

**NOTICE OF PUBLIC MEETING AND PUBLIC HEARINGS  
LORENA CITY COUNCIL  
TUESDAY, JANUARY 21, 2025 6:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCING  
AT THE FOLLOWING LINK <https://meet.goto.com/917001197>  
The City Council Meeting will be opened to the public.

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 Monica Hendrix via email to [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

**AGENDA**

- 1. Call to Order/Roll Call.**
- 2. Pledge of Allegiance.**
- 3. Citizens questions or comments.**  
*At this time any person with business before the Council not scheduled on the agenda may speak to the Council. Comments are limited to three (3) minutes, and this time is not transferable. Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. This forum is limited to a total of 30 minutes.*
- 4. Approval of Minutes:**
  - a. December 16, 2024**
- 5. Committee and Corporation Reports:**
  - a. Lorena Economic Development Corporation**
  - b. Lorena Planning and Zoning Commission**
- 6. Public Hearing:**  
**Conduct a Public Hearing and consider a recommendation to the City Council for a request from Amir Maknojia, applicant, for a Conditional Use Permit for a Convenience Store with Fuel Sales located within the IC – Interstate Corridor zoning district and being 10.00 acres of land generally located on the east service road I-35 and north of S. Old Temple Road. (Note: This project is also known as Foodie’s Corner or FC Travel Center).**  
**Close Public Hearing.**
- 7. Discussion and possible action on Ordinance 2025-0121-01 adopting a Condition Use Permit(CUP) to allow a Convenience Store with fuel sales along the I-35 Corridor District.**
- 8. Public Hearing:**  
**Conduct a Public Hearing and consider a recommendation to the City Council for a request from Brian Dlugosch, applicant, for a Conditional Use Permit (CUP-2024-002) for a Convenience Store with Fuel Sales located within the IC – Interstate Corridor zoning district and being approximately 16.77 acres of land generally located at the intersection of I-35 North Frontage Road and S. Bordon Street. (Note: This project is known as the Texan Travel Center).**  
**Close Public Hearing.**
- 9. Discussion and possible action on Ordinance 2025-0121-02 adopting a Condition Use Permit(CUP) to allow a Convenience Store with fuel sales along the I-35 Corridor District.**
- 10. Discussion and recognition of new employee, School Resource Officer, Mireya Quetz**
- 11. Discussion and possible action on using 2022 Street Bond Funds to fund a portion of the Cindy Lane repair project.**
- 12. Presentation of Summary of Cash and Investments and quarterly budget reports ending 12/31/2024.**
- 13. Presentation of Lorena Police Department Annual Report.**
- 14. Presentation of Racial Profiling Report 2024.**

15. Discussion and possible action to permanently close the portion of Cooksey Ln. located East of Interstate 35 and West of N, Old Temple Rd. until such time funding is available for proper reconstruction of the road.
16. Discussion and possible action on Ordinance 2025-0121-01 calling the May 3, 2025 General Election to elect one (1) person for each position to serve the full term of two (2) years for Mayor and two (2) City Council Members).
17. Police Department Report.
18. City Manager Report.
  - a. Rise Broadband fiber optic project.
  - b. Rise Broadband point of contact Nathan Waltman (682) 498-0988  
[nwaltman@risebroadband.com](mailto:nwaltman@risebroadband.com).
  - c. City Manager and Chief Holt enrolled in Certified Public Manager (CPM) program.
19. Future Agenda Items.
20. Adjourn

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the governing body of the City of Lorena, Texas, was posted on the front door at the Lorena City Hall and the city website at on January 16, 2025.

Monica Hendrix

Monica Hendrix-City Secretary

PURSUANT TO SECTION 551.127 OF THE TEXAS GOVERNMENT CODE, AND IN CONJUNCTION WITH THE GUIDANCE AND PROVISIONS PROVIDED BY THE GOVERNOR OF TEXAS IN THE DECLARATION OF DISASTER ENACTED MARCH 13, 2020, MEMBERS OF THE CITY COUNCIL MAY BE PARTICIPATING REMOTELY IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT, AS TEMPORARILY MODIFIED BY THE GOVERNOR.

*Attendance by Other Elected or Appointed Officials – **NOTICE OF POSSIBLE QUORUM:** It is anticipated that members of City Council or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.*

In compliance with the American with Disabilities Act, the City of Lorena will provide reasonable accommodations for persons attending and/or participating in City Council meetings. The facility is wheelchair accessible, with handicap parking available at the side of the building. Requests for sign interpreters or special services must be received seventy-two (72) hours prior to the meeting by calling the City Secretary at 254-857-4641.

#### PROCEDURES FOR CITIZEN PARTICIPATION AT MEETINGS

The meetings will be streamed live on the City of Lorena's Facebook page.

Citizens who wish to address the Council on any item on the agenda or under the hearing of visitors, must submit questions via email to the City Secretary Monica Hendrix @ [mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov) or in person at Lorena City Hall at 107-A S. Frontage Road by NOON on the day of the meeting. Your comments will be read into the records during the meeting.

Council may not comment publicly on issues raised during citizen comments that are not listed on the agenda but may direct the City Manager to resolve or request the matter to be placed on a future agenda. Such public comments shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended.



**NOTICE OF PUBLIC MEETING  
LORENA CITY COUNCIL  
MONDAY, DECEMBER 16, 2024 6:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEOCONFERENCING  
AT THE FOLLOWING LINK <https://meet.goto.com/319145533>  
The City Council Meeting will be opened to the public.

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 Monica Hendrix via email to  
[mhendrix@lorenatx.gov](mailto:mhendrix@lorenatx.gov)

**MINUTES**

**1. Call to Order/Roll Call.**

Mayor Ross called the meeting to order at 6:30 p.m. Council members present were Mayor Tommy Ross, Jason Blane, Brad Wetzel and Carla Pendergraft. Mayor Protem Kelly Yarbrough was present via teleconference. Emily McKenzie arrived at 6:40 p.m.

City Staff present were Monica Hendrix, Scott Holt, Kyler Jones, Kevin Neal and Peter Rivas.

**2. Pledge of Allegiance.**

Mayor Ross led the pledge of allegiance.

**3. Citizens questions or comments.**

*At this time any person with business before the Council not scheduled on the agenda may speak to the Council. Comments are limited to three (3) minutes, and this time is not transferable. Under the Texas Open Meetings Act, the Council is prohibited from discussing, responding, or acting on any comments or items that have not been properly posted on the agenda. This forum is limited to a total of 30 minutes.*

**4. Minutes:**

**a. November 18, 2024**

MOTION: Carla Pendergraft motioned to approve the minutes.

SECOND: Brad Wetzel

FOR: Jason Blane, Carla Pendergraft, Kelly Yarbrough and Brad Wetzel.

AGAINST: None

ABSENT: Emily McKenzie

Motion carried 4-0.

**5. Commission and Corporation Reports:**

**a. Lorena Economic Development Corporation**

Chairman Kelly Yarbrough reported the meeting. The members had a couple of meetings and elected new officer. Kelly Yarbrough is Chairman, Brad Wetzel is Vice Chairman, Hob Howell is Secretary and Billy Borunda is Treasurer. Member Kyle Miller resigned so there is a vacancy on the board. The bylaws have been edited to allow the EDC to work with the city on the accounting and checking accounts. There was also a strategic planning workshop last week with plans to continue the strategic planning in January 2025.

**b. Lorena Planning and Zoning Commission**

No Meeting/no quorum.

**6. Discussion and possible action to accept the Bright Farms public infrastructure improvements as complete.**

City Manager Kevin Neal reported our City Engineer John Simcik with KPA Engineers has completed a final walkthrough of Bright Farms on November 21, 2024 and all punchlist items have since been completed. KPA is recommending acceptance of the public infrastructure associated with the referenced project by the City of Lorena and commencement of the 1-year warranty period.

MOTION: Jason BlaneK motioned to accept the Bright Farms public infrastructure improvements as complete.

SECOND: Brad Wetzel

FOR: Jason BlaneK, Carla Pendergraft, Kelly Yarbrough and Brad Wetzel.

AGAINST: None

ABSENT: Emily McKenzie

Motion carried 4-0.

**7. Discussion and possible action to cast votes for the 2025/2026 TCAP Board of Directors.**

**There was discussion on who to vote for. Mayor Ross made suggestions on who to vote for and Jason BlaneK suggested voting for candidates from South Texas too.**

MOTION: Brad Wetzel moved to vote for Aimee Ferguson, Henry Arredondo, Clifford Howard, Jo Ella Wagner, Carey Neal Jr., Clayton Fulton, Mark Poland, and Gilbert Reyna Jr.

SECOND: Jason BlaneK

FOR: Jason BlaneK, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

**8. Discussion and possible action approving the 2025 Employee Holiday schedule.**

City Manager Kevin Neal reported this is the same holiday schedule as last year.

MOTION: Carla Pendergraft moved to approve the 2025 Employee Holiday schedule.

SECOND: Emily McKenzie

FOR: Jason BlaneK, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

**9. Discussion and possible action changing the meeting dates for regular City Council meetings that fall on 2025 Federal Holidays recognized by the city.**

There was discussion on what day to hold the meetings and council consensus was to hold the meetings the Tuesday following the holidays.

MOTION: Emily McKenzie moved to hold the regular city council meetings for January and February 2025 on January 21<sup>st</sup> and February 18<sup>th</sup> at 6:30 p.m.

SECOND: Carla Pendergraft

FOR: Jason BlaneK, Carla Pendergraft, Kelly Yarbrough, Emily McKenzie and Brad Wetzel.

AGAINST: None

ABSENT: None

Motion carried 5-0.

**10. Presentation and discussion on overnight tractor trailer parking at the Roadster Travel Center.**

City Manager Kevin Neal presented the attached on tractor trailer parking at the Roadster Travel Center. Topics in the presentation were the Lorena Zoning ordinance as it relates to parking as well as other ordinances addressing tractor trailer parking on private property within the city limits.

**11. Police Department Report.**

**a. November 2024 Monthly report**

Calls for service 183

Traffic stops 158

Total arrests 10

Mayor Ross reported he received a letter from the Baylor University Department of Public Safety acknowledging Chief Holt for his excellent operational support to the collective security efforts implemented during the 2024 Baylor University football season.

Chief Holt explained that there have been calls from people stranded at the Roadster for missing the bus when the busses stop at Roadster. Holt says the PD will provide a ride to these passengers to a nearby hotel and take them home if they live nearby. Holt stressed there have been no calls related to the overnight parking of tractor trailer trucks.

**12. City Manager Report.**

**a. Trash will run on Thursday, December 26, 2024, due to the Christmas holiday and Thursday, January 2, 2025, due to the New Year's Day holiday.**

Reminder that trash service will be delayed due to holidays.

**b. ARPA generator has arrived now waiting on ATS.**

The generator has arrived and we are now waiting on the automatic transfer switch.

**c. Certificate of appreciation plaque presented by Texas Health Benefits Pool for 10 years of participation with the pool.**

The city was presented with an award for 10 years of participation with the pool and plaque was presented to the Mayor.

**d. City Manager's upcoming vacation December 26, 2024 through January 3, 2025.**

Neal informed council he will be out of the office on vacation for a couple of weeks.

**13. Future Agenda Items.**

City Secretary Monica Hendrix reminded council of the Planning and Zoning meeting January 13<sup>th</sup> at 5:30 p.m. and City Council meeting on January 21<sup>st</sup> to discuss two conditional use permits for future development. Hendrix also reminded council there are still two vacant positions on Planning and Zoning and one vacant position on the Economic Development Corporation.

**14. Adjourn**

Due to no further business the meeting adjourned at 7:48 p.m.

These minutes were approved this 21<sup>st</sup> day of January 2025.

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Tommy Ross, Mayor

Attest:

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Monica Hendrix-City Secretary

# Lorena's Roadster Travel Center Tractor Trailer Parking Discussion Topics

- Section 78 Article III of the Lorena Code of Ordinances as it relates to parking.
- Ordinance 2019-1021-02 – As it relates to tractor trailer parking on private property.
- Definition of overnight & night.
- Ordinance 2021-0719-01 & 2023-0821-01 as they relate specifically to the use for the Roadster Travel Center.
- What was said vs. What is enforceable.
- Opportunity for future improvement.



# Section 78 Article III Lorena Code of Ordinances

- ARTICLE III. – BACKING, STOPPING, STANDING, OR PARKING
- What sections may be applicable? 78-72, 78-76, 78-77, & 78-82.
- Each of these sections listed above will be defined on a separate slide.

- ~~Sec. 78-71. - Restrictions on backing.~~
- Sec. 78-72. - General parking restrictions.
- ~~Sec. 78-73. - Parking not to obstruct traffic.~~
- ~~Sec. 78-74. - Parking in alleys.~~
- ~~Sec. 78-75. - Parking on streets under repair.~~
- Sec. 78-76. - Parking of vehicles restricted.
- Sec. 78-77. - Parking for certain purposes prohibited.
- ~~Sec. 78-78. - Parking adjacent to schools.~~
- ~~Sec. 78-79. - Parking prohibited on narrow streets.~~
- ~~Sec. 78-80. - Standing or parking on one-way roadways.~~
- ~~Sec. 78-81. - No stopping, standing, or parking near hazardous or congested places.~~
- Sec. 78-82. - Vehicles not to be parked longer than 48 hours
- ~~Sec. 78-83. - Owner not to permit car registered in his name to be illegally parked.~~
- ~~Sec. 78-84. - Owner responsible for illegal stopping, standing, or parking.~~
- Sec. 78-85. - Parking of trucks with more than two axles.
- ~~Sec. 78-86. - Parking of boats, nonmotor vehicles and recreational vehicles.~~
- ~~Sec. 78-87. - Privileged parking; persons with disabilities.~~
- ~~Sec. 78-88. - No stopping, standing or parking along or next to Interstate 35.~~

## Sec. 78-72. - General parking restrictions.

➤ This section of the Lorena Code of Ordinance is not applicable to the Roadster Travel Center

- (a) No person shall stop, stand, or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or traffic control device in any of the following places:
  - (1) On a sidewalk.
  - (2) In front of a public or private driveway.
  - (3) Within an intersection.
  - (4) Within 15 feet of a fire hydrant, unless otherwise marked.
  - (5) On a crosswalk.
  - (6) At an intersection within 30 feet of an existing intersecting curbline or projection of an intersecting curbline, unless otherwise marked.
  - (7) Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the chief of police has indicated a different length by signs or markings.
  - (8) Within 20 feet of the driveway entrance to any fire station.
  - (9) Alongside or opposite any excavation or street obstruction when stopping, standing, or parking would obstruct traffic.
  - (10) On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
  - (11) Upon any bridge or other elevated structure upon a highway or within a street tunnel or underpass.
  - (12) At any place where official signs or markings prohibit stopping, standing or parking.
  - (13) In any fire lane.
- (b) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such distance as is unlawful.



## Sec. 78-76. - Parking of vehicles restricted.

- This section of the Lorena Code of Ordinance is not applicable to the Roadster Travel Center.

- (a) It shall be unlawful for any person or any owner to leave, park, or stand any truck-tractor, road tractor, trailer, semitrailer, bus, or any other commercial motor vehicle bearing commercial license upon any public street, alley, parkway, boulevard, or public place; provided this section shall not apply to emergency vehicles, street construction, maintenance, and repair equipment, trucks, rollers, and implements, and trucks, equipment, trailers, and vehicles used by public service utility companies engaged in repairing or extending public service utilities, and to motorbuses when taking on or discharging passengers at the customary bus stops, and except all other vehicles designated herein when actually parked at a designated loading zone in those areas of limited parking where loading zones are designated; provided further that this subsection not apply to any vehicle defined or designated therein developing a mechanical defect after such vehicle has commenced to run, en route, making it unsafe to proceed further, and in this event, it shall be lawful to stand or park the vehicle during the time necessary to make emergency repairs.
- (b) It shall be unlawful for any person or owner to leave, park, or stand any recreational vehicle, truck-tractor, road tractor, semitrailer, bus, truck, or trailer with a rated capacity of 10,000 pounds or more according to the manufacturer's classification, or gross weight, upon any street, alley, or thoroughfare within any district zoned for residential purposes, according to city zoning ordinance (chapter 86). Provided, however, that such recreational vehicles, noncommercial, and commercial vehicles may be parked upon private property in such zones on such person's or owner's property, as provided, and to the extent allowed, in chapter 86. This subsection shall not prevent the parking or standing of the above-described vehicles in such zoned areas for the purpose of expeditiously loading or unloading passengers, freight, or merchandise.

## **Sec. 78-77. - Parking for certain purposes prohibited.**

➤ This section of the Lorena Code of Ordinance is not applicable to the Roadster Travel Center.

- No person shall park a vehicle upon any street for the principal purpose of:
  - (1) Displaying such vehicles for sale.
  - (2) Washing, greasing, or repairing such vehicles except repairs necessitated by an emergency.
  - (3) Displaying for sale or selling any merchandise.

## **Sec. 78-82. - Vehicles not to be parked longer than 48 hours.**

➤ This section of the Lorena Code of Ordinance is not applicable to the Roadster Travel Center.

- It shall be unlawful for any person, owner, or corporation to leave standing in any public street, alley, or other public place any vehicle, automobile, truck, trailer, or other character of private property unattended for a longer continuous period of time than 48 hours.

**ORDINANCE NO. 2019-1021-02**

**AN ORDINANCE OF THE CITY OF LORENA, TEXAS PROHIBITING OVERNIGHT PARKING OF COMMERCIAL MOTOR VEHICLES AND CAMPERS UPON PRIVATE PROPERTY; CREATING OFFENSES AND PROVIDING PENALTIES FOR VIOLATION; PROVIDING FOR PUBLICATION; AND AUTHORIZING SUBMISSION INTO THE CITY’S CODE OF ORDINANCES:**

**WHEREAS**, the utilization of commercial motor vehicles and campers upon private property within the City of Lorena for temporary residential purposes or temporary storage presents public safety concerns due to fire danger, increased crime, overcrowding, unsanitary conditions and accumulations of waste and debris due to lack of adequate potable water, wastewater, and solid waste facilities, and is contrary to the character and established uses of zoning districts within the City of Lorena; and

**WHEREAS**, Local Government Code section 601.001 grants a municipality by ordinance to regulate the parking of motor vehicles on private property; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City of Lorena to implement commercial parking regulations.

**BE IT ORDAINED** by the City Council of the City of Lorena, Texas as follows:

**Section 1.** That the Code of Ordinances, City of Lorena, Texas, is hereby amended by adding a section - Division 3.- OVERNIGHT PARKING consisting of Section 78-125 to read as follows:

**Section 78-125. Parking Overnight**

- (a) Except as otherwise provided in the Lorena Zoning Ordinances, including but not limited to bona fide permitted truck stops, truck dealerships, truck repair, freight services and warehousing and industrial facilities, it is unlawful for any person to park and leave unattended any commercial vehicle or camper on non-residential private property in the City of Lorena between the hours of 9 p.m. and 9 a.m.
  - (i) This restriction does not apply to private parking lots of hotels, motels or other establishments providing overnight accommodations.
  - (ii) This restriction does not apply to private parking lots of establishments providing accommodations, meals, and other services for travelers between the hours of 9 p.m. and 9 a.m.
- (b) The term “commercial vehicle” shall mean truck-tractor, road tractor, semi-trailer, bus, truck or trailer or any other commercial vehicle with a rated carrying capacity of two (2) tons or more according to the manufacturer’s classification.
- (c) The term “camper” shall include all travel trailers, towed trailers, folding camping trailers, fifth wheels, and truck campers.
- (d) Upon approval by resolution, the City Council may temporarily suspend the restrictions imposed by section 78-125 in order to accommodate special events held within the City. The resolution of suspension shall become effective forty-eight (48) hours prior to the official start of the scheduled event and shall terminate forty-eight (48) hours after official conclusion of the event.
- (e) Each day that a person remains in violation of this ordinance shall constitute a separate offense. In the prosecution of an alleged violation of this ordinance no proof of a culpable mental state shall be required. A person who violates this section shall be guilty of a class C misdemeanor and shall be punished by a fine not to exceed \$500.00 for each day or part thereof that the violation occurs. The registered owner of the vehicle and/or the driver is considered the responsible party.

**Section 2. Severability.** If any clause or provision of this Ordinance shall be deemed to be unenforceable for any reason, such unenforceable clause or provision shall be severed from the remaining portion of the Ordinance, which shall continue to have full force and effect.

**Section 3. Publication and Effective Date.** This Ordinance was approved this 21 s t day of October 2019 shall become effective following publication as required by law.

## Definitions according to Merriam-Webster

- <https://www.merriam-webster.com/dictionary/overnight>
- <https://www.merriam-webster.com/dictionary/night>



- Overnight
  - Adverb – during the night
  - Adjective – of, lasting, or staying the night
- Night
  - Noun - the time from dusk to dawn when no sunlight is visible



# 2021-0719-01 vs 2023-0821-01

1. The development is required to adhere to the conceptual Site Plan attached hereto as Exhibit 'B'.

2. The development is required to generally adhere to the conceptual Elevation attached hereto as Exhibit 'C'.

3. No outside storage or display is permitted on the property with the exception of one (1) ice sales freezer and one (1) propane cage.

4. **No overnight parking of semi-tractor trailer vehicles is allowed.**

5. Any construction resulting from the approval of this Conditional Use Permit must 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, all local ordinances, and with all other applicable state and federal laws and regulations.

6. Due to the topography of the property and substantial elevation change in reference to the adjacent Interstate Highway corridor, one (1) pylon sign only is allowed on the Property, not to exceed fifty (50') feet in height, and meeting all other requirements for pylon signs in the (IC) Interstate Corridor District for only the use of convenience store with fuel sales on the Property. Any other use on the Property is required to conform to such Zoning Ordinance and sign regulations as may be in effect at the time of any change in use from convenience store with fuel sales.

1. The development is required to adhere to the conceptual Site Plan attached hereto as Exhibit 'B'.

2. The development is required to generally adhere to the conceptual Elevation attached hereto as Exhibit 'C'.

3. No outside storage or display is permitted on the property with the exception of one (1) ice sales freezer and one (1) propane cage.

4. **No overnight parking of semi-tractor trailer vehicles is allowed.**

5. Any construction resulting from the approval of this Conditional Use Permit must 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, all local ordinances, and with all other applicable state and federal laws and regulations.

6. Due to the topography of the property and substantial elevation change in reference to the adjacent Interstate Highway corridor, one (1) pylon sign only is allowed on the Property, not to exceed eighty (80') feet in height and a maximum area of six hundred fifty (650) square feet attached hereto as Exhibit 'D', and meeting all other requirements for pylon signs in the (IC) Interstate Corridor District for only the use of a convenience store with fuel sales on the Property. Any other use on the Property is required to conform to such Zoning Ordinance and sign regulations as may be in effect at the time of any change in use from convenience store with fuel sales.



# What was said vs What is enforceable

- Representatives for the Roadster Travel Center stated in public hearings for the Conditional Use Permit (CUP) for their property that they would issue parking passes for the tractor trailer vehicles and that the parking passes would be valid for two (2) hours.
- Furthermore, Roadster representatives stated that they would have their own employees regulate the two (2) hour parking.
- Since the parking of semi tractor trailers is not prohibited by a law and only overnight parking of semi tractor trailers is prohibited as a condition of the CUP/Zoning of the property, the property owner is the only person that can be legally held accountable for an overnight parking violation.
- The burden of proof for the violation falls to the City, and could be cumbersome to overcome in a court of law.

# Opportunities for future improvement

- Be mindful of the customer base for the use in which the property is intended.
- City officials should be very specific as to the conditions specified within any CUP ordinance.
- Keep open lines of communication between City staff and the owner/management team of the property
- Monitor the situation and have conversations with the property owner/management team when an improvement plan needs to be initiated.
- As to date the Lorena PD has not received a call for service to the Lorena Roadster Travel Center that is directly or indirectly related to the overnight parking of semi tractor trailers.

# STAFF REPORT

**To:** Chairman Bagby and Members of the Planning & Zoning Commission

**From:** George Adams, Planning Consultant

**Date of Meeting:** January 13, 2025

**RE:** Conduct a Public Hearing and consider a recommendation to the City Council for a request from Amir Maknojia, applicant, for a Conditional Use Permit for a Convenience Store with Fuel Sales located within the IC – Interstate Corridor zoning district and being 10.00 acres of land generally located on the east service road I-35 and north of S. Old Temple Road. (Note: This project is also known as Foodie’s Corner or FC Travel Center).

**HISTORY:** City Council previously approved a Conditional Use Permit for this site on December 19, 2022 (CUP-2022-01). In late 2023 the applicant requested a 1-year extension per section 3.2.4. of the Lorena Zoning Code. This extension was approved by the Zoning Administrator, extending the life of the Conditional Use Permit to December 19, 2024. The 2022 Ordinance is included as **Attachment A**.

The applicant is requesting to construct a convenience store/travel center business that will provide fuel sales and retail sales service to Interstate 35 travelers as well as local residents of the city. The conceptual site plan indicates the convenience store is proposed to be approximately 19,000 square feet in area. There are two gas canopy areas indicated on the concept plan, one parallel and in front of the main building and the other canopy behind the building for fueling large transport trucks. **Attachment B** provides the Applicant’s summary of the project, including requested waivers or variances from city code. **Exhibit B** includes the site plan and preliminary plat for the project.

