



City of Lorena
107-A S. Frontage Road
Lorena, Texas 76655
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NOTICE OF PUBLIC MEETING AND PUBLIC HEARING
LORENA PLANNING AND ZONING
MONDAY, JULY 12, 2021– 5:30 P.M.
LORENA CITY HALL
107-A S. FRONTAGE ROAD, LORENA TEXAS

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, Austin Montgomery, Gary Payne and Brad Wetzel.

City Staff present were Monica Hendrix and Kevin Neal.

2. Approval of Minutes: April 12, 2021

A motion was made by Brad Wetzel to approve the April 12, 2021 minutes.

Gary Payne seconded the motion.

All in favor, motion carried.

3. Hold a Public Hearing and consider a recommendation to the Lorena City Council 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.

City Planner Robert LaCroix informed the commission that the applicant is requesting a Conditional Use Permit (CUP) in order to have a convenience store with fuel sales. A CUP is required for this use in the Interstate Corridor Zoning District. LaCroix has reviewed the application and says that all the parking requirements meet the zoning ordinance for the uses requested. LaCroix is recommending *Conditions of Approval* to be attached to the CUP should the P&Z move forward with approval as follows:

- (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.*

Brad Wetzel asked if there were any conceptual elevations of the structures? Don Bagby pulled up photos on the web of the store in Jarrell.

Gary Payne had questions about Old Temple Road and who will maintain the road. Payne is concerned about the semi-trucks leaving the fuel pumps onto Old Temple Road and the road is not in good condition for this type of traffic.

Bryan Jenkins gave a project summary. Roadster Travel Center is a Texas Owned and Family-Owned business. The Jarrell Store brought \$140,000 to the city in 2020, business personal property tax was \$31,000 paid to the County and sales tax of \$100,000* in 2020 (pandemic year) and employs 25 people with an average pay of \$14.50 an hour. This store will have a Taco Bar (Big Madre) and an IHOP.

Don Bagby asked if there will be showers in the facility for the truck drivers and was told yes. There were concerns about the overnight parking of the trucks and how that would be monitored.

Mubin Maredia spoke and explained how they plan to handle the overnight parking and will do everything to prevent the overnight parking. Maredia says they will have security to enforce the parking time limits. Maredia says he will have trucks towed that park at the travel center overnight.

Jeb Clemons says his three major concerns were the overnight parking, the exit on the Old Temple Road and the road conditions and also the truck traffic on the Frontage Road to the Travel Center. Maredia says he feels this location will be focused more on North bound traffic. Maredia says that most truckers will not make left-hand or U-turns to get to a facility.

Gary Payne spoke of his concerns of the trucks stopping on the Frontage Road overnight near the Travel Center since overnight parking will not be allowed.

Austin Montgomery spoke of the amount of truck parking spaces and there only being 15 on the site plan. Montgomery is concerned that there will most likely be more than 15 trucks at a time and questioned how this would be monitored.

City Planner Robert LaCroix spoke about the overnight parking concerns and explained that the property owners will be responsible for keeping the overnight trucks away or risk violating the Zoning Ordinance. There are hefty fines attached to the zoning ordinance violations.

Public Hearing: Don Bagby opened the public hearing at 6:18p.m. Citizen Bill Coleman spoke in favor to the Conditional Use Permit and zoning. Coleman says he feels this will be good for the community and is looking forward to patronizing it. Coleman says the commercial business is badly needed in Lorena and a good opportunity for Lorena.

Citizen Tommy Ross spoke in favor to the request. Ross says the city truly needs this and says the revenues will go up and sales tax will go up with this business. Ross also feels that whatever conditions are attached to the permit, he is confident that the city will enforce them.

The Public Hearing Closed at 6:18 p.m.

Brad Wetzel had questions about the 5 conditions and if you can add signage to the #3 condition for 1 hour parking. Robert LaCroix suggested to not put this in the CUP and maybe just put signs that say no overnight parking. LaCroix thinks the one-hour parking will be difficult to enforce. Kevin Neal read the zoning ordinance definition for *Truck Refueling Facility: A facility for the refueling of heavy load tractor-trailer trucks. No overnight or long-term parking shall be allowed. Parking of heavy load tractor trailer trucks shall be for fueling and other incidental uses of the facility. Long term parking shall mean a time in excess of one (1) hour.* Neal stated the one-hour limit is already in the ordinance. Mubin Maredia says he can post signs that say NO OVERNIGHT PARKING per city ordinance.

Mubin Maredia asked what type of sign they are allowed to use and how tall can it be. He referenced the Brookshire Brothers sign and was told that sign is pre-existing nonconforming. A pylon sign is what Brookshire Brothers has. The maximum height is 25 feet. LaCroix feels that 25 feet is high enough but if they want higher, now is the time to request it. Maredia is requesting the sign to be 40 to 50 feet in height.

There was lengthy discussion on how to handle the sign request and it was decided to add a sixth condition to read only one pylon sign will be allowed not to exceed 50 feet in height.

Jeb Clemons wants to add a condition to require a security guard to the number three condition. Austin Montgomery and Brad Wetzel feel this should be addressed by the owners and not added as a condition to the CUP.

Austin Montgomery motioned to recommend the approval of the Conditional Use Permit to the City Council with the five recommended conditions from City Planner and adding a sixth condition to *allow a maximum one pylon sign with a maximum height of 50 feet.*

Brad Wetzel seconded the motion. Don Bagby, Austin Montgomery, Gary Payne and Brad Wetzel voted in favor.

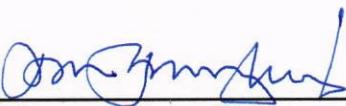
Jeb Clemons voted against the motion.

Motion passed 4 to 1.

4. Adjourn.

Due to no further business the meeting adjourned at 6:52 p.m.

These minutes were approved this 11th day of April 2022.



Don Bagby, Chairman

Attest:



Monica Hendrix, City Secretary

