is informational only and no action will be taken by the P&Z and City Council at this time.)**

Andrienne Donatucci presented a slide show of the possible future Planned Development, Turner Ranch which would include approximately 1020 single family homes once completely built out. This development would include diverse quality housing from 1,250 to 3,500 square foot single or two story homes. The development would also include Community gathering spaces and approximately 49 acres of open space along with 1.4 miles of trails and a recreation center with pool. The development is proposed to be built in 5 phases with approximately 200 homes each in each phase. Expected build out would be 8-10 years.

**5. Adjourn**

Due to no further business the workshop adjourned at 7:28 p.m.

These minutes were approved this 21<sup>st</sup> day of October, 2024.

  
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Tommy Ross, Mayor

Attest:

  
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Monica Hendrix-City Secretary