The required parking for the convenience store is one (1) space per one 140 square feet of building area plus one (1) space for each 3 gasoline pump units (a unit may have up to six (6) nozzles for gasoline disbursement) for a total of 140 required parking spaces. A total of 153 parking spaces are provided throughout the site with 118 spaces for cars and 35 spaces for large semi-tractor trucks.

A storm water detention pond and area for a septic system is proposed on the southern edge of the property. Two points of access into and out of the site are shown on the I-35 Interstate frontage road and two points of access in indicated on S. Old Temple Road.

**COMPREHENSIVE PLAN:** The Future Land Use Map for this area is designated as High Intensity Commercial and the application is in compliance with the Comprehensive Plan.

## **CONDITIONS OF APPROVAL**

If the Planning & Zoning Commission chooses to approve the applicant’s request for a Conditional Use Permit for a convenience store with fuel sales, staff would propose the following conditions of approval:

(1) That the development shall generally adhere to the conceptual Site Plan and Architectural Elevations (**Exhibits B and C**).

(2) That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.

(3) 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.

(4) No parking for semi-truck is permitted over 24 hours.

**Planning and Zoning Commission recommendations are shown in red text below.**

In addition, the applicant is requesting to modify the ordinance by including the following, these are described in **Attachment B** and include:

- 1) Request to allow one pylon pole sign not to exceed 80' in height and with a maximum surface area of 785 square feet on the property, rather than the standards of Section 12.4.00 *Pylon Sign* which limit a pylon sign to 300 square feet in area and 25 feet in height. (**See Exhibit A**).

**Recommend approval of 80' height and 785 sf area, with condition of removing one monument sign closest to pylon sign.**

- 2) Remove the following requirement and language: Permanent signs shall be posted at the entrance and parking lot islands and along the perimeter in and around the truck parking field that state "NO OVERNIGHT PARKING \_ VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENSE".

**Recommend Overnight parking-Permanent signs shall be posted at the entrance and parking lot islands and along the perimeter in and around the truck parking field that state "NO PARKING FROM 12AM TO 6AM \_ PARKING VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENSE"**

- 3) Request to not provide sidewalks along I-35 Frontage Road and South Old Temple Road as required by Section 7.02 of the Lorena Subdivision Ordinance.

**Recommend requiring sidewalks on both I-35 and Old Temple Road as per city ordinances.**

- 4) Per Section 10.2.4. *Use of Alternative Exterior Materials* request to allow building materials as shown **Exhibit C**, this will permit the use of stucco.

**Recommend approval of applicant's request.**

- 5) Request to not provide landscape Foundation Plantings adjacent to the building per Section 6.12.5.E.

**Recommend approval of applicant's request.**

- 6) Request to cluster street trees rather than provide at 40 feet spacing per Section 6.12.5.H.  
**Recommend approval of applicant's request. Trees that were to be placed at entrances on I-35 will be allocated at other areas of the property.**
- 7) Request to not have an interior landscape parking islands per Section 12.5.J.1:
- a. At the front of the proposed building.
  - b. At two locations on the north side of the property where truck parking is provided. Striped islands are proposed in lieu of landscaped islands.
  - c. Trees required for these landscape islands will be planted in other areas of the site.
- Recommend approval of applicant's request.**

**RECOMMENDATION:** This CUP is recommended for approval with the condition sidewalks are provided along Old Temple Road.

**List of Attachments and Exhibits:**

Attachment A – Ordinance 2022-1219-01

Attachment B – Applicant's Summary Letter

Exhibit A – Foodie's Pole Sign Exhibit

Exhibit B – Foodie's Overall Site Plan and Preliminary Plat

Exhibit C – Foodie's Building Elevations

# ATTACHMENT A

## AN ORDINANCE OF THE CITY OF LORENA, TEXAS

### ORDINANCE NO. 2022-1219-01

**AN ORDINANCE OF THE CITY OF LORENA, TEXAS, AMENDING THE ZONING CODE SO AS TO GRANT A CONDITIONAL USE PERMIT TO ALLOW A CONVENIENCE STORE WITH FUEL SALES IN THE IC DISTRICT (INTERSTATE CORRIDOR ZONING DISTRICT) AND 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 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 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 RRECORDS 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 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, GENERALLY LOCATED ON THE EAST SERVICE ROAD OF INTERSTATE HIGHWAY 35 NEAR SOUTH OLD TEMPLE ROAD; MAKING FINDINGS OF FACT; PROVIDING FOR RELATED MATTERS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of the property described hereinafter (the "Property") has requested that the Property be granted a CUP (Conditional Use Permit) to allow a convenience store with fuel sales in the IC District (Interstate Corridor Zoning District); and 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 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 of the Deed Records of McLennan County, Texas generally located on east service road of I-35 and near S. Old Temple Road; and

being more fully described in *Exhibit 'A'* of this ordinance, which is attached hereto and incorporated herein for all purposes; and

**WHEREAS**, after giving at least ten (10) days written notice to the owners of land within two hundred (200') feet of the Property, the Planning & Zoning Commission held a public hearing



on the proposed CUP (Conditional Use Permit) for a convenience store with fuel sales and forwarded its recommendation on the request to the City Council; and

**WHEREAS**, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that the request warrants approval.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LORENA, TEXAS, THAT:**

**SECTION 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2. Amendment of Zoning Ordinance.** Ordinance No. 2018-1210-01, as amended, the City of Lorena Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by granting the CUP (Conditional Use Permit) on the Property as set forth in Section 3.

**SECTION 3. Property Rezoned.** The Zoning Ordinance is hereby amended by granting a CUP (Conditional Use Permit) for a convenience store with fuel sales in the IC – Interstate Corridor District on property described on Exhibit 'A' and shall be subject to the following conditions:

1. That the development shall adhere to the conceptual Site Plan attached hereto as Exhibit 'B'.
2. That the development shall generally adhere to the conceptual Elevation attached hereto as Exhibit 'C'.
3. No outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.
4. 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.
5. No overnight parking permitted.
6. Permanent signs shall be posted at the entrance and parking lot islands and along the perimeter in and around the truck parking field that state "NO OVERNIGHT PARKING – VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENCE"

**SECTION 4. Recording Zoning Change.** The City Council directs the Planning Department to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

**SECTION 5. Severability.** Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 6. Penalty.** Any person, firm or corporation who shall violate any of the provisions of this Ordinance or who shall fail to comply with any provisions hereof within the corporate limits of the City of Lorena shall be guilty of a misdemeanor and upon conviction shall be fined with the maximum fine in the amount of two thousand dollars (\$2,000) for a violation of any provision governing the public health, safety, morals and welfare and shall be fined with the maximum fine in the amount of five hundred dollars (\$500) for any other violation.

**SECTION 7. Open Meetings.** That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Government Code.

**SECTION 8. Effective Date.** The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest.

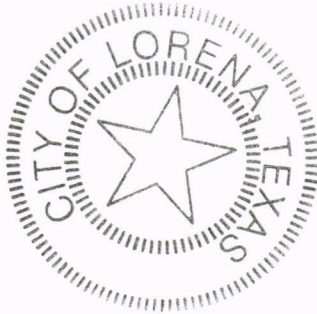
PASSED AND APPROVED on this the 19th day of December, 2022.

ATTEST:

THE CITY OF LORENA, TEXAS:

Monica Hendrix  
Monica Hendrix, City Secretary

Tommy Ross  
Tommy Ross, Mayor





---

October 28, 2024

Monica Hendrix  
City Secretary  
107-A, S. frontage rd. Lorena, Texas 76655

**Engineering Summary Letter**  
**Conditional Use Application**  
**McLennan County Parcel ID: 358367**

*On behalf of Bruceville Development LLC, please accept the attached conditional use permit application change application for the proposed Foodie's Corner Travel Center located at Northeast Corner of the intersection of I-35 and South Old Temple Road.*

*The 10-acre tract is located within the full purpose jurisdiction of City of Lorena city limits and is currently zoned in the Interstate 35 Planned Corridor District (IC). In December 2022, a conditional use permit for this tract was approved under the zoning ordinance number. 2022-1219-01 to allow for a convenience store with fuel sales. A one-time extension planned to expire in December 19, 2024 was also granted for this site.*

*The primary purpose of this conditional use permit is to allow this development an 80' high pole sign as per the attached **Exhibit A**. Due to the location of the site and the adjacent I-35 corridor, a sign of such nature will help travelers easily identify the site and safely exit the interstate if they plan to stop.*

*As the City may be aware, we are very excited for the Foodie's Corner's Travel Center to be in the City of Lorena. We are asking for this sign so that we can compete with other Travel Centers on the I-35 corridor. This project will be a \$15M+ facility that plans to add 30+ employees. We are hoping the city staff considers our request and helps us build a successful project located in the City of Lorena.*

*As part of this application, we would like to modify the conditions as part of zoning ordinance number. 2022-1219-01 as follows:*

1. That the development shall adhere to the conceptual site plan attached hereto as **Exhibit B**.
2. That the development shall generally adhere to the conceptual elevation attached hereto as **Exhibit C**.
3. No outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.
4. 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.
5. No parking for semi-truck is permitted over 24 hours.
6. ~~Permanent signs shall be posted at the entrance and parking lot islands and along the perimeter in and around the truck parking field that state "NO OVERNIGHT PARKING – VIOLATORS WILL BE TOWED AWAY AT VEHICLE OWNER'S EXPENCE"~~. If this note is consistent with other developments in the City of Lorena, we are open to adding this as a condition. Just looking at this site and the proximity to how far all the residential developments are located, we would like to remove this as a condition.
7. Allow one pylon pole sign not to exceed 80' in height and with a maximum advertisable surface area of 604 sq.ft. and fuel display surface area of 355 sq.ft.

**Alternate Compliance/ Modification Request:**

1. Request for a pole sign as described above and shown in **Exhibit A**.

**Reasoning:** Please see above.

2. Request to not provide sidewalks along I-35 Frontage Road and South Old Temple Road. This is consistent to what is being shown in the site plan and the prelim plat, **Exhibit B**.

**Reasoning:**

- Sidewalks along TxDOT Interstate 35 Frontage Road pose pedestrian safety concerns with the posted speed limit.
  - Sidewalks are not existent in the immediate vicinity of this project, and adding sidewalks would not be congruent with the current land use and traffic patterns.
  - Similar developments in the area, such as the Roadster development on I-35 and Old Temple Road, did not construct sidewalks along either right-of-way.
  - Sidewalk on I-35 frontage was not provided under the approved under the zoning ordinance number. 2022-1219-01.
  - Sidewalk on South Old Temple Road can be addressed with the agreement and the TIA coordination ongoing with the city staff. Our intent is the sidewalk in South Old Temple Road shall be built when there is ROW improvement or when the road is expanded. We don't want don't to install a sidewalk that could potentially be demolished in the future.
3. Request to allow building materials as shown **Exhibit C**, which includes the use of stucco.  
  
**Reasoning:** No new building materials are being proposed when comparing to what was previously approved under the approved under the zoning ordinance number. 2022-1219-01. The Exhibit C, provided with application mainly just shows the use of stucco instead of the Ceraclad panels (EIFS) that were being utilized on the side of the building. This is mainly due to the significant cost increase in materials in recent years.
  4. Foundation Plantings (Section 6.12.5.E) - This project is a travel center/ gas station, much of the space against the side of the building is needed for things like ice chests, propane lockers, or other similar uses. Given this, it is not feasible for this project to provide the required foundation plantings as specified.

**Reasoning:** We are proposing additional planting beds throughout the site to make up for this deficit. The area of these additional beds combined will be greater than the area that the ordinance would have otherwise required.

5. Street Trees (Section 6.12.5.H) - Considering this project is a travel center/ gas station, it is our priority to maintain as much visibility from the street as we possibly can. The I-35 N corridor is a very busy route, and we believe it is crucial to be visible to drivers on this road. Given this, we are requesting permission to cluster trees within the bufferyard area in order to maximize this visibility from I-35.

**Reasoning:** With this design, we will retain the required number of trees, but reorganize them so that they provide better visibility from I-35 while still providing a buffer and screening from the street and adjacent properties at the same time.

6. Parking Lot Islands (Section 6.12.5.J.1)
  - a. At the front of our proposed building, we show 18 consecutive parking spaces without an interior parking island. We are requesting permission to not have an interior parking island breaking up this row.

**Reasoning:** On the row of parking along I-35, we are showing 33 parking spaces with five parking islands – one on each end and three in the middle. According to the ordinance, this row of 33 parking spaces should only require three parking islands. Because we are providing two additional parking islands in this row, we would like this excess to make up for the lack of a parking island on front of the building.

The following attachments are part of this application:

**Exhibit B** – Includes Overall Site Plan and Preliminary plan, which have addressed the first round of comments from both the city and planning staff.

**Exhibit C** - Building elevations.

If you have any questions or need any clarification, please reach out to me directly at (512) 909-1677 or via email at [nuresh11@yahoo.com](mailto:nuresh11@yahoo.com).

Sincerely,  
Nuresh Maknojia



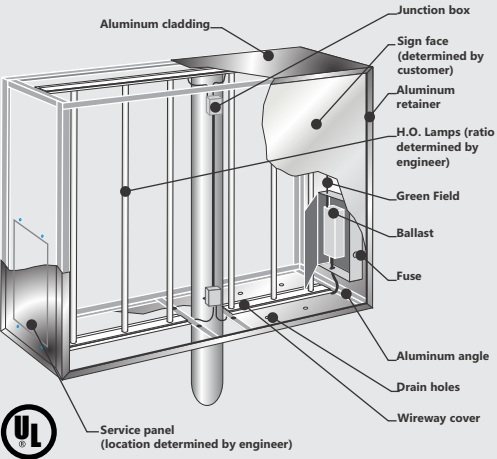
Project Manager | Foodie's Corner



Project Details & Specifications

Fabricate And Install High-rise Truck Stop Pylon Sign.

TYPICAL POLE MOUNT SIGN  
(NOT TO SCALE)



Paint & Material Colors

- ACRYLIC COLORS
- A1: HHC Clear
- PAINT COLORS
- P1: Mathews Black



Sign Layout.  
Scale: 3/32" = 1'0"



UNITY SIGNS  
www.unitysigns.com

16611 WEST LITTLE YORK RD HOUSTON TX 77084  
Tel: 281-679-5152 Fax: 281-398-8155

CLIENT NAME:	FOODIE'S CORNER TRAVEL CENTER - LORENA
ADDRESS:	INTERSECTION OF S. OLD TEMPLE RD & I-35 LORENA, TX 76630
DESCRIPTION:	PYLON SIGN
DRAWING NAME:	BDG_LRNA_PYS_1024_A1.0
DATE CREATED:	10-24-2024
DESIGNER:	HMM

REVISIONS

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APPROVALS: YOUR SIGNATURE ASSUMES ALL LIABILITY FOR THE DESIGN OF THE SIGN(S), SPELLINGS, COLORS, SIZES AND ALL RELATED ITEMS QUOTED.

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE

ELECTRICAL DISCLAIMER:

CUSTOMER MUST PROVIDE A DEDICATED DIRECT 120 VOLT 20 AMP CIRCUIT WITH DESIGNATED GROUND FOR SIGN ONLY WITHIN 6' OF SIGN LOCATION. UNITY SIGNS MUST BE NOTIFIED OF "OTHER VOLTAGES" PRIOR TO MANUFACTURE.

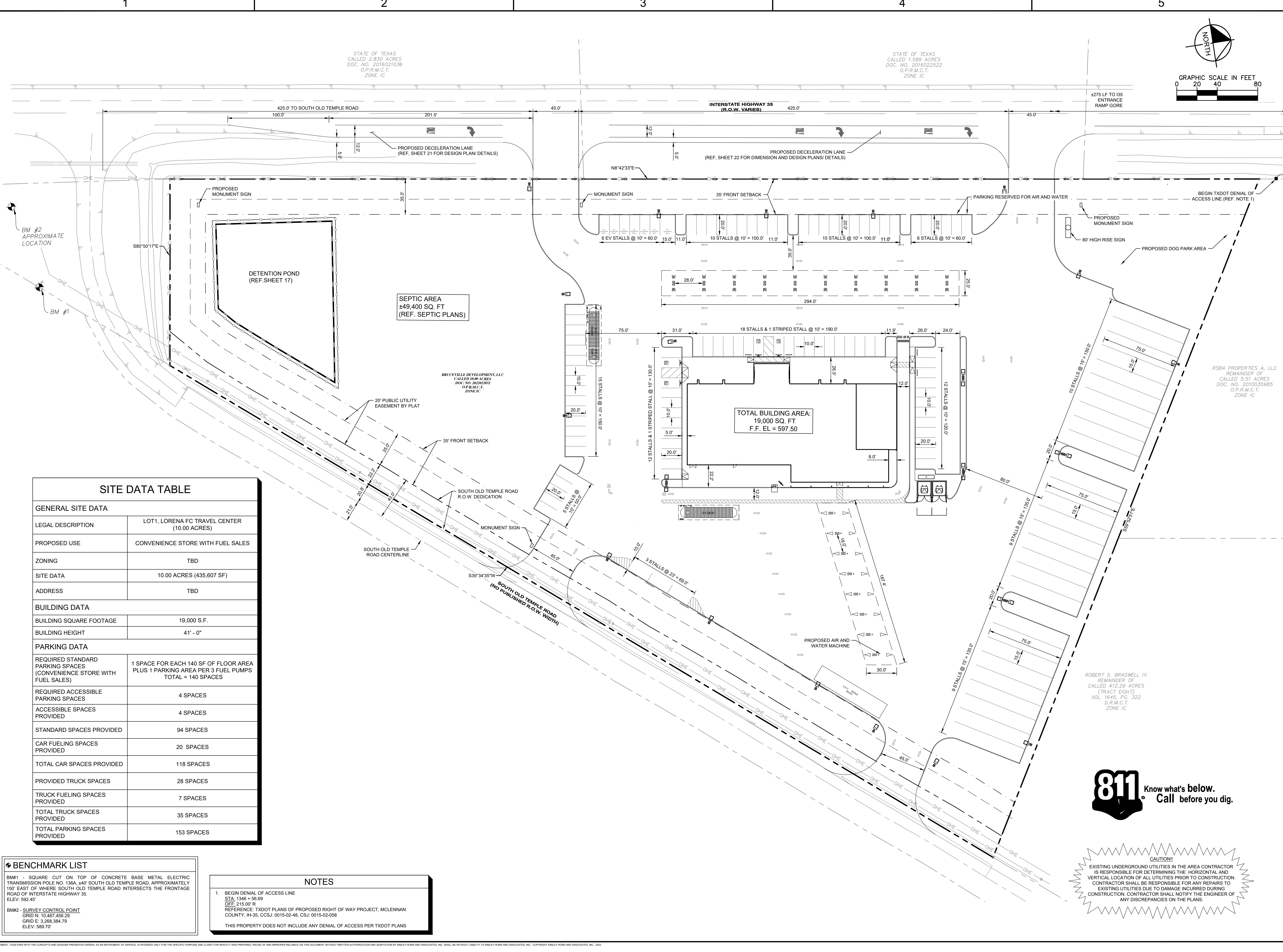
INSTALLATIONS TO COMPLY WITH ALL APPLICABLE CITY AND NATIONAL CODES. ATTACHMENTS INDIVIDUALLY MOUNTED WITH 3/8"X5" NON-FERROUS BOLTS.





Plotted: B:\Surveying\11-20-2024\_10-35-59.mxd K:\Surveying\11-20-2024\_10-35-59.mxd (K:\Surveying\11-20-2024\_10-35-59.mxd) OVERALL SITE PLAN.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release 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. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2022

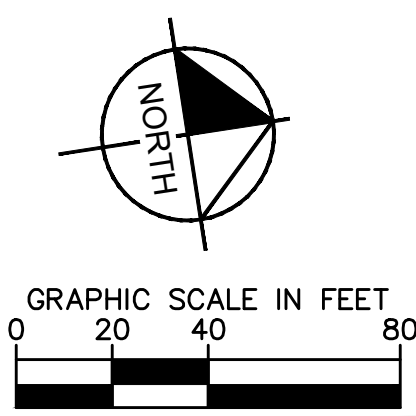
D  
C  
B  
A




SITE DATA TABLE	
GENERAL SITE DATA	
LEGAL DESCRIPTION	LOT1, LORENA FC TRAVEL CENTER (10.00 ACRES)
PROPOSED USE	CONVENIENCE STORE WITH FUEL SALES
ZONING	TBD
SITE DATA	10.00 ACRES (435,607 SF)
ADDRESS	TBD
BUILDING DATA	
BUILDING SQUARE FOOTAGE	19,000 S.F.
BUILDING HEIGHT	41' - 0"
PARKING DATA	
REQUIRED STANDARD PARKING SPACES (CONVENIENCE STORE WITH FUEL SALES)	1 SPACE FOR EACH 140 SF OF FLOOR AREA PLUS 1 PARKING AREA PER 3 FUEL PUMPS TOTAL = 140 SPACES
REQUIRED ACCESSIBLE PARKING SPACES	4 SPACES
ACCESSIBLE SPACES PROVIDED	4 SPACES
STANDARD SPACES PROVIDED	94 SPACES
CAR FUELING SPACES PROVIDED	20 SPACES
TOTAL CAR SPACES PROVIDED	118 SPACES
PROVIDED TRUCK SPACES	28 SPACES
TRUCK FUELING SPACES PROVIDED	7 SPACES
TOTAL TRUCK SPACES PROVIDED	35 SPACES
TOTAL PARKING SPACES PROVIDED	153 SPACES

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: 10,467,466.29 GRID E: 3,268,384.79 ELEV: 589.70'	

NOTES	
1. BEGIN DENIAL OF ACCESS LINE STA: 1346 + 56.69 OFF: 215.00' R REFERENCE: TXDOT PLANS OF PROPOSED RIGHT OF WAY PROJECT, MCLENNAN COUNTY, III-35, CCSI: 0015-02-48, CSJ: 0015-02-059	
THIS PROPERTY DOES NOT INCLUDE ANY DENIAL OF ACCESS PER TXDOT PLANS	





Know what's below.  
Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

**Kimley»Horn**

Engineer: MATTHEW J. GATTO  
P.E. No. 147208 Date: 10/28/2024

KHA PROJECT  
D65012200

DATE  
10/25/2024

SCALE AS SHOWN

DESIGNED BY NMS

DRAWN BY NMS

CHECKED BY MJC

FOODIES TRAVEL CENTER  
PREPARED FOR  
BRUCEVILLE DEVELOPMENT, LLC.

LORENA TX

SHEET NUMBER  
9 OF 39

**Kimley»Horn**

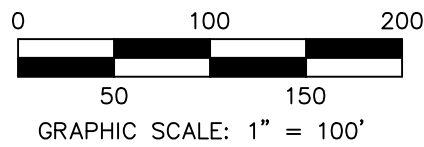
©2024 KIMLEY-HORN AND ASSOCIATES, INC. 1251 E. SADDLER DR., BUILDING K, SUITE 3200, BEAUMONT, TX 77707  
WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S50°31'32"E	39.22'
L2	N50°25'25"W	38.72'
L3	S50°31'32"E	37.53'

LOT SUMMARY TABLE		
LOT #	ACRE(S)	SQUARE FT.
1	9.4796	412,933
R.O.W.	0.5205	22,674
TOTAL	10.0002	435,607



APPROXIMATE LOCATION  
OF LORENA CITY LIMITS

INTERSTATE HIGHWAY 35  
(R.O.W. VARIES)

LOT 1  
(ZONE IC)

JAMES  
SPROWLES  
SURVEY  
ABSTRACT  
NO. 818

APPROXIMATE LOCATION  
10' ELECTRIC EASEMENT  
DOC. NO. 2001024211  
O.P.R.M.C.T.

P.O.B.  
GRID N: 10,467,768.19  
GRID E: 3,268,422.65

0.5205 ACRE  
HEREBY DEDICATED  
FOR RIGHT-OF-WAY

SURVEY CONTROL POINT  
GRID N: 10,467,456.29  
GRID E: 3,268,384.79  
ELEV.= 589.70'

LISA B PROPERTIES, LLC  
CALLED 10.14 ACRES  
DOC. NO. 2010035983  
O.P.R.M.C.T.

LISA BRASWELL  
CALLED 214.84 ACRES  
DOC. NO. 200213764  
O.P.R.M.C.T.

RSB4 PROPERTIES A, LLC  
REMAINDER OF  
CALLED 5.51 ACRES  
DOC. NO. 2010035985  
O.P.R.M.C.T.  
(ZONE IC)

ROBERT S. BRASWELL IV  
REMAINDER OF  
CALLED 412.29 ACRES  
(TRACT EIGHT)  
VOL. 1645, PG. 322  
D.R.M.C.T.  
(ZONE IC)

SOUTH OLD TEMPLE ROAD  
(R.O.W. WIDTH VARIES)

**BEARING BASIS:**

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000128290243.

**SURVEY CONTROL:**

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JUNE 17, 2020.

