

Notice of Public Hearings

Case No: CUP-2024-01

Lorena Planning and Zoning Commission and City Council

Public Hearings dates and times:

Planning & Zoning Commission: January 13, 2025 at 5:30 p. m.

City Council: January 21, 2025 at 6:30 p. m.

Location: City Hall, 107-A S. Frontage Road, Lorena, TX 76655

Hold a Public Hearing to consider the request of Bruceville Development LLC, applicant, for approval of a Conditional Use Permit to allow a convenience store with fuel sales in the IC District (Interstate Corridor Zoning District) on a tract of land, being described as Being 10.00 acres of land in the James Sprowles Survey, Abstract Number 818, McClennan County, Texas, being out of that called 5.78 acres of land described in a deed to RSB4 Properties B, LLC, recorded under instrument Number 2010035985 of the Official Public Records of McClennan County, Texas, being out of that called 5.51 acres of land described in a deed to RSB4 Properties B, LLC, recorded under instrument Number 2010035985 of the Official Public Records of McClennan County, Texas, being out of that called 5.51 acres of land described in a deed to RSB4 Properties B, LLC, recorded under instrument Number 2010035986 of the Official Public Records of McClennan County, Texas, and being out of that called 412.29 acres of land described in a deed to Robert S. Braswell IV, recorded in Volume 1645, Page 322 in the deed records of McLennan County, Texas located on the Northeast corner of Interstate Highway 35 frontage road at the intersection of South Old Temple Road, City of Lorena and take any action necessary.

Case No: CUP-2024-02

Lorena Planning and Zoning Commission and City Council

Public Hearings dates and times:

Planning & Zoning Commission: January 13, 2025 at 5:30 p. m.

City Council: January 21, 2025 at 6:30 p. m.

Location: City Hall, 107-A S. Frontage Road, Lorena, TX 76655

Hold a Public Hearing to consider the request of The Texan Stores (Brian Dlugosch), applicant, for approval of a Conditional Use Permit to allow a convenience store with fuel sales in the IC District (Interstate Corridor Zoning District) on a tract of land, being described as: AERL Lot 21 A, Block 3, Acres 15.144 and DAVIS H E Acres 1.23, located at the intersection of Interstate Highway 35 frontage road and South Bordon Street, City of Lorena and take any action necessary.

I, the undersigned authority, do hereby certify that the above Notice of Public Hearings, was posted on the front door at the Lorena City Hall and the city website on December 20, 2024.

Monica Hendrix

Monica Hendrix, City Secretary



Setbacks:
Front - 35'
Side - 0' or 15' at side street
Rear - 10'
35' Landscape buffer along road

Parking Required:
1 space / 140 sf floor area +
1 space / 3 gasoline pumps
157 Required spaces

