

**NOTICE OF PUBLIC MEETING AND PUBLIC HEARING  
LORENA PLANNING AND ZONING  
MONDAY, AUGUST 14, 2023– 5:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEO CONFERENCING AT THE FOLLOWING LINK <https://meet.goto.com/165997333>

Questions and comments on items listed on the agenda may be emailed no later than NOON on the day of the meeting to the City Secretary via email to [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

**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, Julia Becker, Jeb Clemons, Gary Payne and Allison Vrana was present via teleconference. Austin Montgomery was absent.

**2. Discussion and possible action appointing a Chairman and Co-Chairman for the Planning and Zoning Commission.**

Jeb Clemons moved to re-appoint Don Bagby as Chairman and Gary Payne as Co-Chairman of the P&Z Commission.

Julia Becker seconded the motion.

The vote in favor to the motion was unanimous.

Motion carried 5-0.

**3. Approval of Minutes: May 8, 2023**

Gary Payne moved to approve the May 8, 2023 meeting minutes.

Julia Becker seconded the motion.

The vote in favor to the motion was unanimous.

Motion carried 5-0.

**4. 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 tract of land being described as Lot 1, Block 1, I35-Old Temple Road Addition and located on the East Interstate 35 frontage road at the intersection of Old Lorena Road and North Old Temple Road.**

The Public Hearing opened at 5:34 p.m. City Planner Robert LaCroix informed commissioners the reason for the new CUP request is to make the sign higher and larger. LaCroix explained this is the only process to get a larger sign in a CUP since there is no variance process with a CUP. After the first CUP was issued, a site analysis was done for the sign and it was determined that a taller sign would be needed.

Mubin Maredia explained that Exxon company has no size requirement for their signs but the height needs to be taller to be seen in time to exit for the business. Jeb Clemons spoke and says he has no issues with a taller sign since it will draw more business.

Julia Becker asked how this sign compares to other truck stops and LaCroix explained is not uncommon for 50 to 80 feet signs in rural areas.

Gary Payne spoke and has concerns about how long Roadster has known they needed a taller sign and the fact that they are asking for a sign 2 ½ times larger than allowed. Payne stated in the original CUP the signage height was all that was approved and not the square footage. Payne questioned why they waited so long to request a taller sign when the original CUP was approved in 2021. Payne is concerned about setting a precedent on sign heights. Payne is also concerned that the original CUP was for 13 acres and now it is 9 acres and there are fewer diesel pumps. Payne says that everything got smaller and now they want a bigger sign.

No citizens spoke and the Public Hearing Closed at 5:54 p.m.

City Planner Robert LaCroix spoke and says he has discussed this matter with City Manager Kevin Neal and the signs need a separate ordinance in order for variances on size and height.

Allison Vrana asked if TxDOT has a height requirement or regulate the size of signs outside the city limits. LaCroix explains that TxDOT only regulates billboard signs.

After further discussion, Allison Vrana moved to approve the Conditional Use Permit to allow a convenience store with fuel sales with staff recommendations.

Jeb Clemons seconded the motion. Don Bagby and Julia Becker voted in favor to the motion. Gary Payne opposed the motion.

Motion carried 4-1.

**5. Adjourn.**

Due to no further business the meeting adjourned at 6:12 p.m.

These minutes were approved this 9<sup>th</sup> day of December 2024.



Don Bagby, Chairman

Attest:



Monica Hendrix

Monica Hendrix, City Secretary