**UTILITY NOTE:**

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

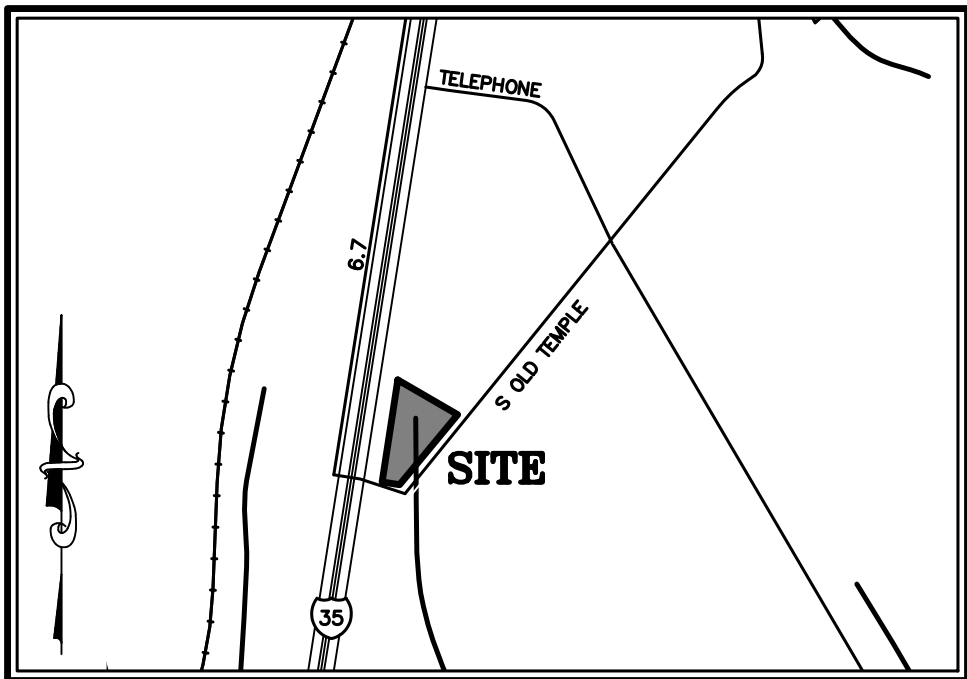
**BENCHMARK NOTE:**

TBM #1- SQUARE CUT ON TOP OF CONCRETE BASE OF METAL ELECTRIC TRANSMISSION POLE NO. 136A, ±40' SOUTH OF SOUTH OLD TEMPLE ROAD, APPROXIMATELY 150' EAST OF WHERE SOUTH OLD TEMPLE ROAD INTERSECTS THE FRONTAGE ROAD OF INTERSTATE HIGHWAY 35. ELEVATION = 592.45'.

**FLOODPLAIN NOTE:**

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48309C0700C, MCLENNAN COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



**VICINITY MAP**

SCALE: 1" = 2000'

**LEGEND**

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING EASEMENT LINES
	CONTOUR LINE
	5/8" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "BLACKLAND" CAP FOUND (UNLESS NOTED)
	TXDOT TYPE II BRASS DISC FOUND (UNLESS NOTED)
	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)
	SURVEY CONTROL POINT
	BENCHMARK
	BOLLARD POST (UNLESS NOTED)
	POWER/UTILITY POLE
	GUY ANCHOR
	SIGN (AS NOTED)
	STOP SIGN
	PARKING SIGN
	EDGE OF ASPHALT
	WIRE FENCE
	OVERHEAD UTILITY
	STORM SEWER LINE
	GRAVEL
	RCP REINFORCED CONCRETE PIPE
	VOLUME, PAGE
	DOCUMENT NUMBER
	RIGHT-OF-WAY
	OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS
	DEED RECORDS, MCLENNAN COUNTY, TEXAS
	RECORD INFORMATION PER DEED DOC. NO. 2022022032

**PRELIMINARY PLAT**  
**LORENA FC TRAVEL CENTER**  
**City of Lorena,**  
**McLennan County, Texas**



PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	9/24/2024
Project:	00369
Scale:	1" = 100'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUN. 2024
Sheet:	1 OF 2

CASE NO: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF MCLENNAN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, BRUCEVILLE DEVELOPMENT, LLC, THE UNDERSIGNED AND OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LORENA FC TRAVEL CENTER ADDITION TO THE CITY OF LORENA, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LORENA FC TRAVEL CENTER ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT. WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED. NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF LORENA, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT OR A FLOODPLAIN EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO HTE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE "100 YEAR FLOOD ELEVATION".

AMIRALI MAKNOJIA  
BRUCEVILLE DEVELOPMENT, LLC

DATE

STATE OF TEXAS  
COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMIRALI MAKNOJIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS        DAY OF                   , 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

ENGINEER’S CERTIFICATION:

A CERTIFIED STATEMENT BY THE ENGINEER IS PROVIDED AS FOLLOWS.

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

THAT I, MATHEW J. GATTO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LORENA, TEXAS.

MATHEW J. GATTO, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO.147208, STATE OF TEXAS

DATE

SURVEYOR’S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

PAUL N. GUERRERO, R.P.L.S.  
TEXAS REGISTRATION NO. 5992  
PGUERRERO@4WARDLS.COM

DATE

ZONING NOTES:

- ZONING DESIGNATIONS SHOWN WERE TAKEN FROM THE CITY OF LORENA ZONING MAP 2022.
- THE FOLLOWING SITE DEVELOPMENT STANDARDS ARE PER THE CITY OF LORENA WEBSITE (HTTPS://WWW.CI.LORENA.TX.US/DOCUMENTCENTER/VIEW/2048/2020-LORENA-ZONING-ORDINANCE---2020-0316-01).

COMMERCIAL ZONING :	IC (INTERSTATE CORRIDOR DISTRICT)
MINIMUM LOT AREA (S.F.)	22,500
MINIMUM LOT WIDTH	200’
MINIMUM LOT DEPTH	200’
MINIMUM SETBACKS	
FRONT	35’
SIDE	NONE FOR INTERIOR LOT. 15’ FOR A STREET SIDE SETBACK. 15’ PLUS 1 ADDITIONAL FOOT FOR EACH ADDITIONAL 1 FOOT IN HEIGHT ABOVE 15’ FOR ALL PROPERTIES ABUTTING TO A SF SINGLE FAMILY DISTRICT.
REAR	10’. 25’ IF ABUTTING TO A SF SINGLE FAMILY DISTRICT.
MAXIMUM LOT COVERAGE	75%
MAXIMUM HEIGHT	65’

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 10.0002 ACRES (435,607 SQUARE FEET) OUT OF THE JAMES SPROWLES SURVEY, ABSTRACT NO. 818, IN MCLENNAN COUNTY, TEXAS, BEING ALL OF A CALLED 10.00 ACRES TRACT OF LAND CONVEYED TO BRUCEVILLE DEVELOPMENT, LLC IN DOCUMENT NO. 2022022032 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), SAID 10.0002 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE II CONCRETE MONUMENT WITH BRASS DISC FOUND FOR THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (RIGHT-OF-WAY VARIES) AND THE WEST RIGHT-OF-WAY LINE OF SOUTH OLD TEMPLE ROAD (NO PUBLISHED RIGHT-OF-WAY WIDTH), BEING THE SOUTHWEST CORNER OF SAID BRUCEVILLE DEVELOPMENT TRACT, AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH OLD TEMPLE ROAD, WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 AND THE WEST LINE OF SAID BRUCEVILLE DEVELOPMENT TRACT, N08°42’33”E, PASSING AT A DISTANCE OF 408.65 FEET A TXDOT TYPE III 5/8-INCH IRON ROD WITH ALUMINUM CAP FOUND, PASSING AT A DISTANCE OF 902.16 FEET A 5/8-INCH IRON ROD FOUND, IN ALL A DISTANCE OF 1,075.95 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF SAID BRUCEVILLE DEVELOPMENT TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 5.51 ACRES TRACT CONVEYED TO RSB4 PROPERTIES A, LLC IN DOCUMENT NO. 2010035985 (O.P.R.M.C.T.);

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35, WITH NORTH LINE OF SAID BRUCEVILLE DEVELOPMENT TRACT, IN PART WITH THE SOUTH LINE OF SAID RSB4 PROPERTIES A TRACT AND THE REMAINDER OF A CALLED 412.29 ACRES TRACT CONVEYED TO ROBERT S. BRASWELL IV (CALLED TRACT EIGHT) IN VOLUME 1645, PAGE 322 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.), S59°52’51”E, A DISTANCE OF 720.06 FEET TO A 3/8-INCH IRON ROD WITH ‘BLACKLAND’ CAP FOUND FOR THE NORTHEAST CORNER HEREOF, BEING THE NORTHEAST CORNER OF SAID BRUCEVILLE DEVELOPMENT TRACT AND BEING THE SOUTHEAST CORNER OF SAID BRASWELL IV TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH OLD TEMPLE ROAD;

THENCE, LEAVING THE SOUTH LINE OF SAID BRASWELL IV TRACT, WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH OLD TEMPLE ROAD AND THE EAST AND SOUTH LINE OF SAID BRUCEVILLE DEVELOPMENT TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S39°34’35”W, A DISTANCE OF 947.38 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF;
- N81°15’52”W, A DISTANCE OF 184.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0002 ACRES (435,607 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

- PROPERTY ADDRESS: I-35 N FRONTAGE RD, LORENA, TX 76630

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LORENA FC TRAVEL CENTER ADDITION TO THE CITY OF LORENA, MCLENNAN COUNTY, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LORENA ON THIS, THE        DAY OF                   , 2024.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCLENNAN, COUNTY, TEXAS, WITHIN TWO (2) YEARS FROM SAID DATE OF FINAL APPROVAL. SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF LORENA. WITNESS OUR HAND, THIS THE        DAY OF                   , 2024.

MONICA HENDRIX  
CITY SECRETARY

DATE

REVIEWED FOR PRELIMINARY APPROVAL:

PLANNING & ZONING COMMISSION CHAIRMAN

DATE

ATTEST:

CITY SECRETARY

DATE

APPROVED FOR PREPARATION OF FINAL PLAT:

MAYOR, CITY OF LORENA

DATE

ATTEST:

CITY SECRETARY

DATE

PRELIMINARY PLAT  
LORENA FC TRAVEL CENTER  
City of Lorena,  
McLennan County, Texas

CASE NO: \_\_\_\_\_

SURVEYOR:  
4WARD LAND SURVEYING  
4120 FREIDRICH LANE, SUITE 200  
AUSTIN, TX 78744  
512-537-2384  
RBRETTAIN@4WARDLS.COM

ENGINEER:  
KIMLEY-HORN  
1251 SADLER EAST DRIVE  
BUILDING K, SUITE 3200  
SAN MARCOS, TX 78666  
737-242-7310  
MATTHEW.GATTO@KIMLEY-HORN.COM

OWNER:  
BRUCEVILLE DEVELOPMENT, LLC  
11712 SHOREVIEW OVERLOOK  
AUSTIN, TX 78732  
512-909-1677  
NURESHMAK@GMAIL.COM

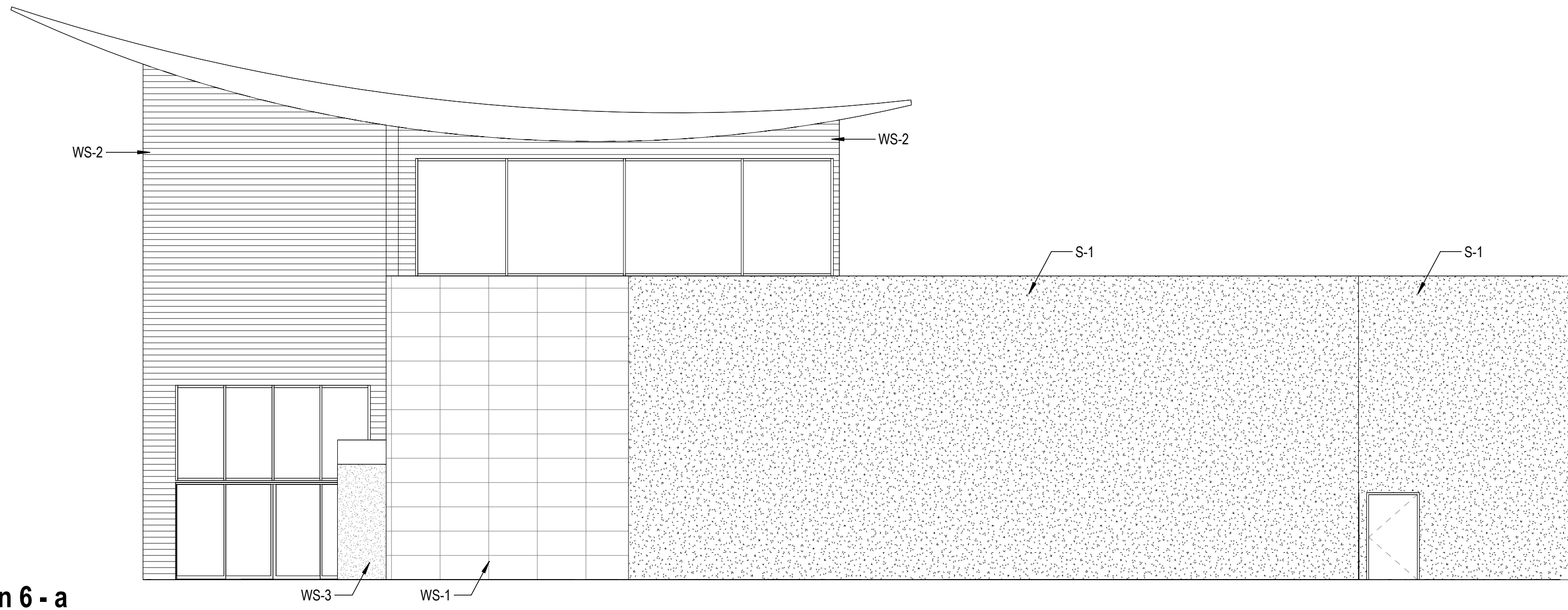


PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

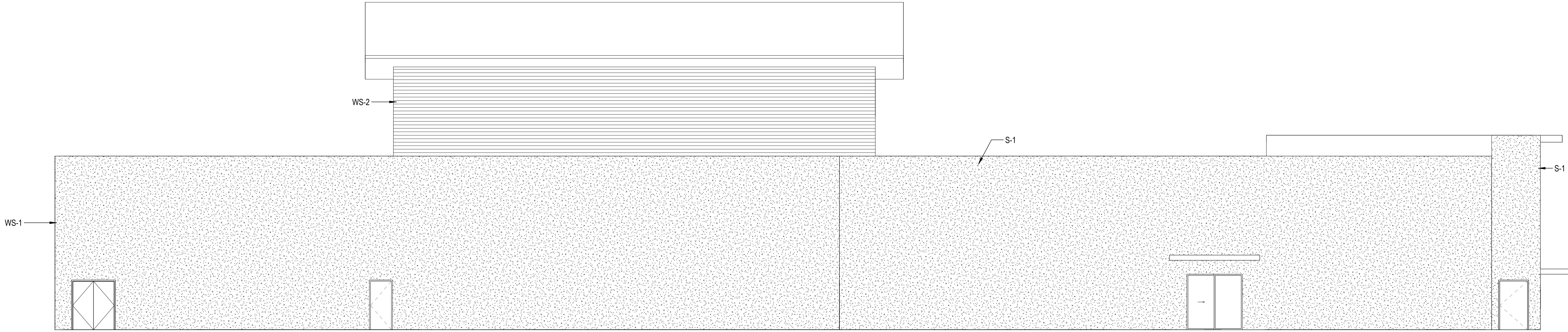
Date:	9/24/2024
Project:	00369
Scale:	N/A
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUN. 2024
Sheet:	2 OF 2



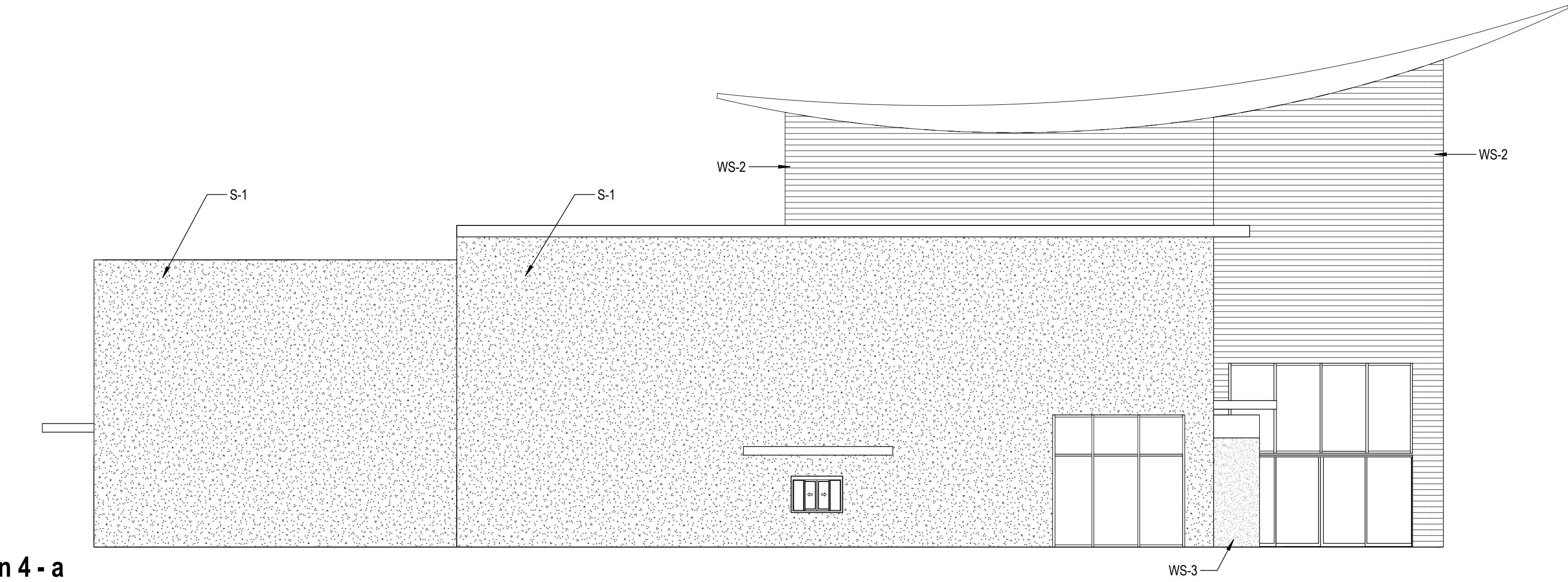
4 Elevation 6 - a  
SCALE: 1/8" = 1'-0"



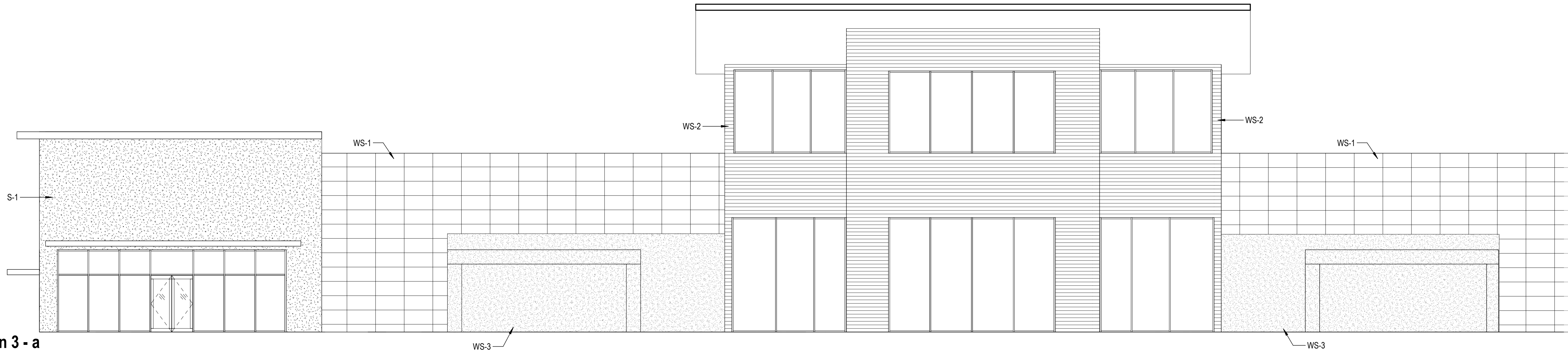
3 Elevation 5 - a  
SCALE: 1/8" = 1'-0"



2 Elevation 4 - a  
SCALE: 1/8" = 1'-0"



1 Elevation 3 - a  
SCALE: 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE				
MARK	TYPE	SPECIFICATION	REMARKS	LOCATION
WS - 1	EXTERIOR CERAMIC PANEL	CERACLAD "CONTEMPORARY SMOOTH" ASH - HEM90554H	Filtrated, Horizontal Install	Exterior wall finish
WS - 2	EXTERIOR CERAMIC PANEL	CERACLAD "URBAN CEDAR" GOLDEN BROWN NH4993U	Extruded, Horizontal Install	Exterior wall finish At Entry Towers
WS - 3	EXTERIOR CERAMIC PANEL	CERACLAD "CONTEMPORARY SMOOTH" SILK - HEM905551H	Filtrated, Horizontal Install	Exterior wall finish Front Niches
S - 1	STUCCO	WHITE		Roof Underside
MT-1	METAL	Manufacturer: Dura-flex Type: Poly-crete MDB Color: Dark Grey	SEALED	• Parapet caps • Canopies
MT-2	Storefront Mullions	KAWNEER	match	Storefront

**SKB**  
ARCHITECTURE AND DESIGN  
3708 Spicewood Springs Rd.  
Suite 200  
Austin, Texas 78759  
512.916.0041  
www.skbatch.com

PROJECT  
**FOODIES - LORENA**  
A0006BC M F Connell, 138 & 138-1,  
Acres 9.776  
Belton, Texas 76513

ISSUED  
03/06/23 PERMIT SET

Drawing Title:

ELEVATIONS

SKB-2

# STAFF REPORT

**To:** Chairman Bagby and Members of the Planning & Zoning Commission

**From:** George Adams, Planning Consultant

**Date of Meeting:** January 13, 2025

**RE:** Conduct a Public Hearing and consider a recommendation to the City Council for a request from Brian Dlugosch, applicant, for a Conditional Use Permit (CUP-2024-002) for a Convenience Store with Fuel Sales located within the IC – Interstate Corridor zoning district and being approximately 16.77 acres of land generally located at the intersection of I-35 North Frontage Road and S. Bordon Street. (Note: This project is known as the Texan Travel Center).

The applicant is requesting to construct a convenience store/travel center business that will provide fuel and retail sales services to Interstate 35 travelers and local residents. The conceptual site plan indicates the convenience store is proposed to be approximately 20,850 square feet in area. There are two gas canopy areas indicated on the concept plan, one parallel to and in front of the building indicates twenty-eight (28) pumps and the other canopy to the south side of the building has eight (8) diesel pumps primarily for fueling large transport trucks. **Exhibit A** includes the applicant's summary of the project, requested waivers or variances from city code, and site plans. **Exhibit B** includes architectural plans and elevations.

The required parking for the convenience store is one (1) space per one 140 square feet of building area plus one (1) space for each 3 gasoline pump units (a unit may have up to six (6) nozzles for gasoline disbursement) for a total of 157 required parking spaces. A total of 237 parking spaces are provided throughout the site.

A storm water detention pond is proposed on the northern edge of the property. One point of access into and out of the site is shown on the Interstate 35 frontage road and one point of access out of the site (right turn only) is indicated on S. Bordon Street.

**COMPREHENSIVE PLAN:** The Future Land Use Map for this area is designated as Neighborhood Service. The application for a convenience store with fuel sales is not in compliance with the Comprehensive Plan Future Land Use Map.

## **CONDITIONS OF APPROVAL**

If the Planning & Zoning Commission chooses to approve the applicant's request for a Conditional Use Permit for a convenience store with fuel sales, staff would propose the following conditions of approval:

- (1) That the development shall generally adhere to the conceptual Site Plan and Architectural Elevations (**Exhibits A and B**).

(2) That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.

(3) 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.

(4) Egress to S. Bordon Street will be right turn only. Left turns from the site onto S. Bordon Street will be restricted by the installation of a physical barrier such as a traffic diverter and signage.

In addition, the applicant is requesting to modify the ordinance by including the following, these are described in **Exhibit A** and include:

- 1) Request to allow one pylon pole sign not to exceed 90' in height on the property, rather than the standard of Lorena Zoning Code Section 12.4.OO *Pylon Sign* which limits a pylon sign to 25 feet in height. (**See Exhibit A**).
- 2) Per Section 10.2.4. *Use of Alternative Exterior Materials* request to allow the use of EIFS for varying percentages of each façade of the building, and 100% of the fuel canopies, as specified in **Exhibit A**.

**The Planning and Zoning Commission recommendation is shown in red text below.**

**RECOMMENDATION:** This CUP is recommended for approval with the conditions identified above.

**The Planning and Zoning Commission recommended denial of the Conditional Use Permit.**

**List of Attachments and Exhibits:**

Exhibit A – Applicant's Summary Letter, Requested Waivers or Variances from City Code, and Site Plans.

