

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, McLennan 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 McLennan 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 McLennan 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 McLennan 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 Drugosch), 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

127978 127980

127983

Walter St

339107
SITE LOCATION

323144
SITE LOCATION

S Boardman St

S Old Temple Rd

S Frontage Rd

35

S Frontage Rd

129279

129281

129280

361690

1292

364680

321

129277

Lowry Ln

S Front St

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: 