Parking Provided:
232 Car spaces
5 HC spaces
0 Truck spaces

Overall Site Area:
16.7 Acres
728,106 SF

Texan Site Area:
10.7 Acres
470,305 SF

Impervious Cover:
351,203 SF
74.7%

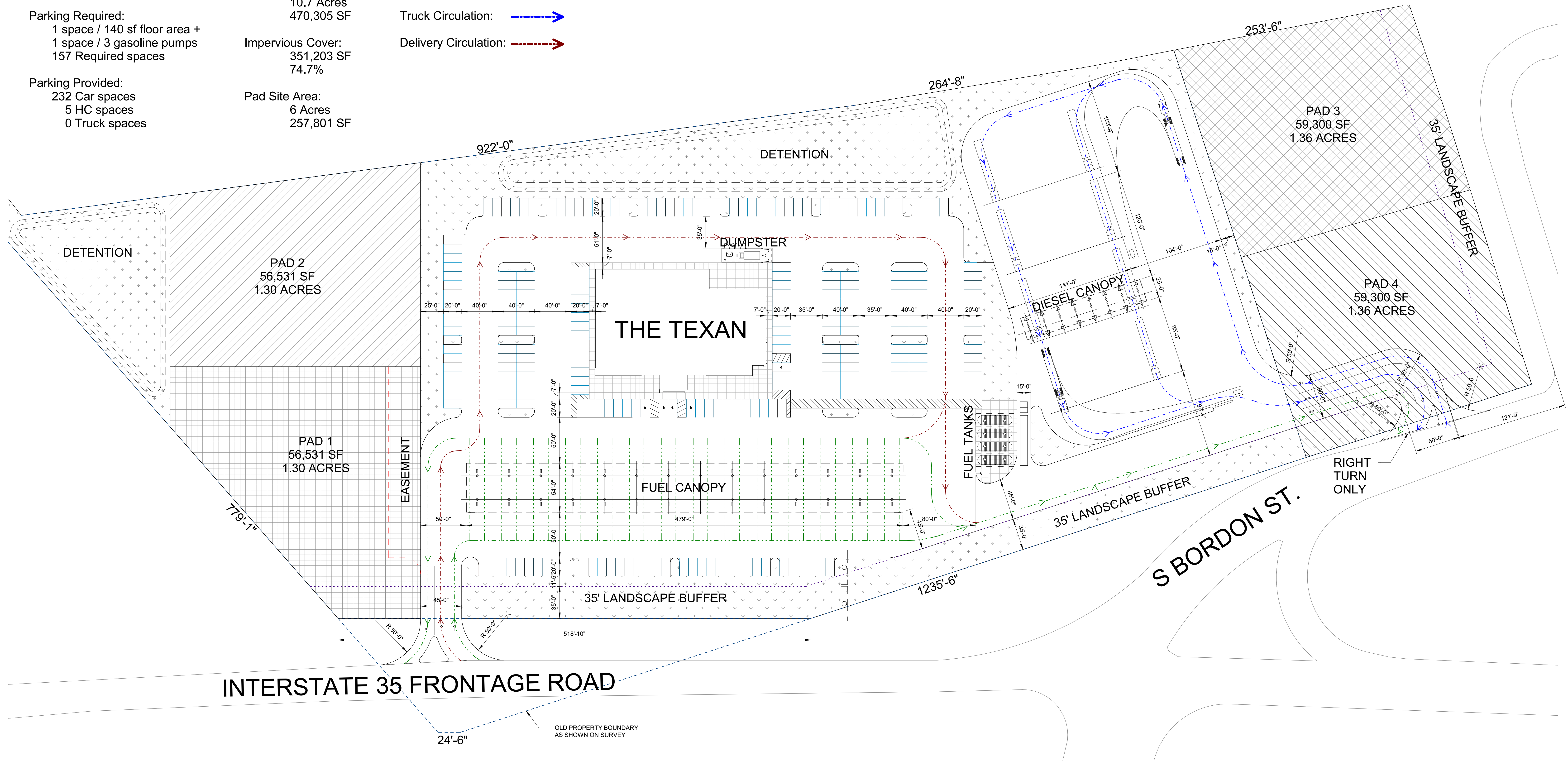
Pad Site Area:
6 Acres
257,801 SF

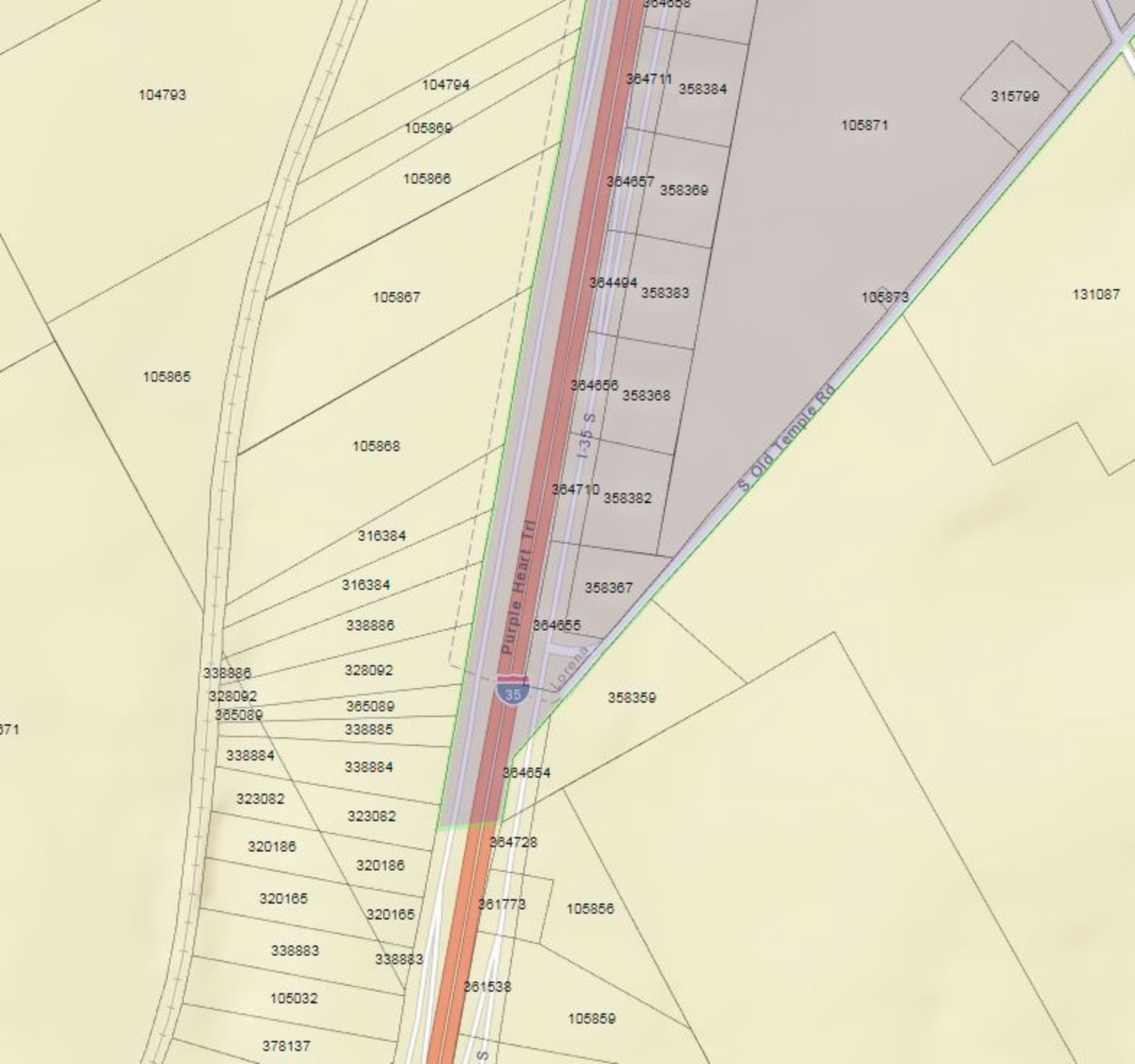
Building Area: 20,850 SF
Zoning: (IC) Interstate Corridor District

Auto Circulation: 