Exhibit B – Architectural Plans and Elevations.

Corporate Office  
Phone # (361)564-9504  
Fax # (361) 564-9492



507 East Main St.  
PO Box 338  
Yorktown, TX 78164

---

The Texan Stores  
PO Box 338  
Yorktown, Texas 78164

City of Lorena Planning and Zoning Committee  
107-A South Frontage Road,  
Lorena, TX 76655

June 13, 2024

Dear City of Lorena Planning and Zoning Committee,

The Texan Stores is seeking a Conditional Use Permit with The City of Lorena to build a Texan Travel Center at I-35 and S. Bordon Street. The legal descriptions of these properties are AERL Lot 21A Block 3 Acres 15.144 and DAVIS H E Acres 1.623. The zoning of this property is IC. The applicant's name is Brian Dlugosch – Owner of The Texan Stores with a mailing address of PO Box 338, Yorktown, Texas 78164. This property along with our pad sites will become commercial and the surrounding area will be the same as it is today. Local traffic patterns should not be affected.

The Texan Stores project is compatible with the City of Lorena Comprehensive Plan. The Texan Stores will bring business to Lorena with a hometown feel as stated in the Vision Statement of the City of Lorena Comprehensive Plan. We have comfort foods and products for all consumers.

- In Chapter 2, The Comprehensive Plan states that the population is expected to increase in Lorena and McLennan County in the near future. As the population, The Texan will be able to provide more employment opportunities along with the goods and services that we offer.
- The majority of the surrounding properties are largely undeveloped. The vacant land going south is available for future growth for The City of Lorena. This project will fit in and create a positive impact for The City of Lorena with all of our amenities.
- Current and future neighborhood conditions should not be impacted because Walter Street divides the residences from the proposed Texan site. The project will exist and enhance the surrounding area. Please refer to the site plan for visual interpretation of the proposed future conditions.
- Please see site plans for pedestrian and vehicular traffic patterns, on-site and off-site. The Texan Stores sites all comply with the Americans with Disabilities Act (ADA) in grade and safety. We understand that The City of Lorena does not support commercial vehicle



access to S. Bordon Street. The Texan Stores will install adequate signage in an effort to assist with prohibiting left turns by commercial vehicles on S. Bordon Street. See submitted site plan for curbed area that restricts left turn access to S. Bordon Street and notes signage indicating right turn only and a \$500 fine for trucks.

- As far as development constraints, we understand there may be limited supply of adequate public facilities. However, our development will require sufficient water flow for the building, sewer lines, and water for fire flow.
- The Texan Stores will meet Objective 2 in Chapter 3 of The Comprehensive Plan by increasing commercial and retail uses to provide more shopping opportunities for residents and visitors.
- In Chapter 4, regarding future land use and Chapter 6, Objective 2, regarding the effort to attract destination-based retail, The Texan Stores is helping to develop the area along I35 by bringing a destination one stop shop for retail and restaurant services to The City of Lorena.
- Chapter 7 of The Comprehensive Plan states that Lorena's goal is to preserve and enhance its cultural and historic resources. The Texan Stores understands this goal and will preserve by not disturbing any historic resources.
- The Texan Stores kindly requests to vary from the masonry standards and use the following percentage of masonry for each façade.
  - Front Façade: 83% masonry, 17% EIFS (complies w/ city requirements)
  - Rear Façade: 29% masonry, 71% EIFS
  - Side 1 Façade: 47% masonry, 53% EIFS
  - Side 2 Façade: 42% masonry, 58% EIFS
  - Total Building: 50% masonry, 50% EIFS
- The average percentage of masonry (stone) on all sides of the building is 50%. The front of the building is 83% masonry (stone). We request EIFS to be counted as masonry construction to satisfy the 75% masonry requirement on the back and sides of the building.
- The Texan Stores also requests approval for the fuel canopies to be 100% EIFS.
- See attached Elevation and Aerial Survey for Hi Rise Pylon Sign request.

The Texan Stores have 15 years in the marketing, development, operation, and management of food and beverage establishments, multi-island fueling stations, and convenience stores. We were founded by the Dlugosch family of Yorktown, Texas, in 2007, a family with small town roots. The first store was built by the family from the ground up in their hometown. Our corporate office is located in our hometown of Yorktown, a small community with a population of less than 1800 people. The Texan Stores takes pride in creating a small town atmosphere at all of our locations. Since then, the Texan has built many stores all over Texas. Our mission is to continue seeking locations throughout Texas to meet the needs of busy families. We currently have 15 locations that are presently operating and 1 currently under construction. Comparable to our current stores, this store will be a new ground-up travel center with expansive fuel pumps, fueling options, food service, dining areas, retail merchandise, and lottery.

The Texan Stores employs over 500 full-time/part-time employees at its current locations. We can be expected to bring 45-50 employees to this site and strive to hire locally whenever possible. We have multiple General Managers with numerous years of experience and qualifications in the convenience store industry, who frequently travel throughout all stores. Our General Managers ensure that all sites are operating efficiently. The proposed store would be open 24/7/365.

The Texan Stores has a proven history of successful community building collaborating closely with

community leaders and governmental entities to create "The Texan" experience. The addition of the proposed Texan store to your community will greatly benefit Lorena and surrounding areas. We pride ourselves on our consistent customer service. From our friendly staff to our fast and fresh made-to-order food service, we offer it all! We revolve our business technique around fresh made-to-order food, quality, and genuine customer service. We know that building a good customer service experience does not happen by accident; it happens by design. From our fresh gourmet salads and sandwiches, our made-to-order homemade burgers, and our lunch and dinner specials, there is no shortage of choice at The Texan Stores. We are your ultimate "one stop shop!" When you come to fuel up, stay and dine with us in our dining room or stay and shop in our convenience and gift side. You will love our spacious dining areas equipped for families and groups of all sizes. Also, do not forget to check out our family-friendly, clean restrooms! We will have adequate public facilities for all our patrons.

The Texan Stores Amenities include fresh, unique, homestyle foods prepared only at the Texan Stores including BBQ, Fresh Bakery Items, Grab & Go selections, Hot and Cold fresh-made options as well as Made-to-Order Burgers and more. We offer Dine-In Seating and top of the industry well-lit stores. Customers rave about our large, clean restrooms. We maintain fully staffed stores to provide excellent customer service operating 24/7/365. We can provide resources to your community by filling the opportunity gap in gas stations and food service establishments.

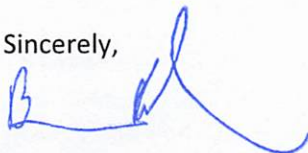
The Texan has prior experience and knowledge to be able to obtain all necessary permits and licenses for this project. Below are listed permits that are generally required for a project of this industry and scope:

- Construction permit
- Electrical permit
- Plumbing permit
- City permit
- Notify the state and county prior to construction start
- Inspections – fire and tank

The Texan Stores will contract with the appropriate vendors to manage and ensure the completion of the project including construction, installation, equipment procurement, permits, zoning, codes, inspections, and meeting all requirements. We have knowledge in acquiring all permits and licenses that are required for day-to-day operations. We understand and maintain the necessary renewals in a timely manner as well. The Texan Stores has liquor licenses for all our current stores and will obtain the same for this proposed site. We are familiar with the requirement of obtaining and maintaining all health department approvals.

We also have a video of The Texan Store at the proposed site in Lorena that we plan to share with you all at the meeting. If you have any questions before the meeting, please contact Brian Dlugosch at 361-935-9441 or Terence Moeller at 361-935-5157. We look forward to working with you to discuss the opportunity to partner with The City of Lorena in the near future.

Sincerely,



Brian Dlugosch, Member  
The Texan Stores

Elevation and Aerial Survey for Hi Rise Pylon Sign  
The Texan Stores  
S. Borden Street, Lorena, Texas

September 10, 2024

Mr. Brian Dlugosch,

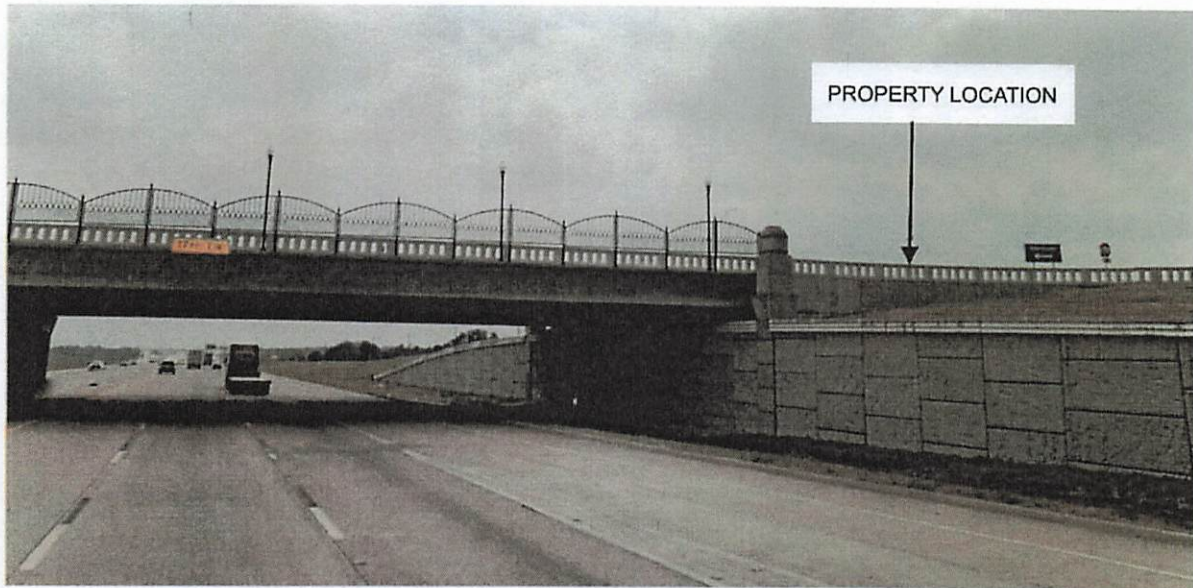
A site survey was conducted at the proposed store location on South Borden Street in Lorena, Texas. The property lies on the west side of Interstate 35 and on the south side of South Borden Street. A pylon sign height was being researched to allow for maximum visibility to alert oncoming traffic to the location of the store before exits 322 on the south bound land and 323 on the northbound lanes. The picture below depicts the location of the property in reference to S. Borden Street and I-35.



The property is set at an elevation below that of the I-35 access road and below the I-35 main corridor itself. The elevation difference between the proposed area for the hi rise pylon sign (587') and the surface of the I-35 access road (623' – Height at overpass) is about 36'. This dimension is similar to the height of the overpass in the center over I-35 with the overpass being 2' higher. The access road heights vary greatly when traversing beside the main north and south corridors of the interstate. The following photos depict the height variance at the Old Temple Road overpass in front of the property.







The elevation of the main I-35 corridor on both the south bound and north bound sides averages just under 600' +/- with measurements taken at various locations between the Old Lorena Road overpass to the Callen Ranch Road overpass. The access roads on both sides were noticeably higher near the overpasses and leveled out to an elevation closer to the main corridor on the south and north bound lanes of I-35.





This distance from exits 322 on the North and South lanes is shown below on the following pictures to show the 90' OAH pylon sign as close to scale as possible to demonstrate visibility and readability for travelers. This distance is from possible vehicle locations on the interstate directly looking at the potential pylon sign location. These distances will vary slightly as the exact sign location is narrowed down upon construction. As can be seen, the sign structure is at 90' OAH but the base of the structure is sitting around 25-28' on average from the surface elevation of the interstate highway.

The first set of photos demonstrates various locations and distances on the southbound side of the interstate highway looking towards the proposed sign location. The photos include a aerial picture of the interstate from where vehicles would exit at .78 miles to the closest look at .25 miles.



## SOUTH BOUND LANE



SOUTH BOUND LANE

90' OAH  
FROM EXIT 322 OFFRAMP  
DISTANCE: .78 MILES





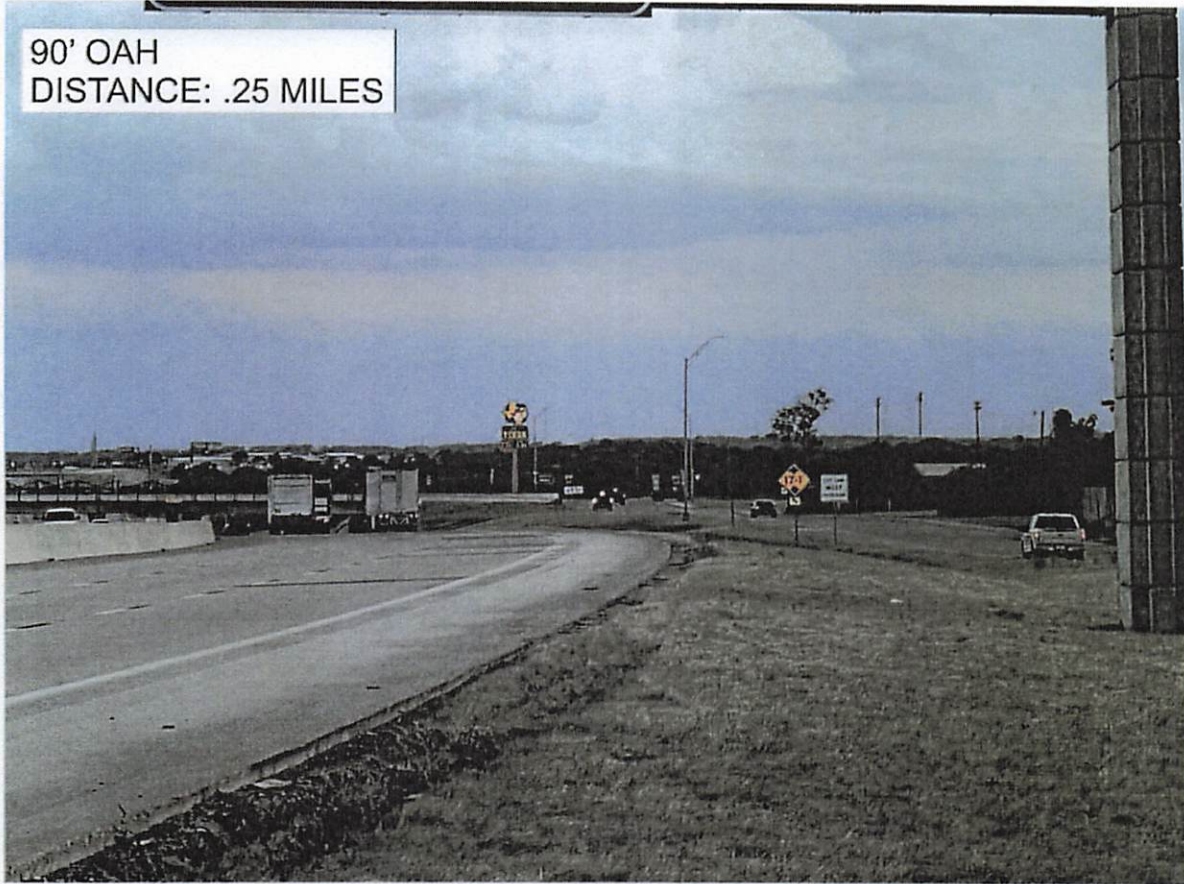
## SOUTH BOUND LANE

90' OAH  
DISTANCE: .75 MILES



SOUTH BOUND LANE

90' OAH  
DISTANCE: .25 MILES





This next set of photos demonstrates various locations and distances on the northbound side of the interstate highway looking towards the proposed sign location. The photos also include an aerial picture of the interstate from where vehicles would exit at 1.2 miles. The decision to exit would add another one-half mile or so to this distance. As can be seen, the 90' sign structure is needed to alert the traffic flow of the upcoming exit and the possibility of fuel and other items when they cross under Callen Ranch Road.

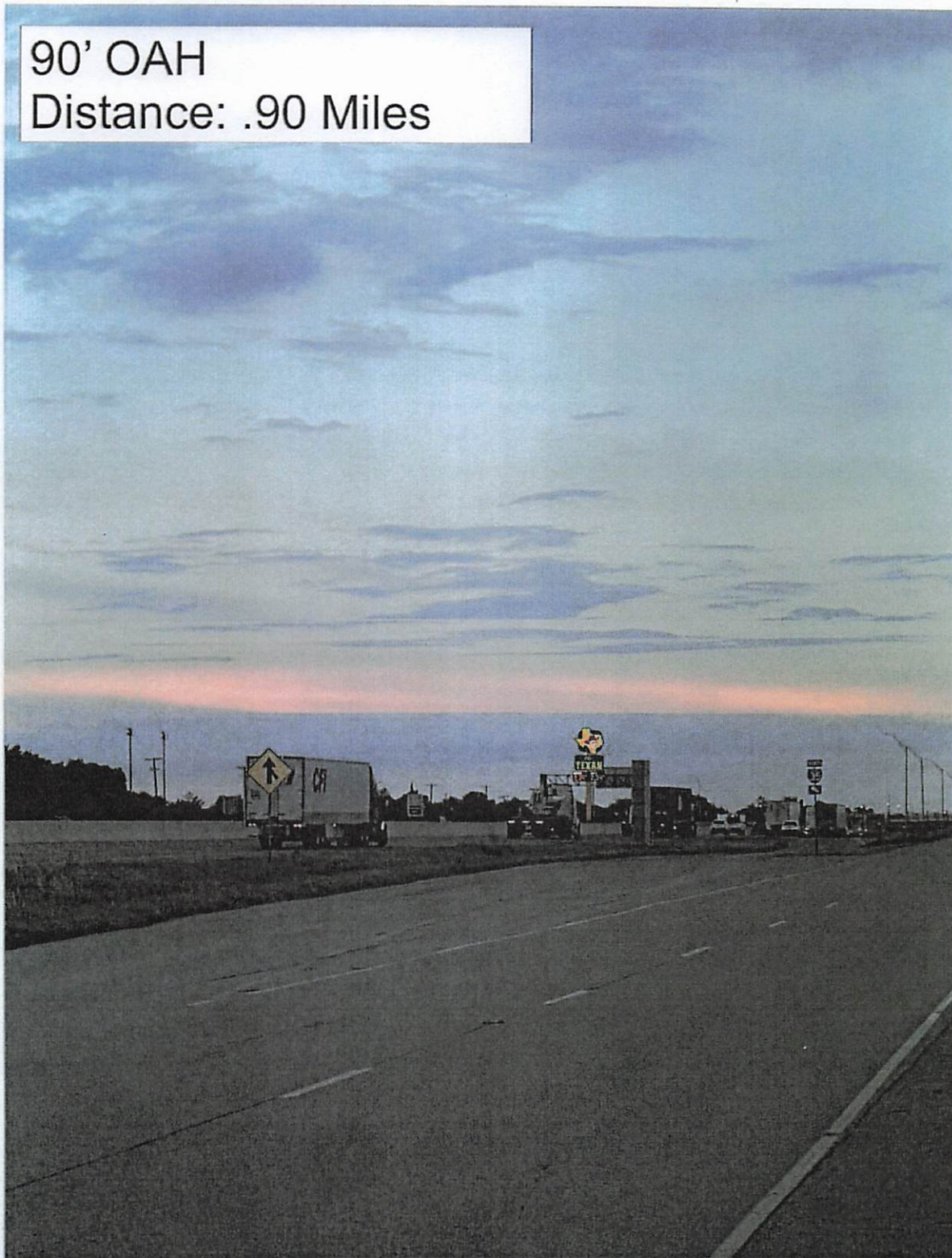
#### NORTH BOUND LANE





## NORTH BOUND LANE

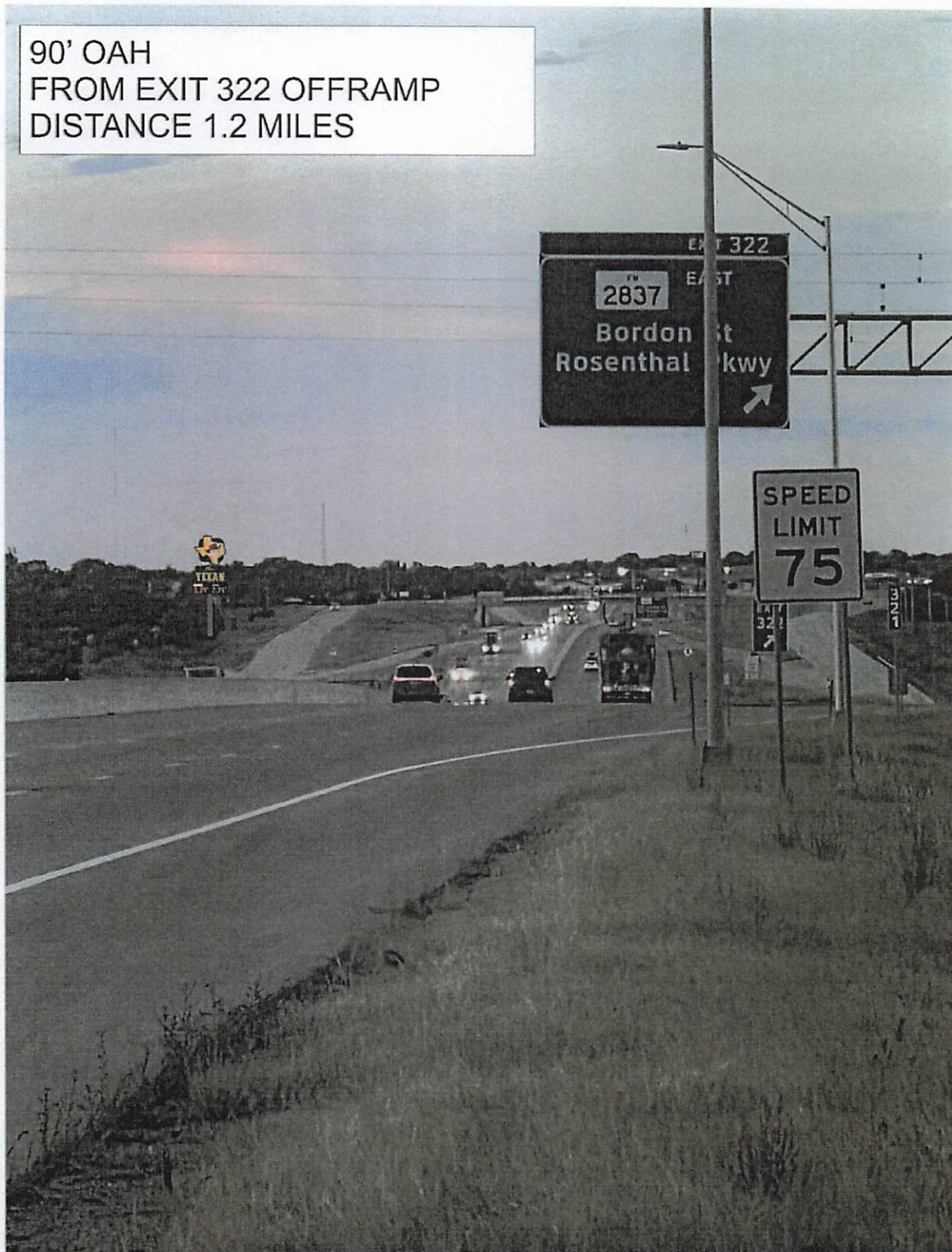
90' OAH  
Distance: .90 Miles





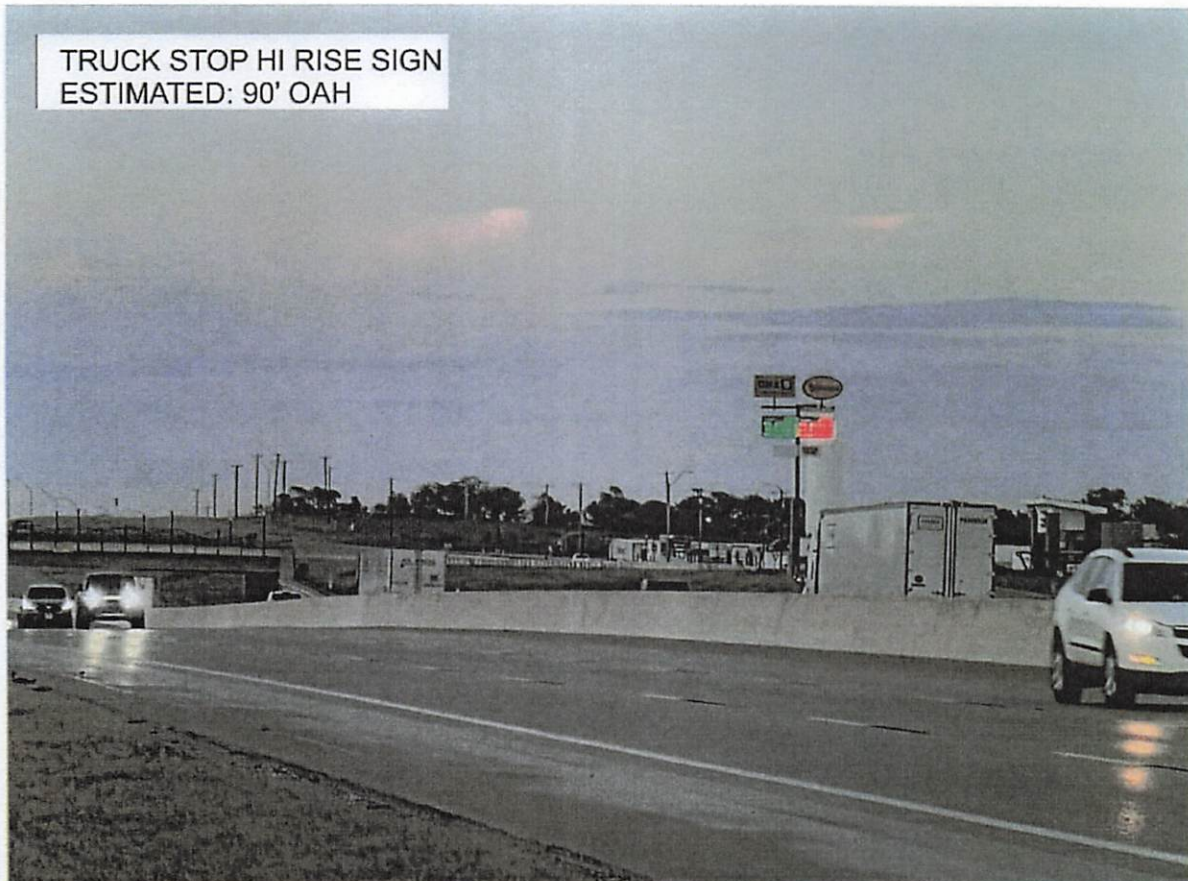
## NORTH BOUND LANE

90' OAH  
FROM EXIT 322 OFFRAMP  
DISTANCE 1.2 MILES





Although there was little to compare the proposed pylon sign height to, the truck stop on the northeast corner of I-35 and Old Lorena Rd. has a hi rise pylon that is similar in height to what is being proposed on property for The Texan. The main difference between these locations is that the truck stop sits on a hill higher than the proposed Texan location yet has a sign like what is being proposed in this survey.



