

NOTICE OF MEETING
LORENA PLANNING AND ZONING COMMISSION
MONDAY, MAY 9, 2022– 5:30 P.M.
LORENA CITY HALL
107-A S. FRONTAGE ROAD, LORENA TEXAS

MEETING MINUTES

1. Call to Order/Roll Call

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

City Staff present were Monica Hendrix and Kevin Neal.

2. Approval of Minutes:

a. April 11, 2022

Gary Payne motioned to accept the minutes. Brad Wetzel seconded the motion. Don Bagby, Julia Becker and Allison Vrana voted in favor; motion carried.

3. Discussion and possible action on a request by applicant Mubin Maredia to recommend to the Lorena City Council approval of a Preliminary Plat of I-35 Old Temple Road Addition, being a 13.28 acre tract of land and being all that tract of land located in the James Stewart Survey Abstract No. 815 in the City of Lorena, McLennan County, Texas, being part of that called 123.547 acres described in a deed to Alice Ann Rathe, Trustee for the Agnes Ann Barnes 2008 Trust No. 1 and Undivided One-Hal Interest and John Edward Barnes, II Trustee for the Agnes Ann Barnes 2008 Trust No. 2 an undivided one-half interest as recorded in McLennan County Clerk's Document (M.C.C.D) 2018001711 of the Official Public Records of McLennan County Texas (O.P.R.M.C.T.), located east of IH-35 and adjacent to and north of Old Temple Road.

City Planner Robert LaCroix gave his staff report and explained that Old Temple Road is designated as an “arterial road” on the City’s Master Thoroughfare Plan. As required by the Subdivision Ordinance, **“Substandard Street Improvements”**, where an existing thoroughfare that does not meet the City’s right-of-way or design standards abuts a proposed subdivision, the City may require that the entire right-of-way be dedicated and/or improved to the City’s Design Standards, based upon factors including the impact of the proposed development on the road, safety to the traveling public, conditions and life expectancy of the road, the impact of the proposed subdivision on other roads, the timing of this development in relation to need for improving the road, the impact of the traffic on the road and City’s roadway system as a whole. Any required improvements to substandard streets shall be limited to the effective frontage of the proposed development for half the width of the required roadway section. Section 7.01 (c)”

The applicant has submitted a TIA (Traffic Impact Analysis) that indicates the requirement to construct right-turn deceleration lanes on both north bound I-35 driveways. A left-turn deceleration lane on the Old Temple Road driveway is not needed according to the TIA.

LaCroix says the Preliminary Plat meets the City’s criteria for approval with the following conditions:

- 1. That the detention pond be indicated as a “Drainage Easement Maintained by the Owner” on the Final Plat.*

2. *That the requirements of the TIA (Traffic Impact Analysis) and the proposed improvements to Old Temple Road has required by the Subdivision Ordinance, "Substandard Street Improvements" be adhered to prior to the approval of the Final Plat.*

Gary Payne had questions about the smaller square footage of the building and the parking requirements and how they are calculated for a drive-thru only facility. LaCroix explained this will be addressed during the site plan approval.

Don Bagby asked about approval of the sign and Brad Wetzel reminded of approval of the variance on the sign during the Conditional Use Permit.

Allison Vrana asked about driveway #3 and the right-hand turn and how tight it might be for semi-trucks. LaCroix explained that is a part of the TIA condition that would be discussed.

Julia Becker asked if the site plan approval will be the final document reviewed by the P&Z and LaCroix explained.

Brad Wetzel asked for clarification on who is responsible for the improvements to Old Temple Road and Kevin Neal explained it all has to do with the rough proportionality determined by the traffic impact analysis.

Gary Payne asked the developer/owner Mubin Maredia what prompted the reduction in diesel fuel pumps from 8 to 6 and Maredia explained space. Maredia was originally purchasing 13 acres and now he is purchasing 9.55 acres. Maredia also explained the site plan should be submitted in the next few days.

After further discussion a motion was made by Gary Payne to recommend to the city council approval of the Preliminary Plat with following conditions:

1. *That the detention pond be indicated as a "Drainage Easement Maintained by the Owner" on the Final Plat.*
2. *That the requirements of the TIA (Traffic Impact Analysis) and the proposed improvements to Old Temple Road has required by the Subdivision Ordinance, "Substandard Street Improvements" be adhered to prior to the approval of the Final Plat.*

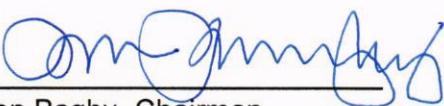
Brad Wetzel seconded the motion.

Don Bagby, Julia Becker and Allison Vrana voted in favor; motion carried.

4. Adjourn.

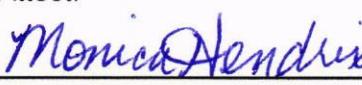
Due to no further business the meeting adjourned at 5:59 p.m.

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



Don Bagby, Chairman

Attest:



Monica Hendrix, City Secretary

