



# City of Lorena

107-A S. Frontage Road

Lorena, Texas 76655

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## NOTICE OF PUBLIC MEETING AND PUBLIC HEARING

### LORENA CITY COUNCIL

MONDAY, JULY 19, 2021– 6:30 P.M.

LORENA CITY HALL

107-A S. FRONTAGE ROAD, LORENA TEXAS

### MINUTES

#### 1. Call to Order/Roll Call

Mayor Ross called the meeting to order at 6:31 p.m. Council members present were Mayor Tommy Ross, Katrina George, Emily McKenzie, Jeff Linnstaedter and Shane Phillips. Mayor Protem Kelly Yarbrough was present via Zoom.

City Staff present were Tom Dickson, Monica Hendrix, Linda Klump, Kevin Neal and Peter Rivas.

#### 2. Presentation of the Rich in Community Award presented by Councilman Shane Phillips.

Corey Pitts was the recipient of the award. Pitts works tirelessly behind the scenes for the athletic programs in Lorena and never says no when asked to do something for the kids in the community.

#### 3. Recognition of the State Champions Lorena Little League 11U Girls' softball team.

Mayor Tommy Ross recognized the 11U Girls State Champion softball team from Lorena Little League. Coach Skylar Davis introduced the coaches and team to the council and visitors. They are Coach James Heard and Coach Steven Jewell. Players were Clara Beth Andrews, Haley Jo Andrews, Holly Barrett, Izzy Davis, Presley Edwards, Caitlyn Ehresmann, Reese Heard, Brynlee Jewell, Addison Kramer, Jaylynn Mondragon, Caitlyn Warren, Brenlie Williams and Serinity Campbell.

#### 4. 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.*

Lorena EDC Consultant Jason Mundo spoke on behalf of the Lorena EDC and the TIRZ #1 East. Mundo spoke to encourage support of the convenience store project that is on tonight's agenda. Mundo spoke of the economic impact this development will have on the community. Mundo says this development is a goal of the city's 2020 Comprehensive Plan and Strategic Plan as well as the

Citizen Bill Coleman spoke and gave his support of the convenience store project. Coleman addressed comments about "rift-raft" during a previous development public hearing and hopes that those comments are not made again for future development. Coleman says that council cannot cherry pick development and he hopes council will consider this for future development potential.

5. **Public Hearing:** The public hearing opened at 6:44 p.m.  
**Conduct a Public Hearing and consider the recommendation from the Lorena Planning and Zoning Commission on the request of Mubin Maredia, applicant, for approval of a Conditional Use Permit to allow a convenience store with fuel sales to be constructed on property located in the IC District (Interstate Corridor Zoning District) situated on a 13.279-acre tract of land and located on the East Interstate 35 frontage road at the intersection of Old Lorena Road and North Old Temple Road.**

Bryan Jenkins the buyer's real estate agent from Bentwood Realty, and Cal Marshall the seller's real estate agent from Keller Williams in Waco and the buyer representative Mubin Maredia were present for the meeting and spoke about the proposed development.

Mubin Maredia informed council the site is just north of City Hall and the plans are for a Travel Center with an IHOP. Maredia informed council they also own the Roadster in Jarrell with a Wendy's and Popeyes but this location will have a sit-down restaurant.

Local citizen Bill Coleman of 606 Ver-lo spoke again in favor to the development and says he has visited the location in Jarrell and says it is very nice and clean. Coleman says Lorena has waiting a long time for this opportunity and looks forward to stopping in the morning for coffee and gas.

City Planner Robert LaCroix gave his staff report and the conditions for approval of the CUP:

- (1) *That the development shall adhere to the conceptual Site Plan.*
- (2) *That the front of the building shall generally adhere to the submitted Elevation.*
- (3) *That the overnight parking of semi-tractor trailer trucks on the property be prohibited.*
- (4) *That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.*
- (5) *Any construction resulting from the approval of this Conditional Use Permit shall conform to the requirements set forth by the Lorena Zoning Ordinance, the International Building Code (IBC), the Lorena Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*