Overall, it is thought that a hi rise pylon sign of 90' will allow for visibility before each exit on the north and south sides of the property and overcome the elevation deficit to which the property sits. With the elevation differences, the visible over all height of the sign would be 50-60' above the highway obstructions and visibility is a key component to The Texan business as the building will not be seen from the interstate for much of the traffic traveling I-35. We feel it is reasonable to suggest that this size sign structure be proposed for this store location due to the above-mentioned site research and evaluation.

Please contact Mark Pullin at [mark@marcorpmedia.com](mailto:mark@marcorpmedia.com) or 361-550-5270 for further questions on this survey for Lorena, Texas.

Thank you,

Mark Pullin  
Marcorp Media, LLC.  
Victoria, Texas 77905





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

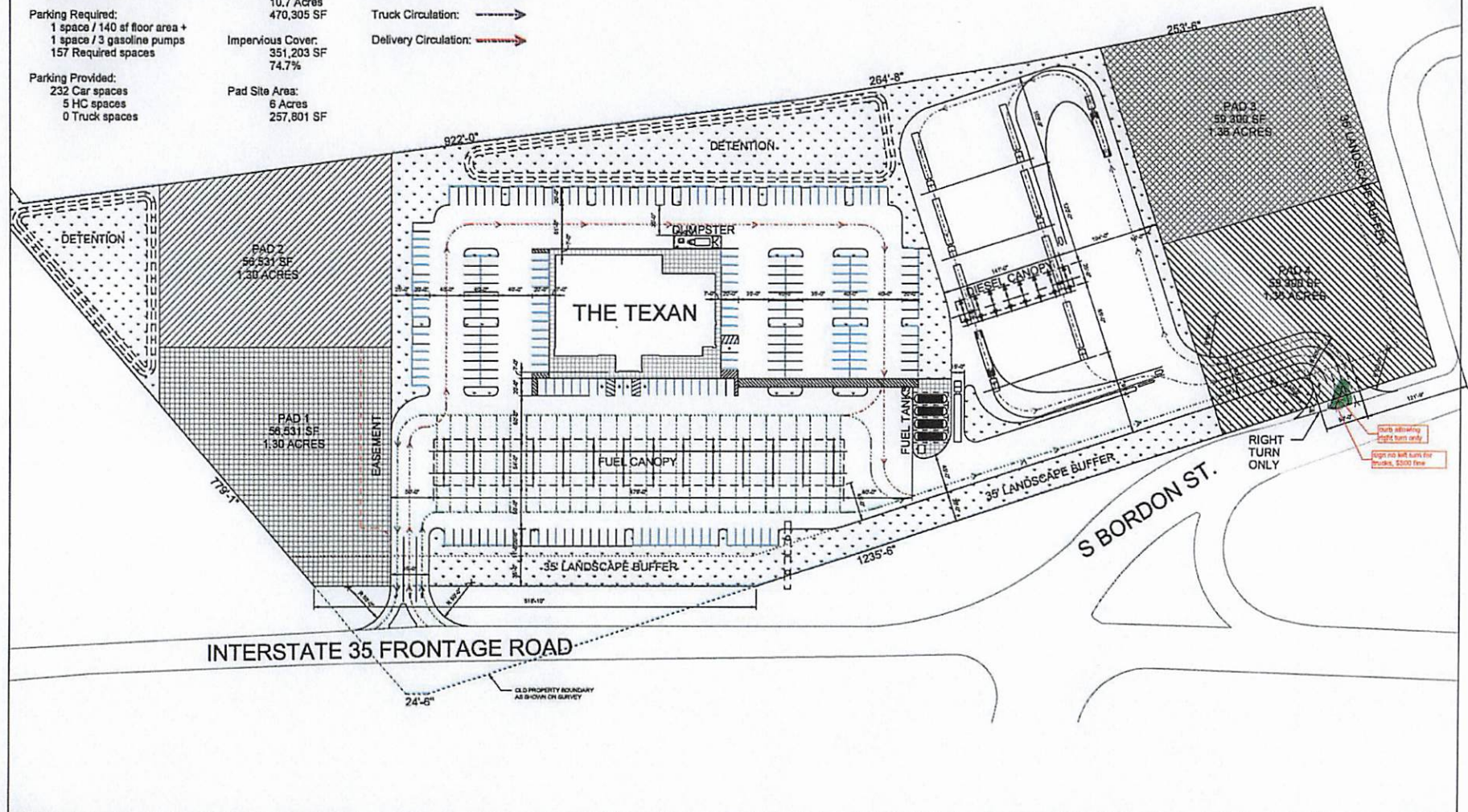
Building Area: 20,850 SF

Zoning: (IC) Interstate Corridor District

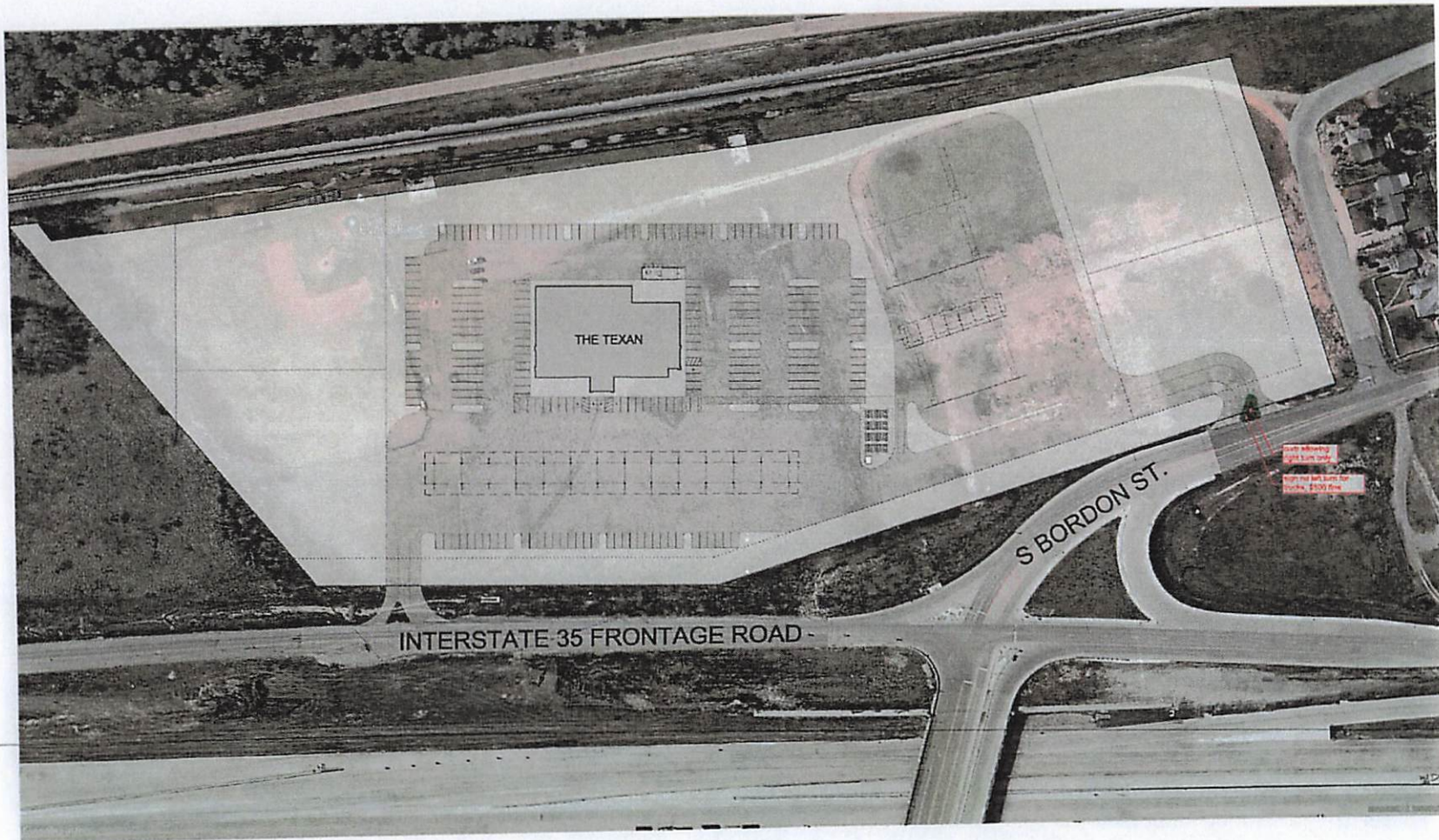
Auto Circulation: 

Truck Circulation: 

Delivery Circulation: 

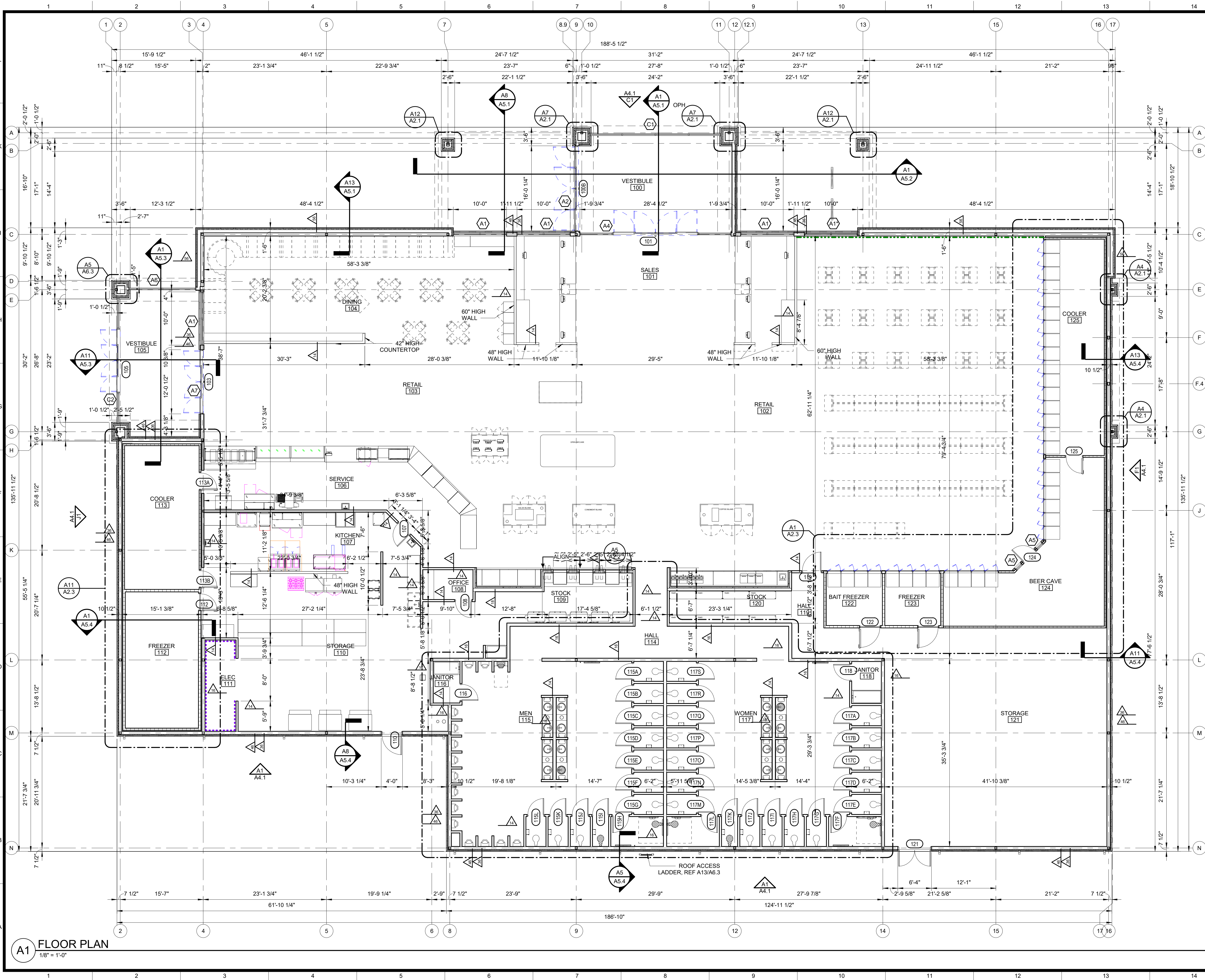








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## GENERAL NOTES

- ON THIS PLAN, WALL TYPE 14 IS TYPICAL AT INTERIOR WALLS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CMU UNLESS OTHERWISE NOTED AS "CLEAR OR CLR". "CLEAR" DIMENSIONS ARE MIN. REQUIRED CLEARANCE FROM FACE OF WALL. ALL ANGLES ARE TO BE 45° UNLESS OTHERWISE NOTED.
- NO RUNNING CHANNELS OR BRACING SHALL BE DIRECTLY ATTACHED TO UNDERSIDE OF ROOF DECK. ALL RUNNERS & BRACING SHALL BE ATTACHED TO STURCTURE.
- NON-BEARING WALLS SHALL BE ANCHORED TO STRUCTURE ABOVE @ 48" O.C. MAX.
- SUBSTRATE SHALL EXTEND 6" MIN. ABOVE SUSPENDED CEILING, UNLESS OTHERWISE NOTED.
- ALL WALLS, CEILINGS & FINISH MATERIALS TO MEET FIRE CODES.
- PROVIDE FIRE BLOCKING IN WALLS AS REQUIRED PER CODE.
- PROVIDE BLOCKING AT ALL RECESSED & WALL MOUNTED FIXTURES/EQUIPMENT AS REQUIRED.
- ALL JOINTS, GAPS, AND SPACES EXPOSING HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH NSF APPROVED SEALANTS.
- PROVIDE FIRE EXTINGUISHERS - COORDINATE QUANTITIES AND LOCATIONS WITH FIRE MARSHAL OR LOCAL AUTHORIZED AGENT.
- GYP BD ON ALL TYPICAL WALLS TO BE 5/8" TYPE "X" AS MANUFACTURED BY USG.
- GYP BD ON ALL TILE WALLS TO BE 5/8" AQUA TOUGH AS MANUFACTURED BY USG. PROVIDE CEMENT BOARD UP TO 24" A.F.F.
- PROVIDE CDX PLYWOOD WHERE SHELVING IS TO BE HUNG ON WALLS, TYPICAL.
- PROVIDE MR BOARD (WP WALLBOARD) AT WET WALLS, TYPICAL.
- ALL MILLWORK INCLUDING COUNTERS, SHELVES, AND CABINETS ARE TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
- REFER TO SHEET A10.1 FOR OWNER / G.C. RESPONSIBILITIES.
- REFER TO SHEET A8.0 FOR MATERIAL SCHEDULE.
- REFER TO SHEET A7.1 FOR DOOR SCHEDULE.

## CONSTRUCTION LEGEND

- MASONRY VENEER (REF WALL TYPES)
- METAL STUD WALLS (REF WALL TYPES)
- SLATWALL ON WALL
- 5/8" PLYWOOD BEHIND GYP. BD



BRADLEY WADE KOCUREK  
REGISTERED ARCHITECT  
REGISTRATION NO. 22147  
STATE OF TEXAS

For Review

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CONSTRUCTION

THE TEXAN - LORENA, TX  
DLUGOSCH 3 LLC  
135 & S BODDIN ST., LORENA, TX 76655

DATE ISSUED:  
06-29-2024

PROJECT NUMBER:  
0000-0000

PLAN NORTH TRUE NORTH

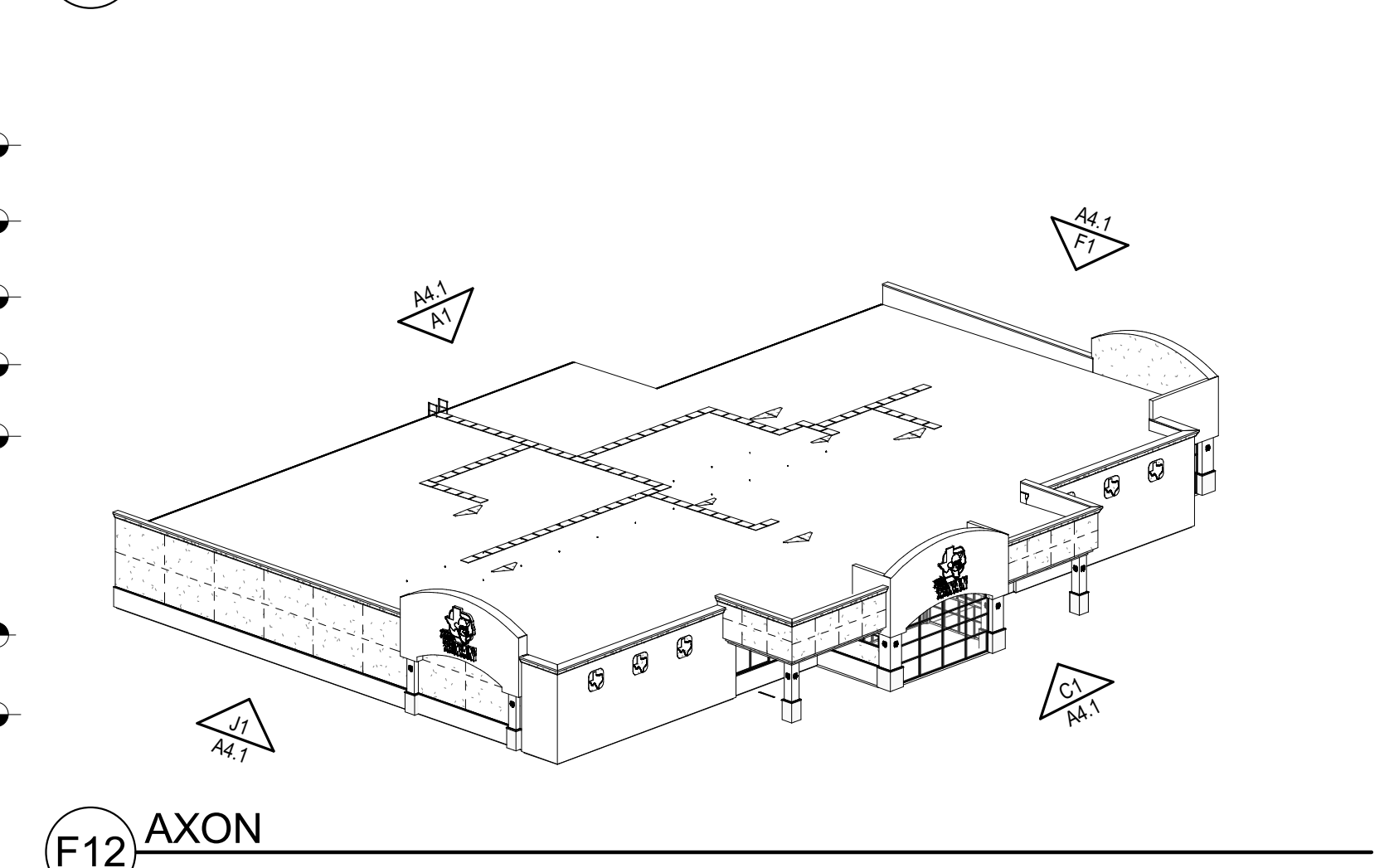
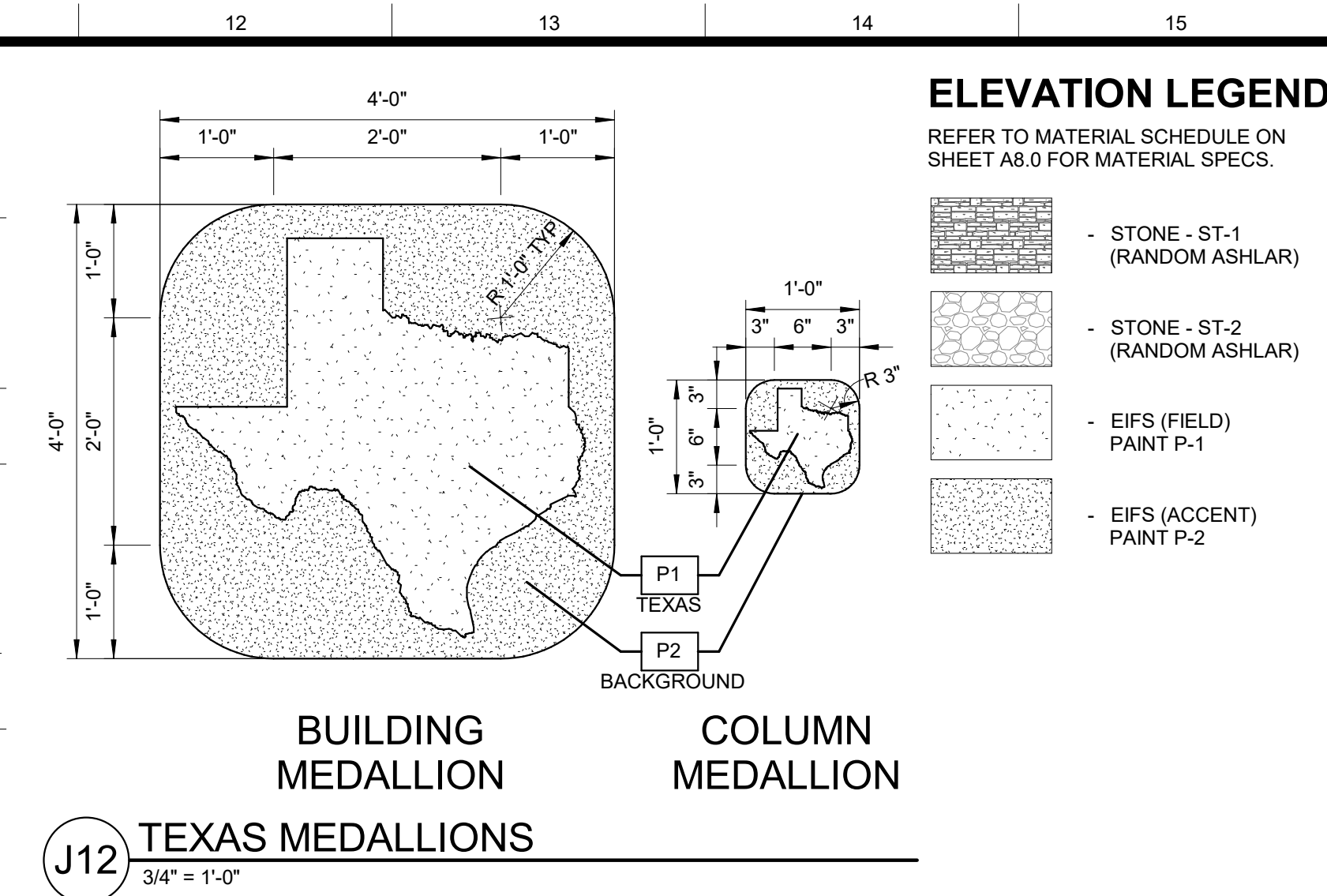
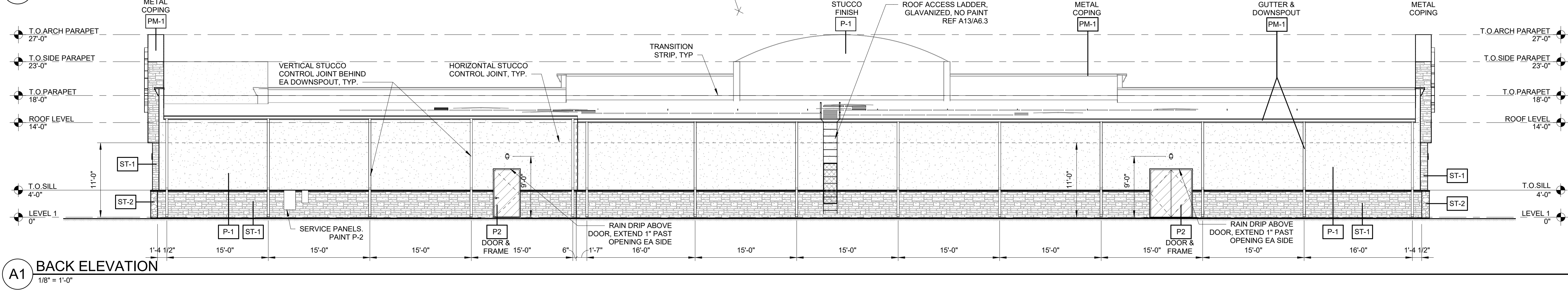
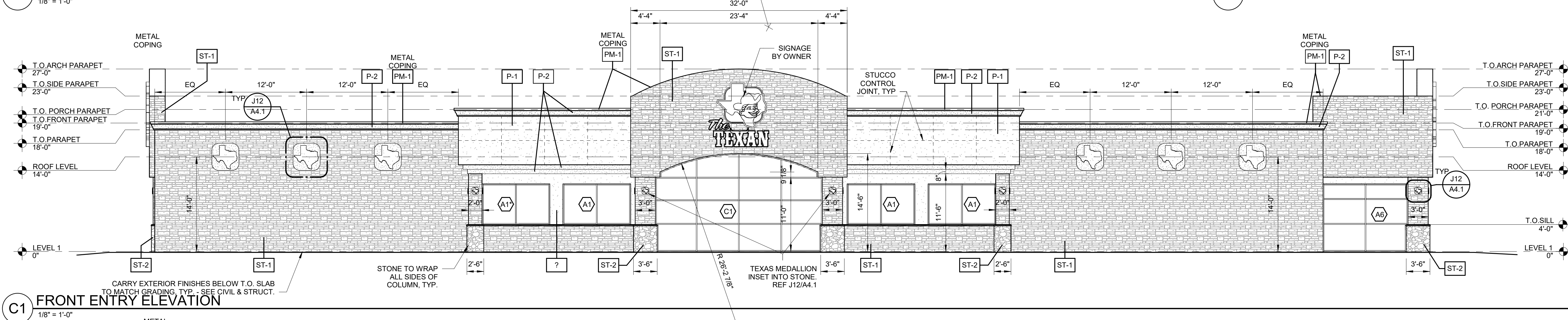
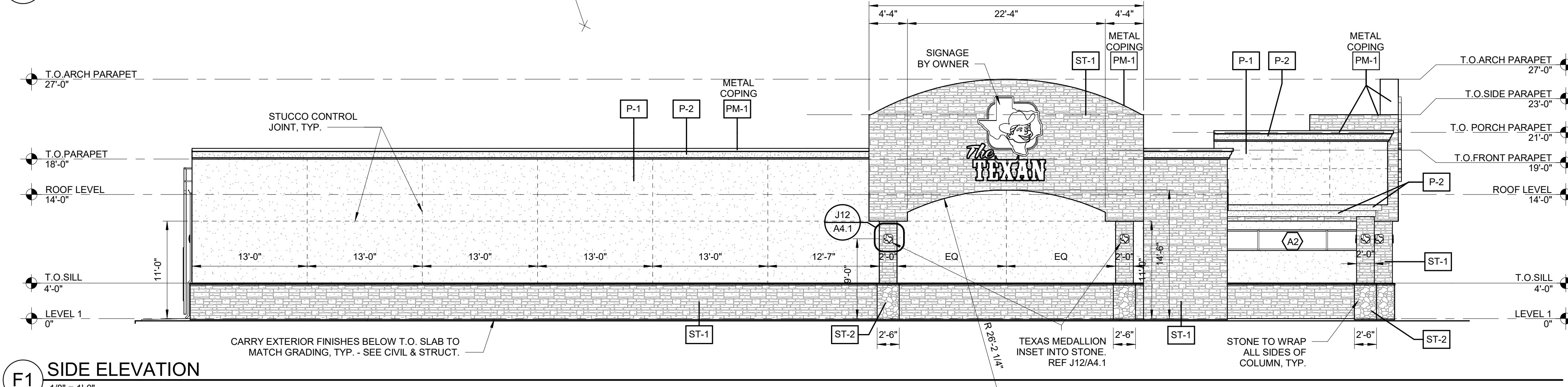
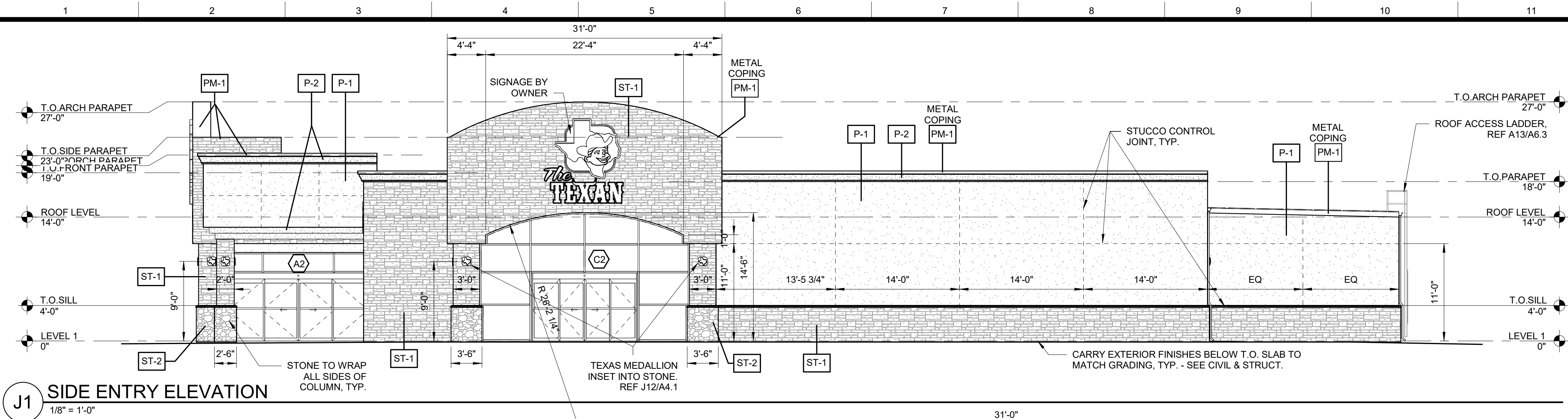
SHEET NAME  
FLOOR PLAN