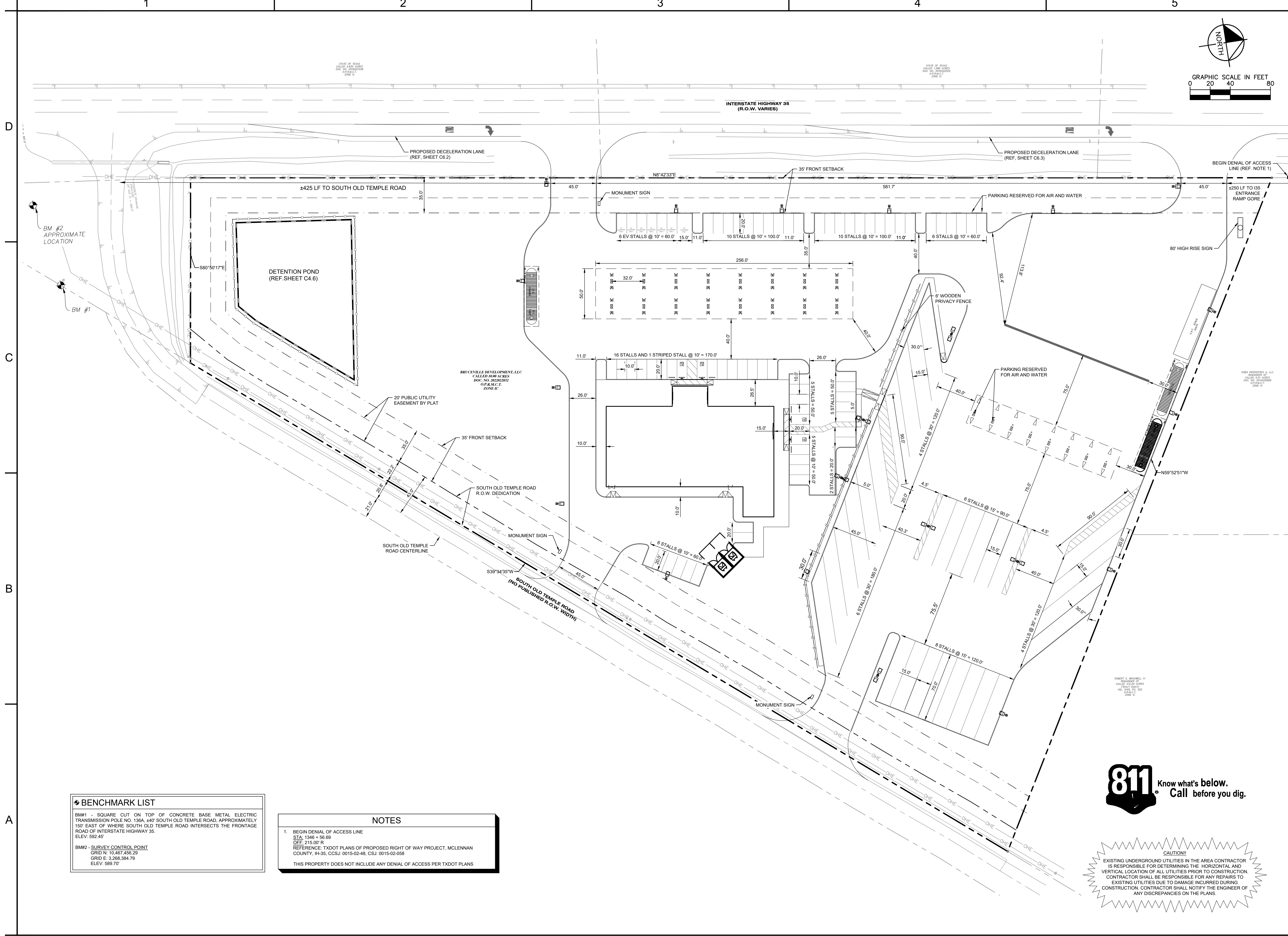
Truck Circulation: 

Delivery Circulation: 





Plotted By: Surveying, Inc. August 23, 2024 01:11:32pm K:\SMA_Gall\065012200 - FoodiesTravelCenter\Layouts\Overall Site Plan.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, and its use is limited to the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



BENCHMARK LIST	
BM#1 - SQUARE CUT ON TOP OF CONCRETE BASE METAL ELECTRIC TRANSMISSION POLE NO. 136A, ±40' SOUTH OLD TEMPLE ROAD, APPROXIMATELY 150' EAST OF WHERE SOUTH OLD TEMPLE ROAD INTERSECTS THE FRONTAGE ROAD OF INTERSTATE HIGHWAY 35.	ELEV: 592.45'
BM#2 - SURVEY CONTROL POINT	
GRID N: 10,467,456.29	
GRID E: 3,268,384.79	
ELEV: 589.70'	

NOTES	
1. BEGIN DENIAL OF ACCESS LINE	STA: 1346 + 56.69
OFE: 215.00' R	
REFERENCE: TXDOT PLANS OF PROPOSED RIGHT OF WAY PROJECT, MCLENNAN COUNTY, IH-35, CCSJ: 0015-02-48, CSJ: 0015-02-058	
THIS PROPERTY DOES NOT INCLUDE ANY DENIAL OF ACCESS PER TXDOT PLANS	

KHA PROJECT D65012200		DATE 7/26/2024	SCALE AS SHOWN	DESIGNED BY NMS	DRAWN BY NMS	CHECKED BY MJC
OVERALL SITE PLAN		FOODIES TRAVEL CENTER PREPARED FOR BRUCEVILLE DEVELOPMENT, LLC.				
SHEET NUMBER C3.0		LORENA TX				

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REVISIONS		BY	DATE