SHEET NUMBER

A1.1

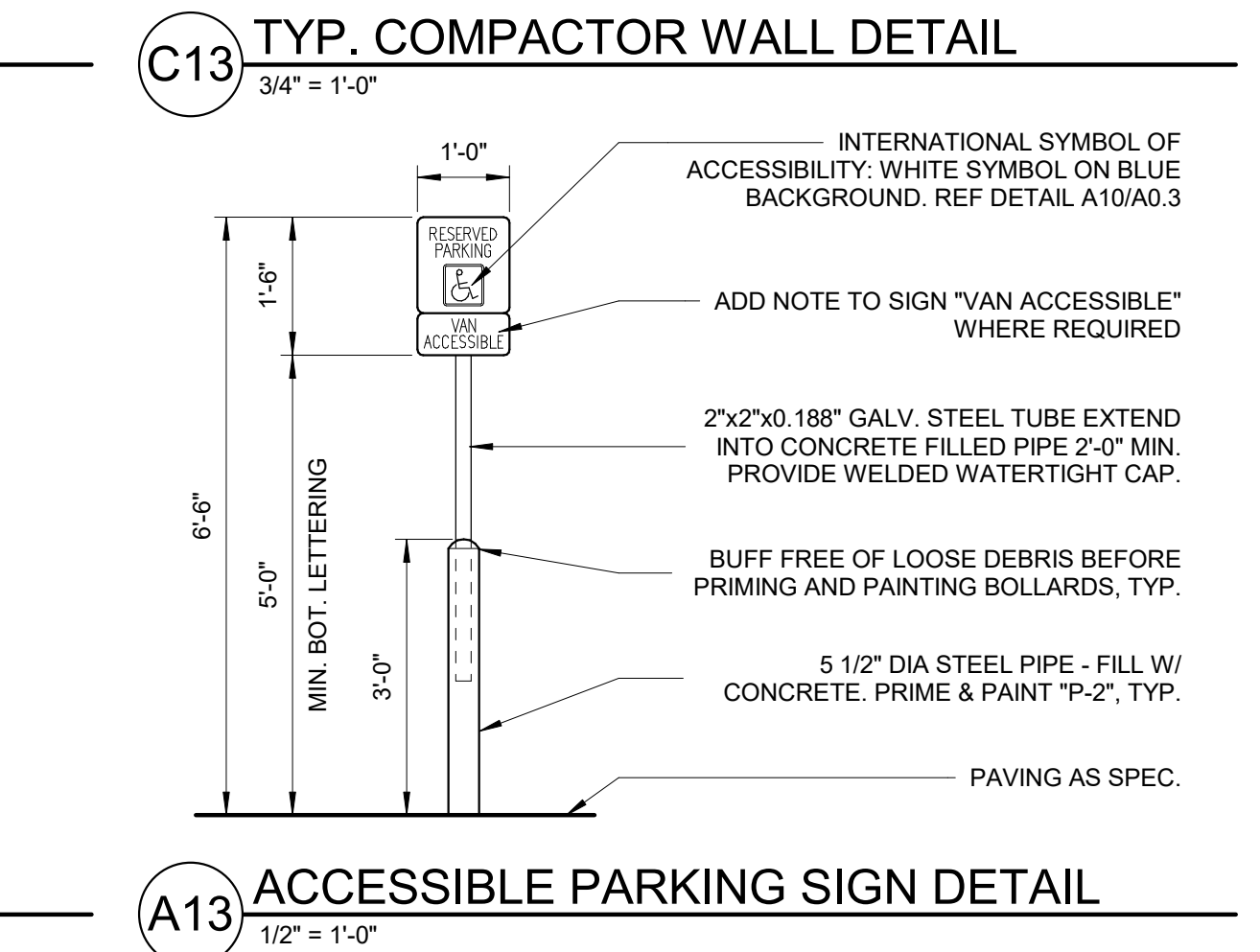
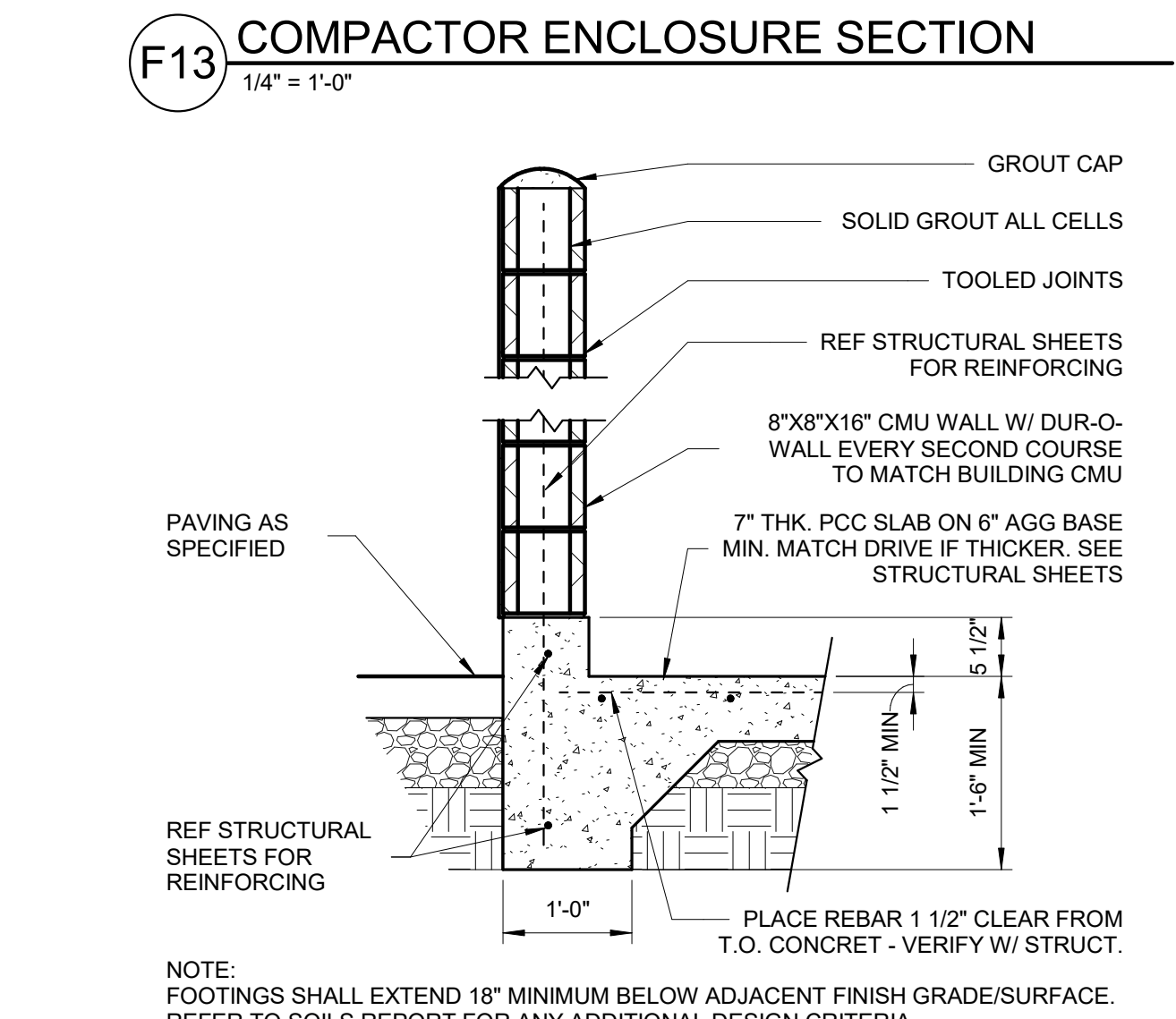
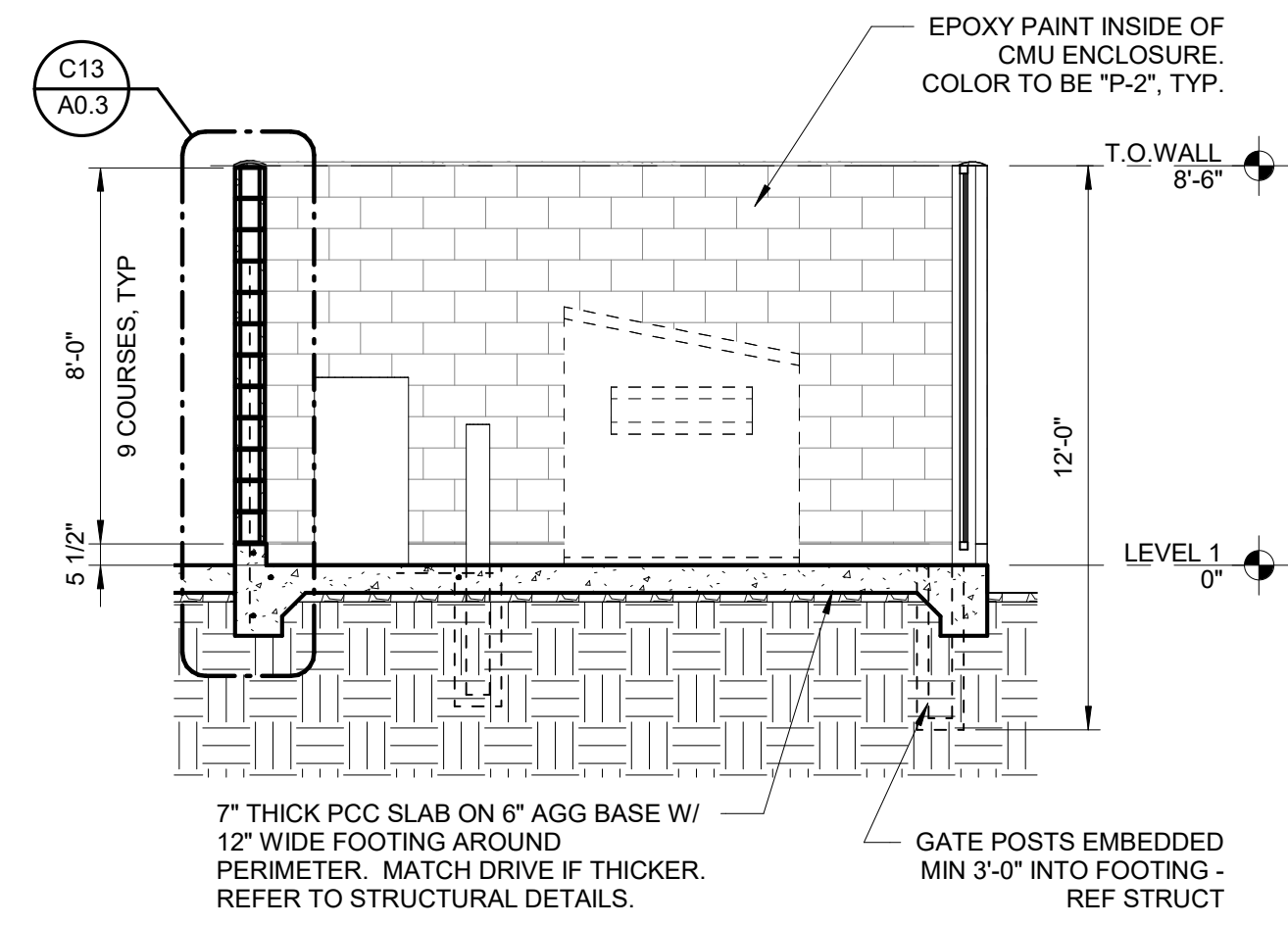
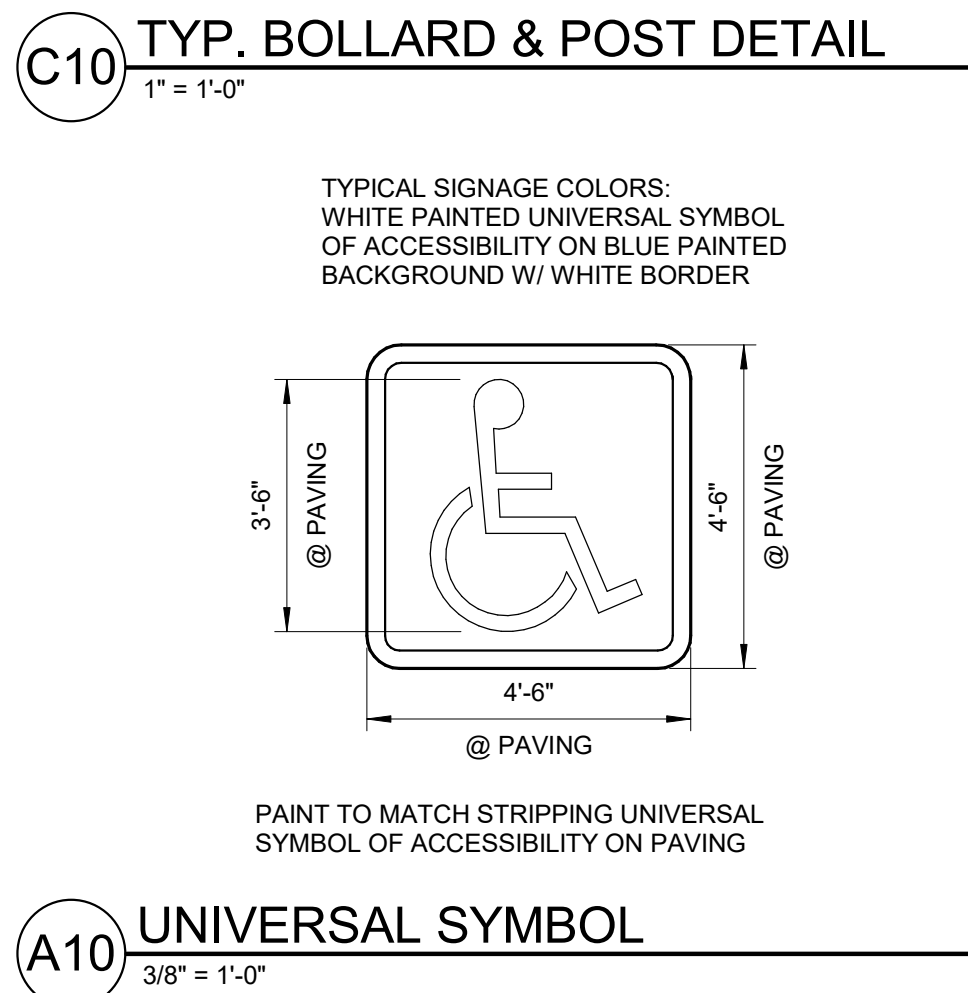
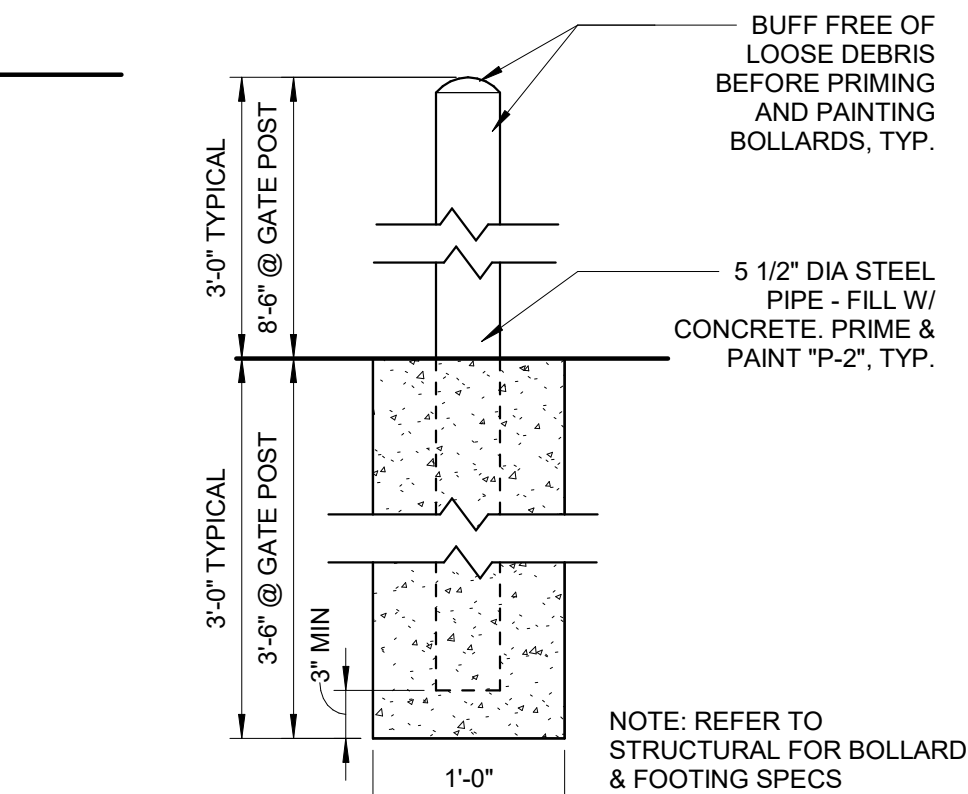
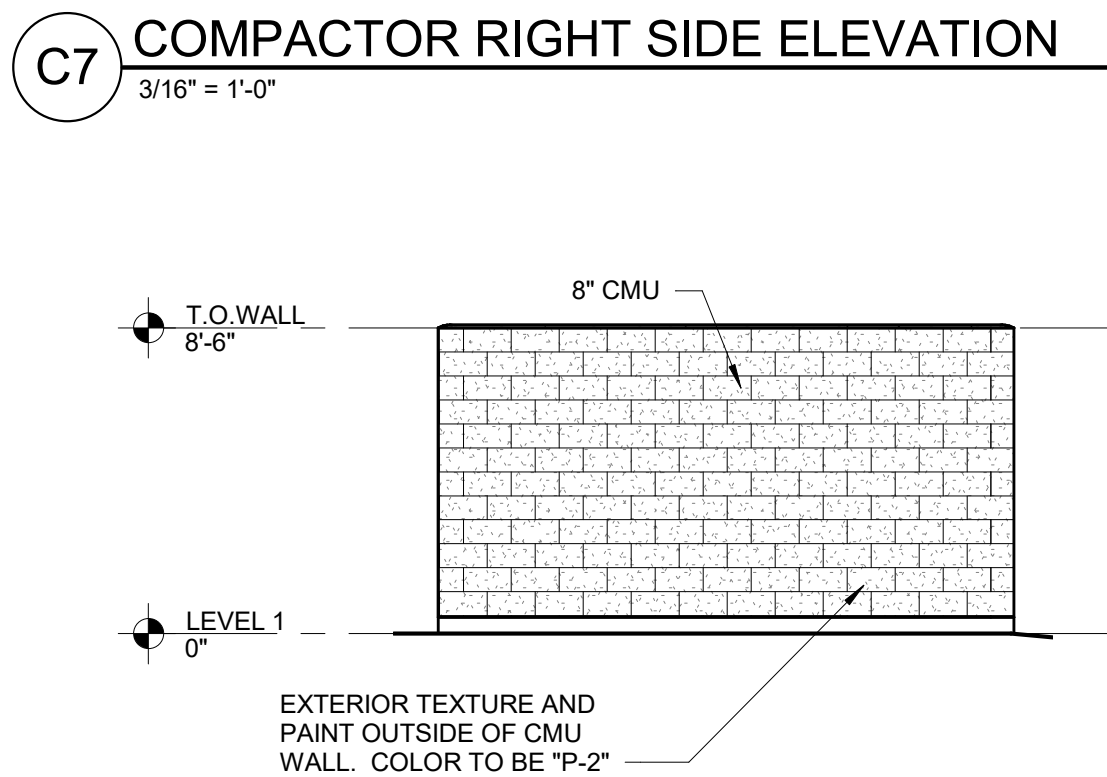
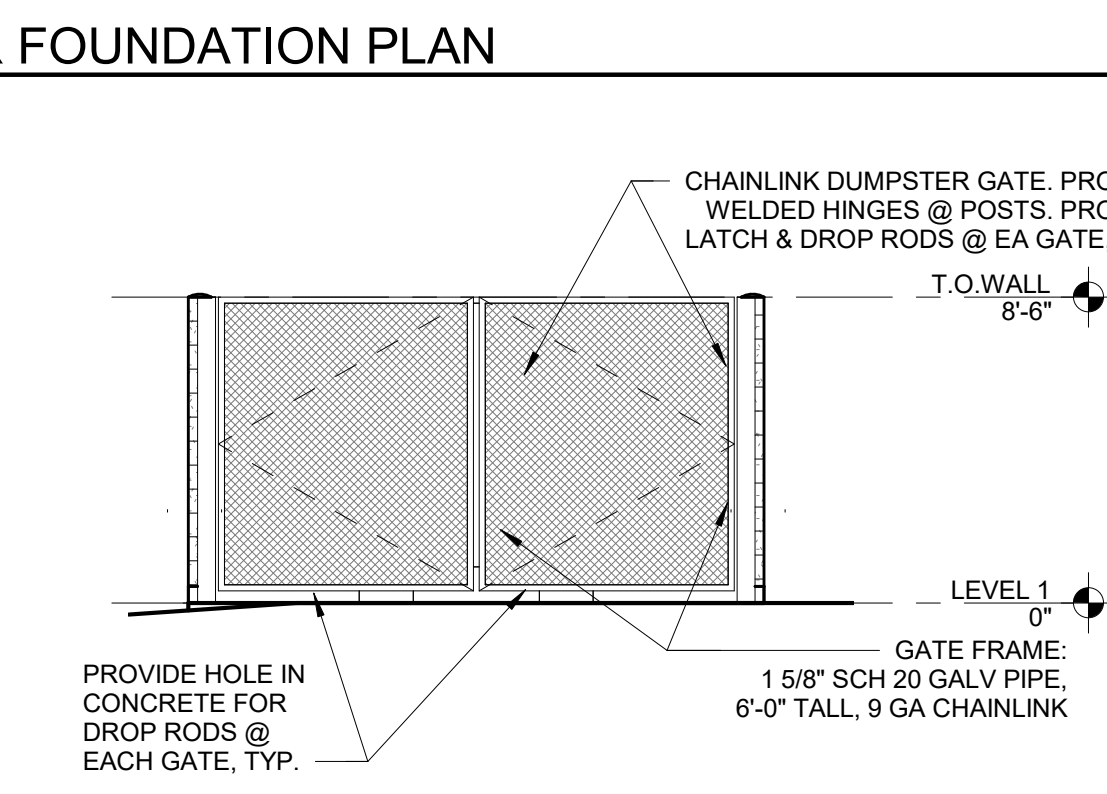
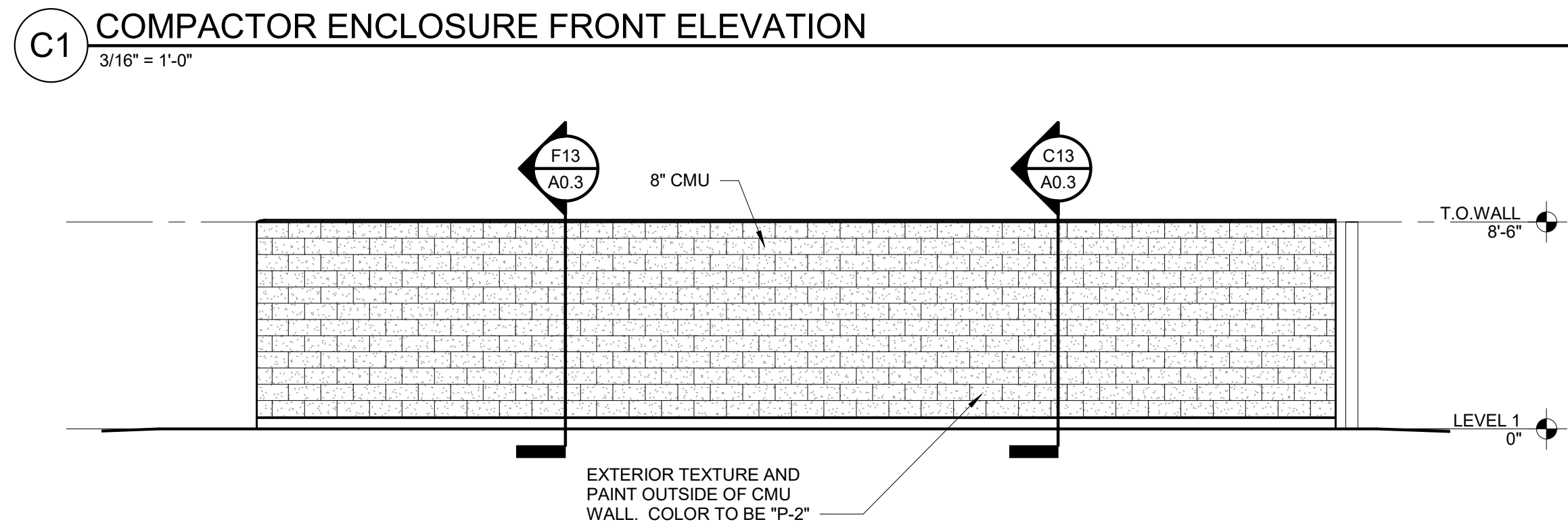
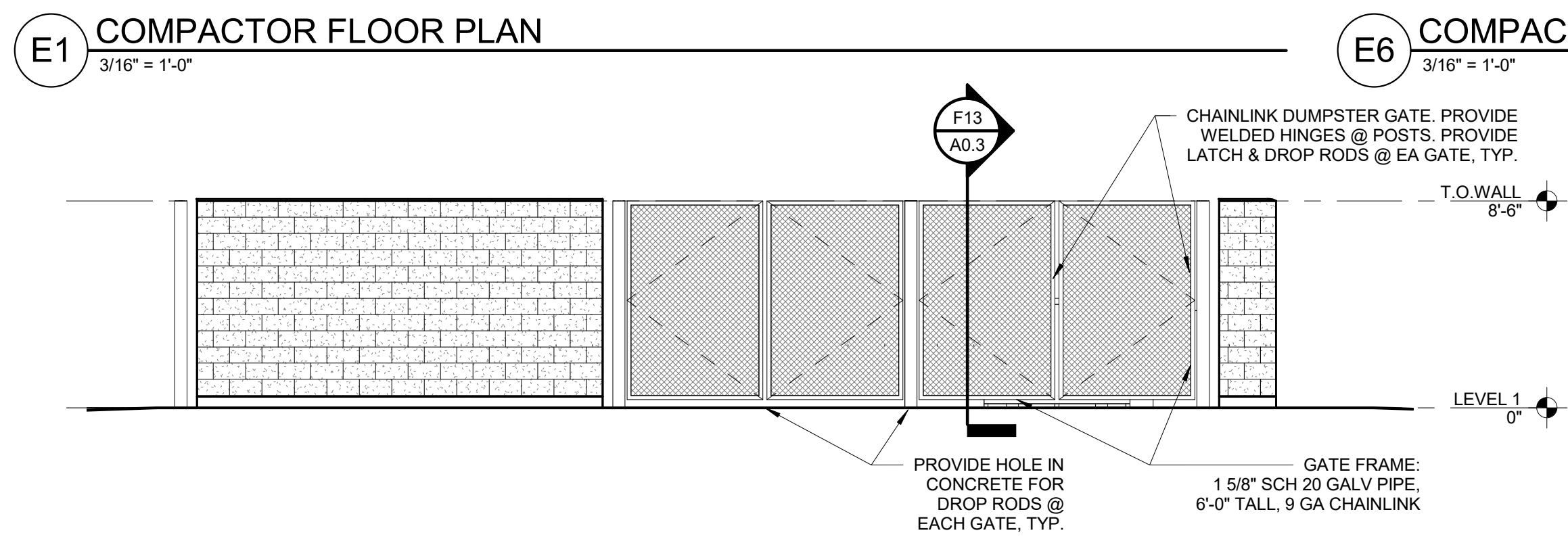
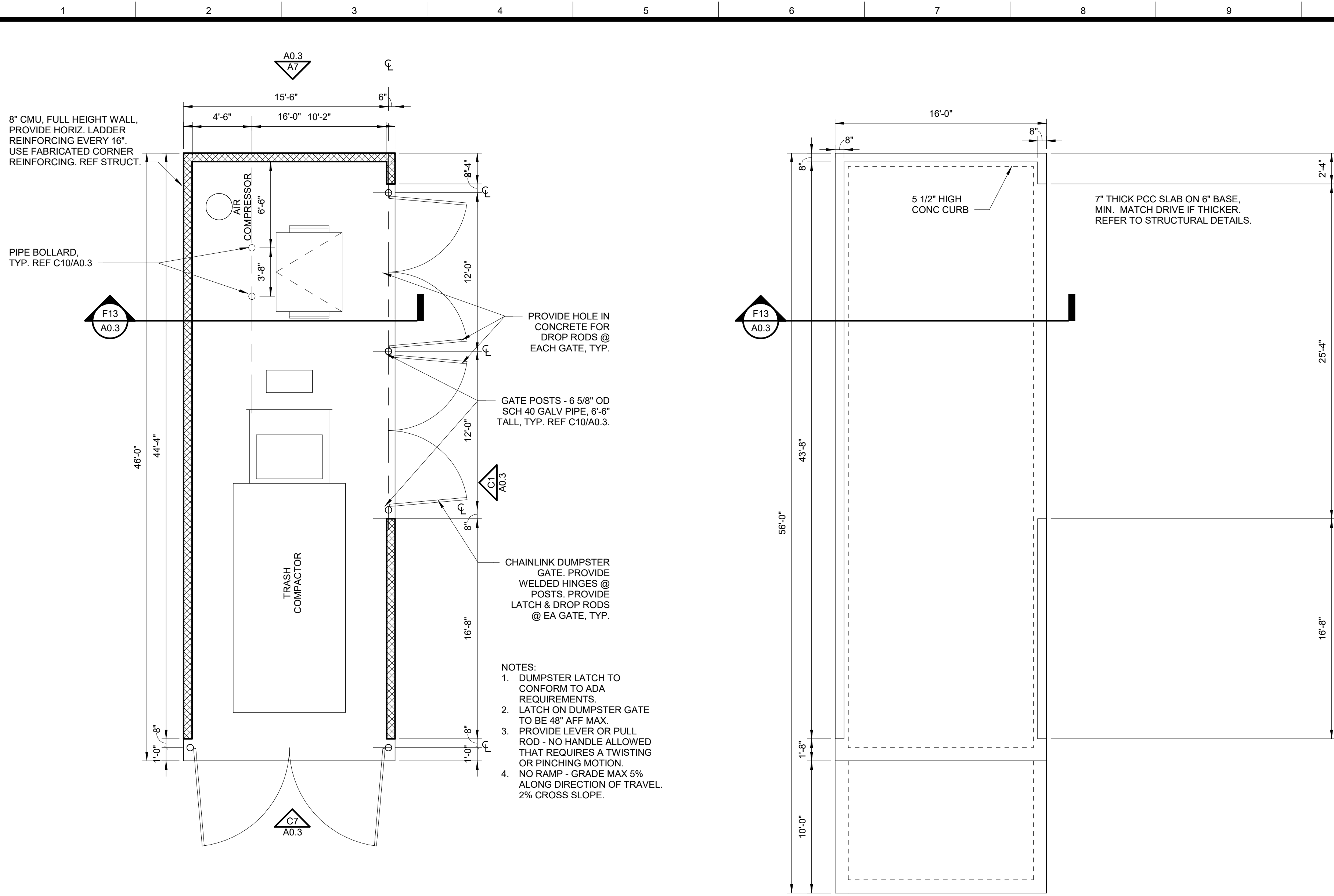


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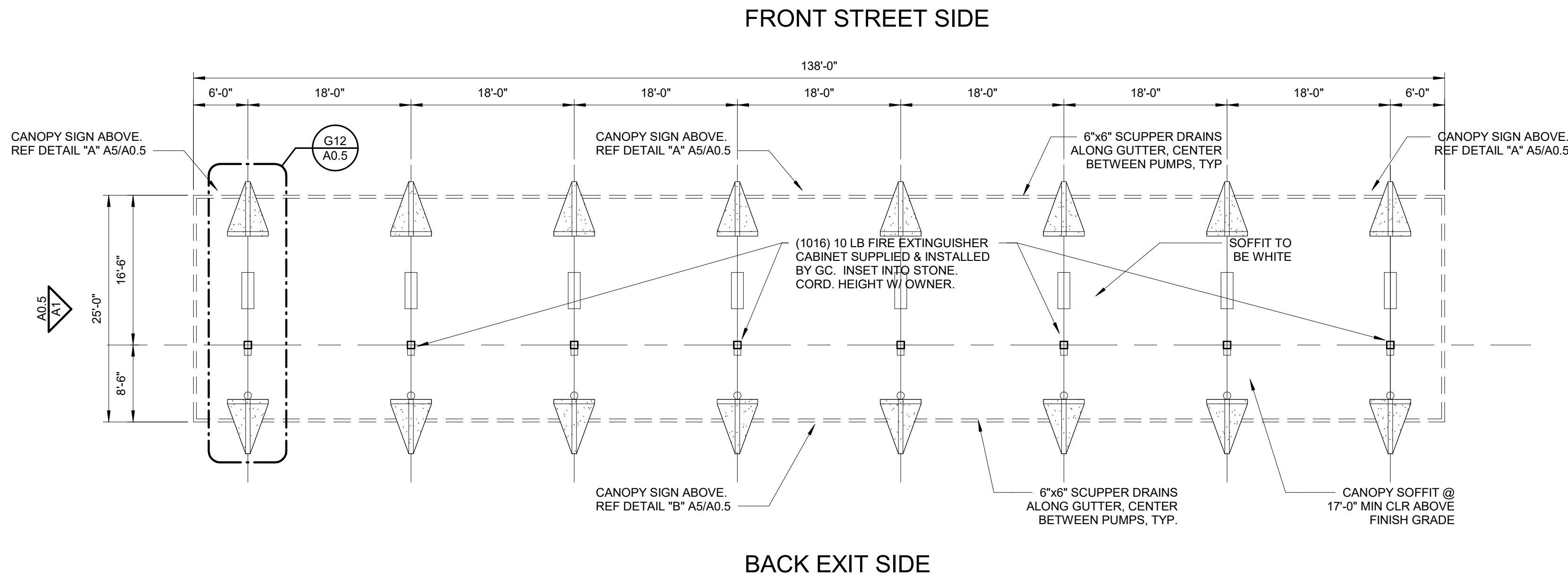




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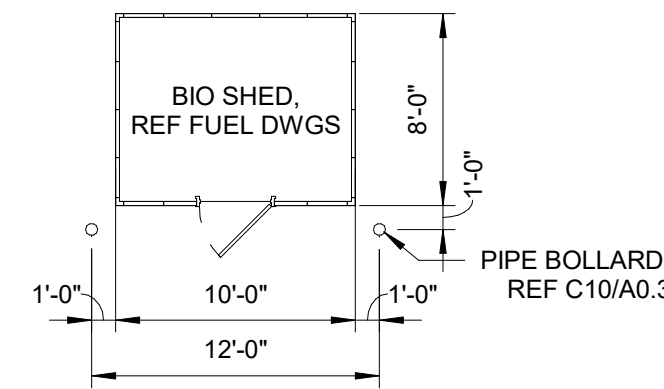
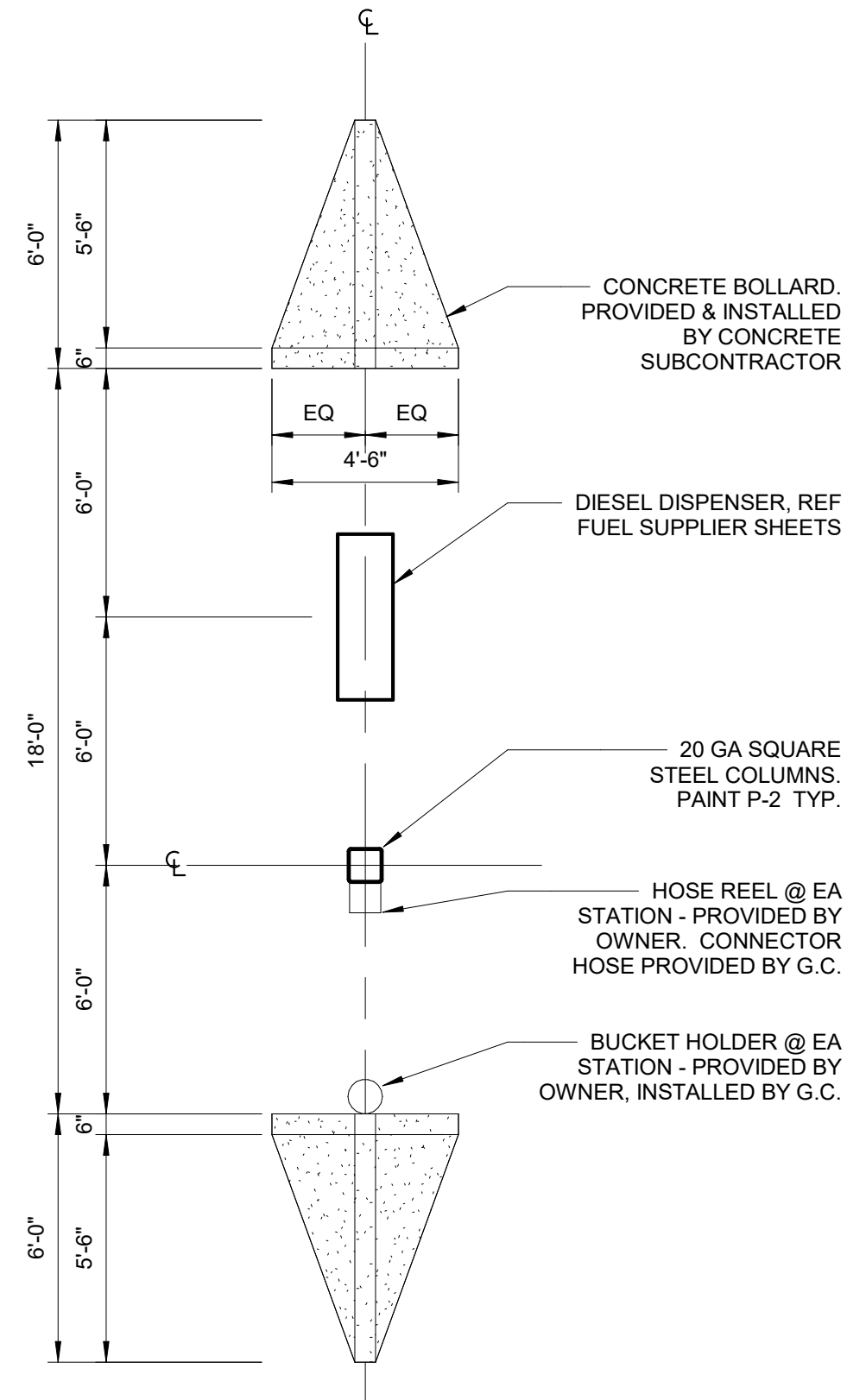


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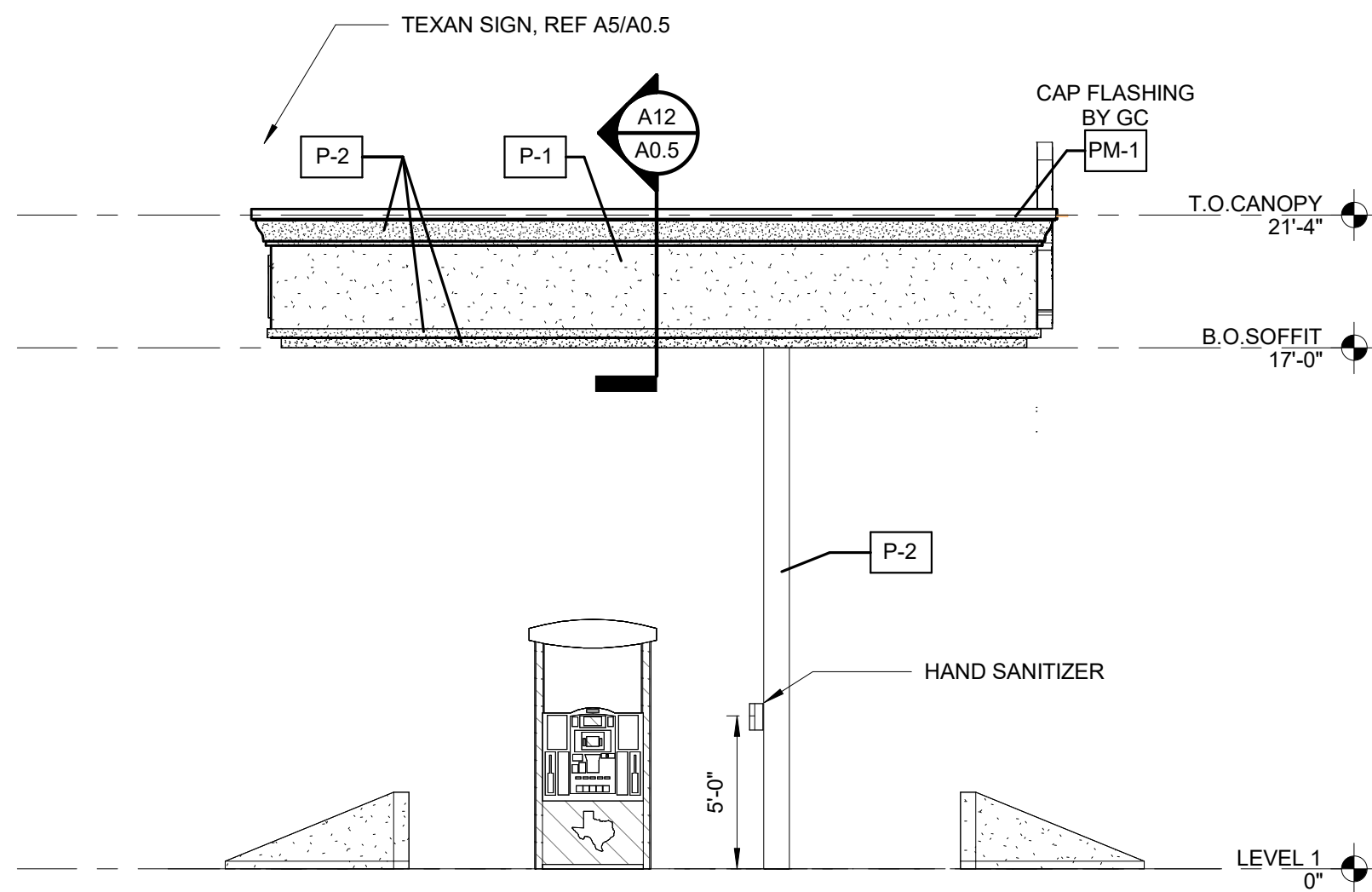


G1 DIESEL CANOPY PLAN  
1" = 10'-0"

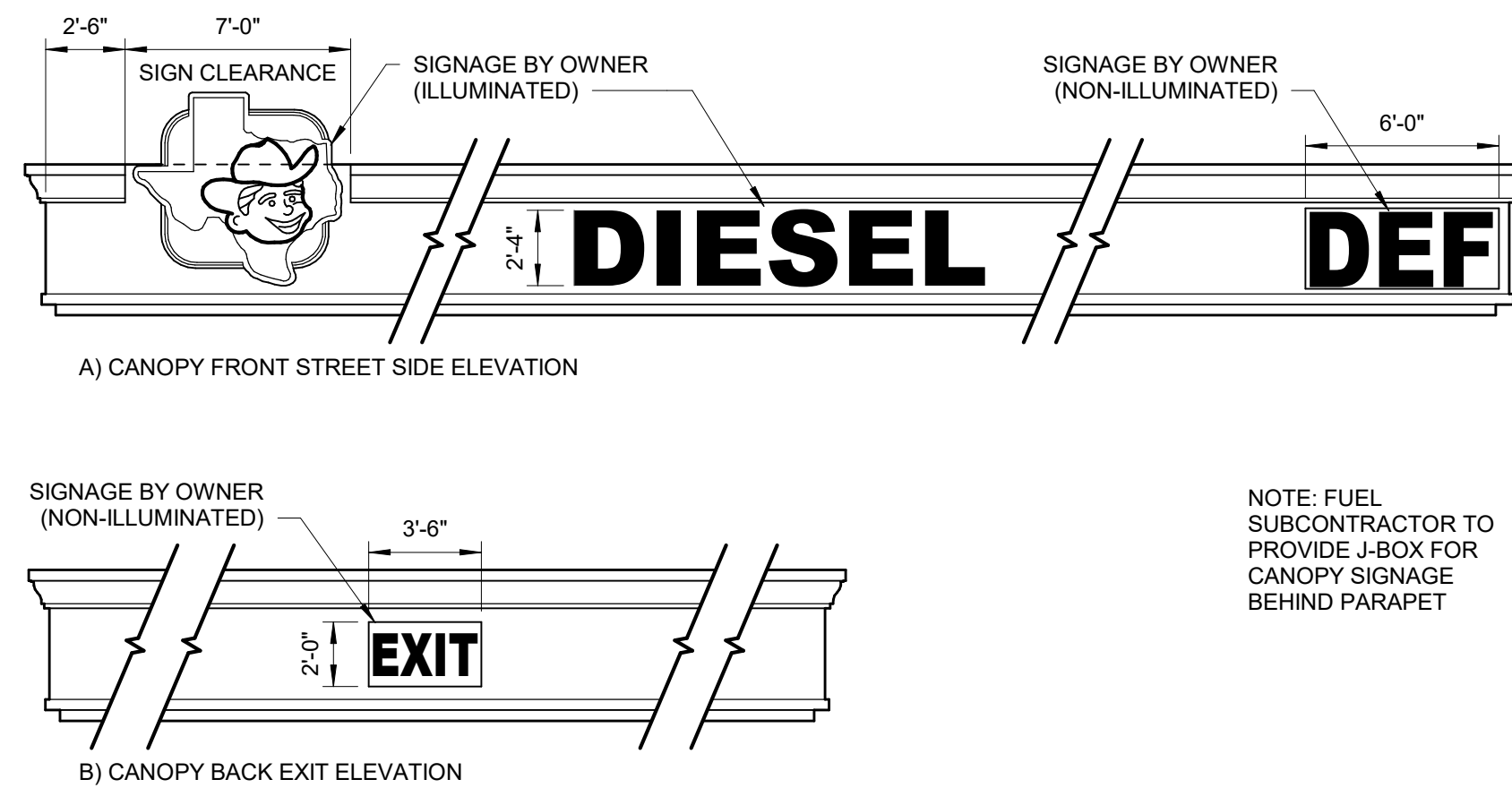
G12 DIESEL ISLAND PLAN  
1/4" = 1'-0"



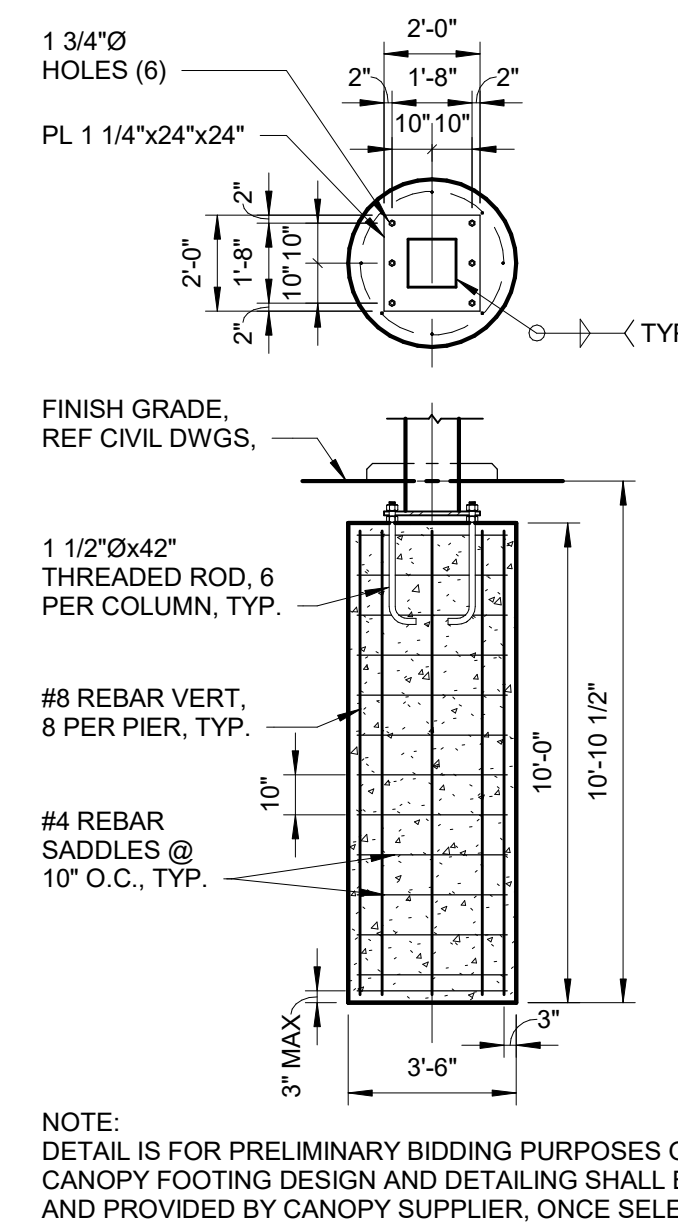
D1 BIO SHED PLAN  
1/8" = 1'-0"



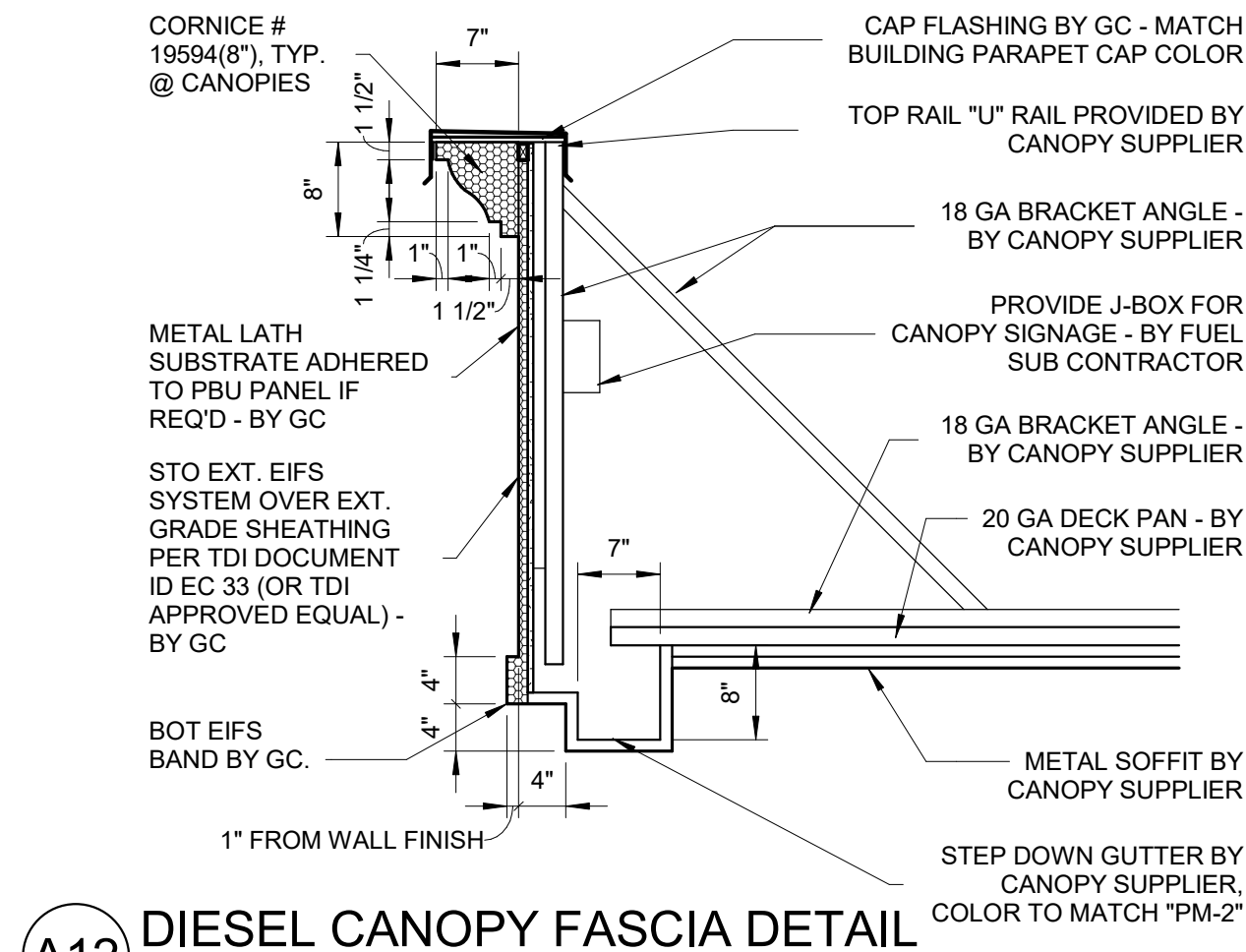
A1 DIESEL CANOPY ELEVATION  
3/16" = 1'-0"



A5 DIESEL CANOPY SIGN ELEVATIONS  
3/16" = 1'-0"



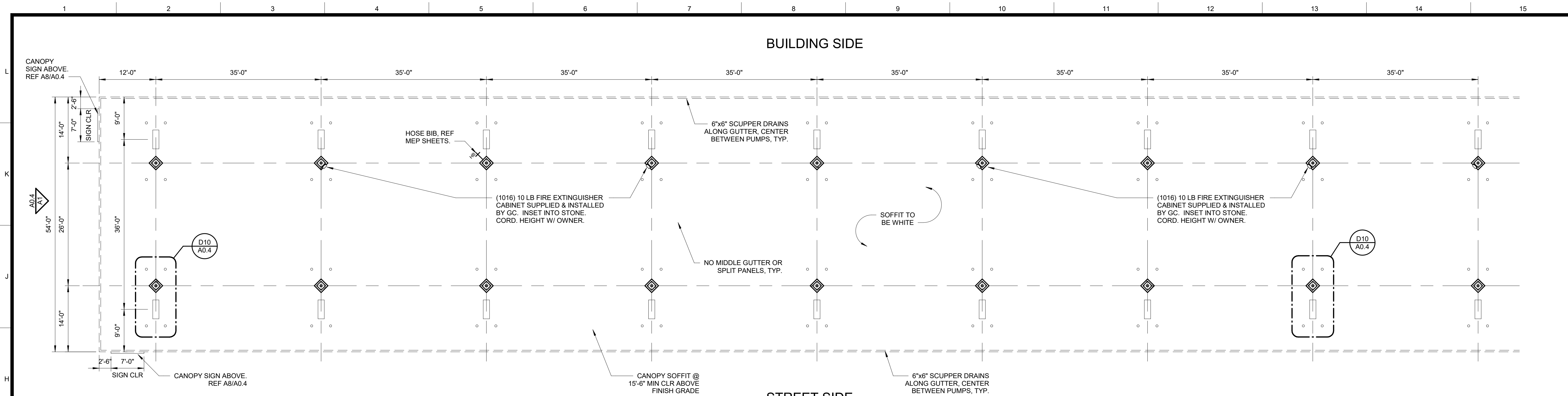
A10 DIESEL CANOPY FOOTING DETAIL  
1/4" = 1'-0"



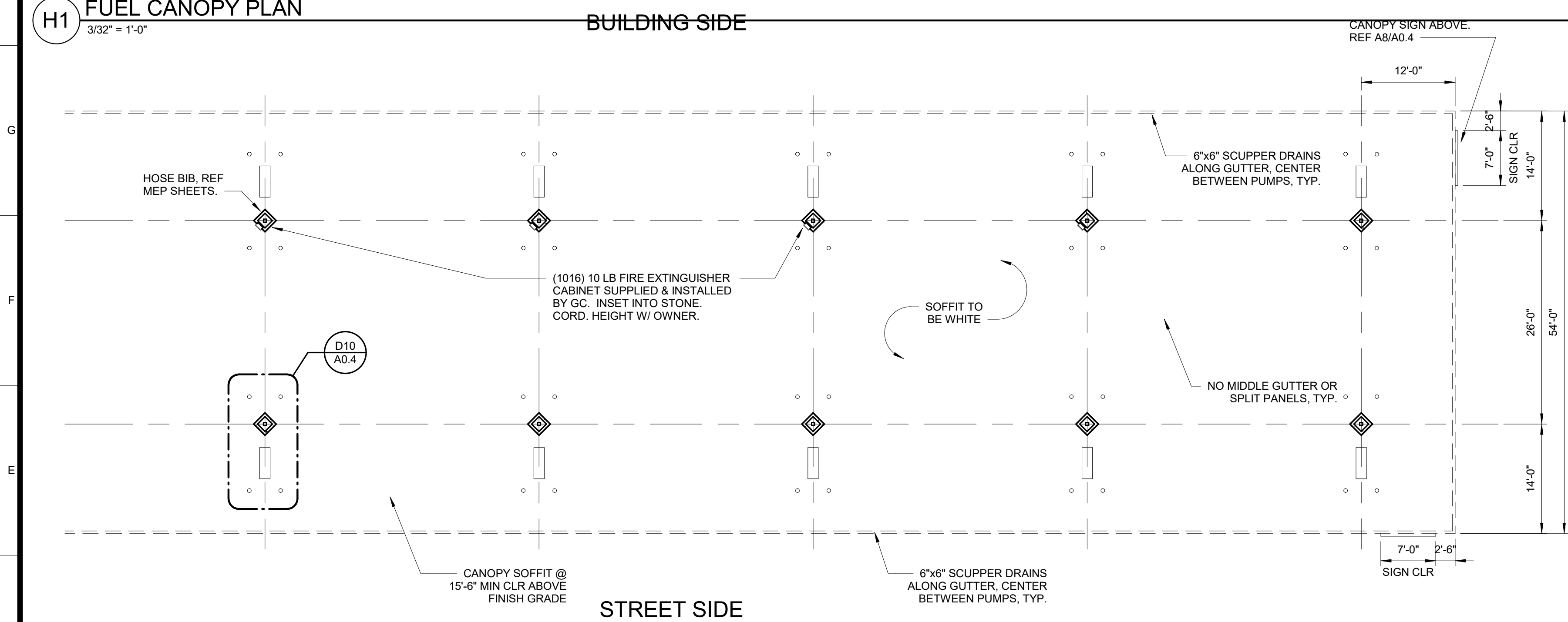
A12 DIESEL CANOPY FASCIA DETAIL  
3/4" = 1'-0"



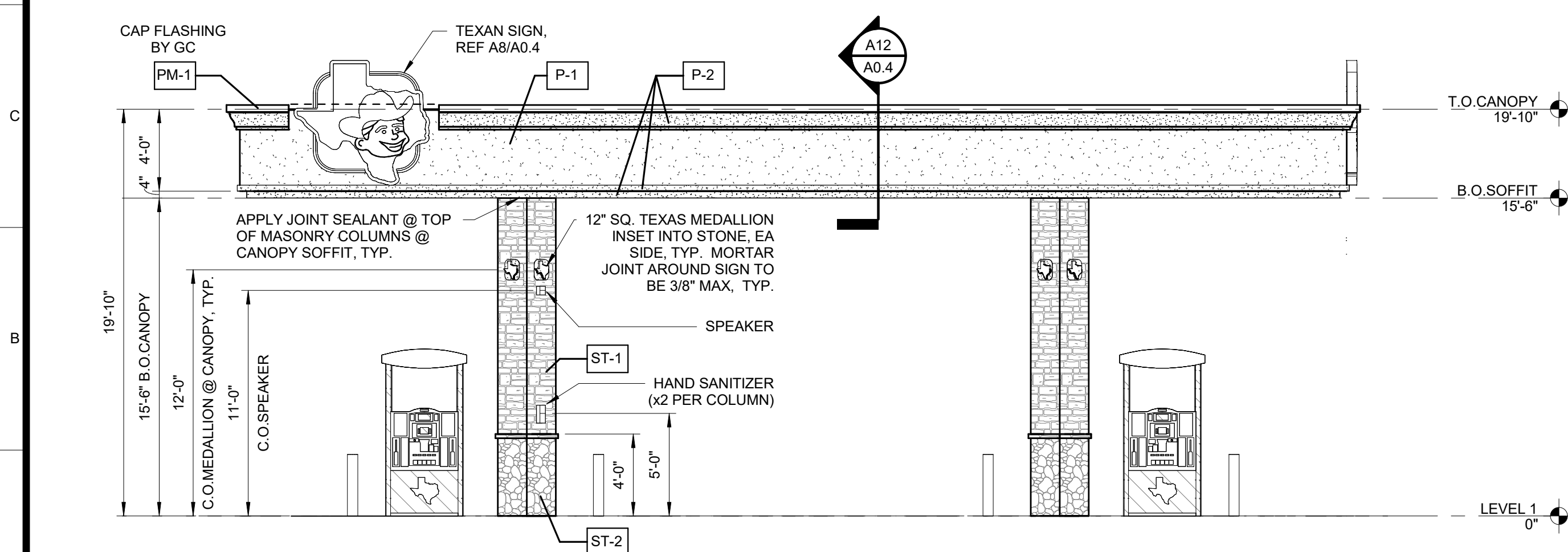
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H1 FUEL CANOPY PLAN  
3/32" = 1'-0"

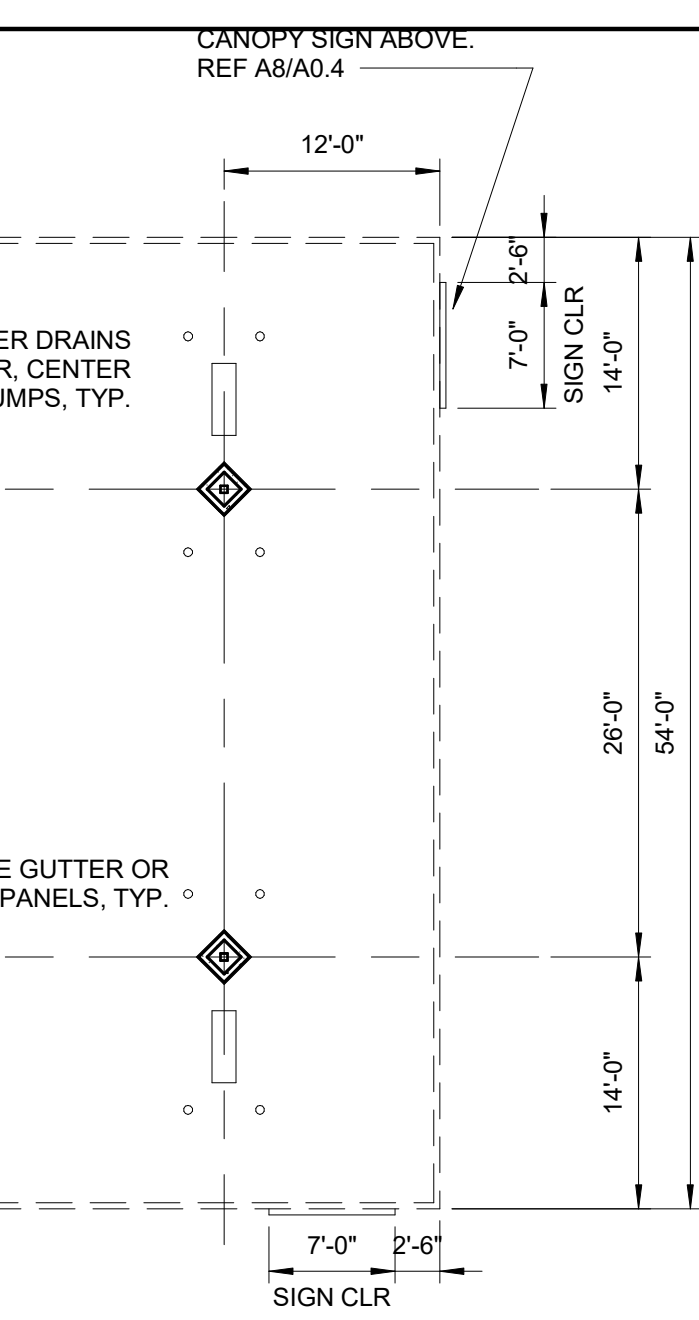


D1 FUEL CANOPY PLAN Copy 1  
3/32" = 1'-0"

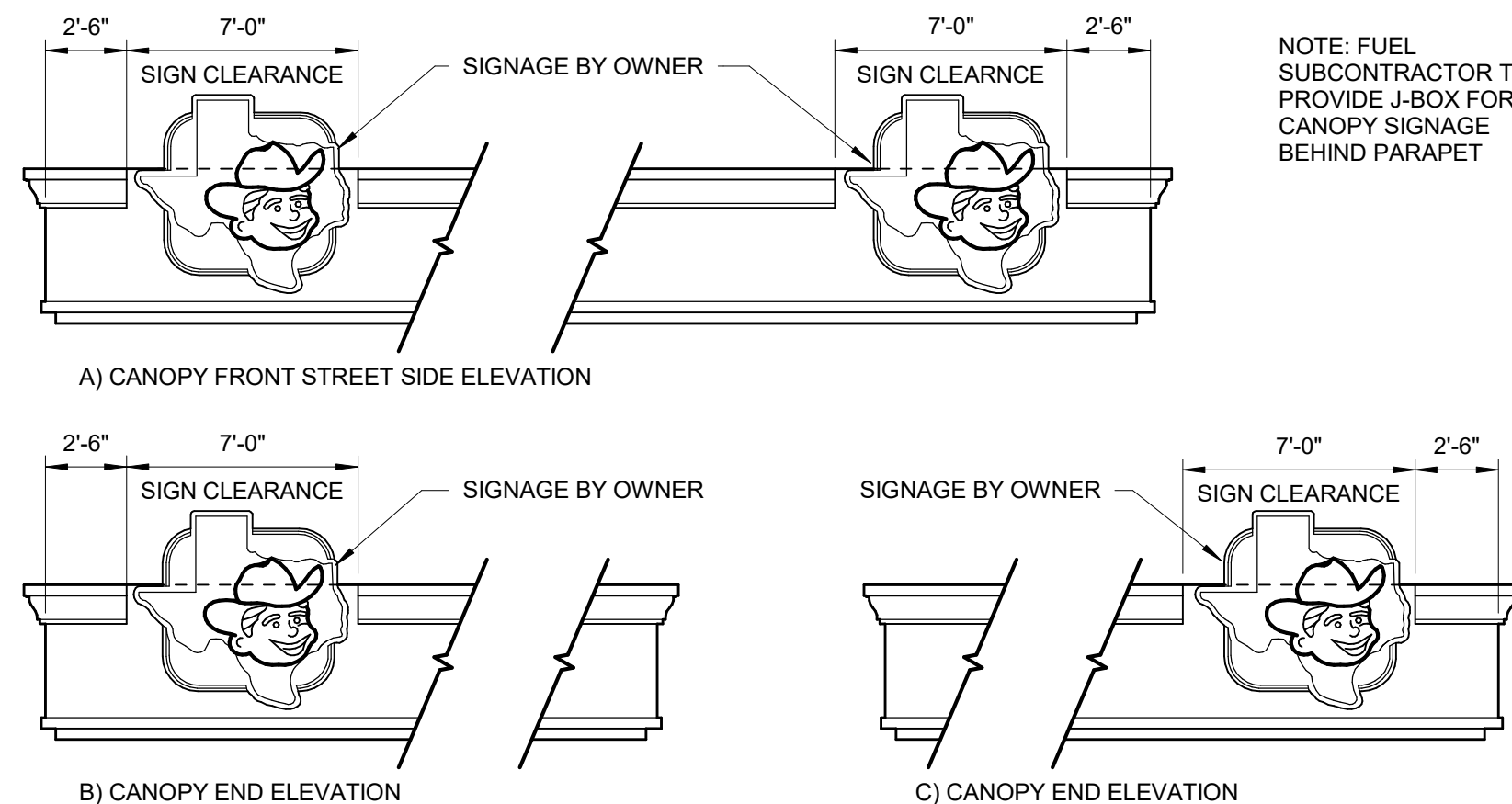


A1 FUEL CANOPY ELEVATION  
3/16" = 1'-0"

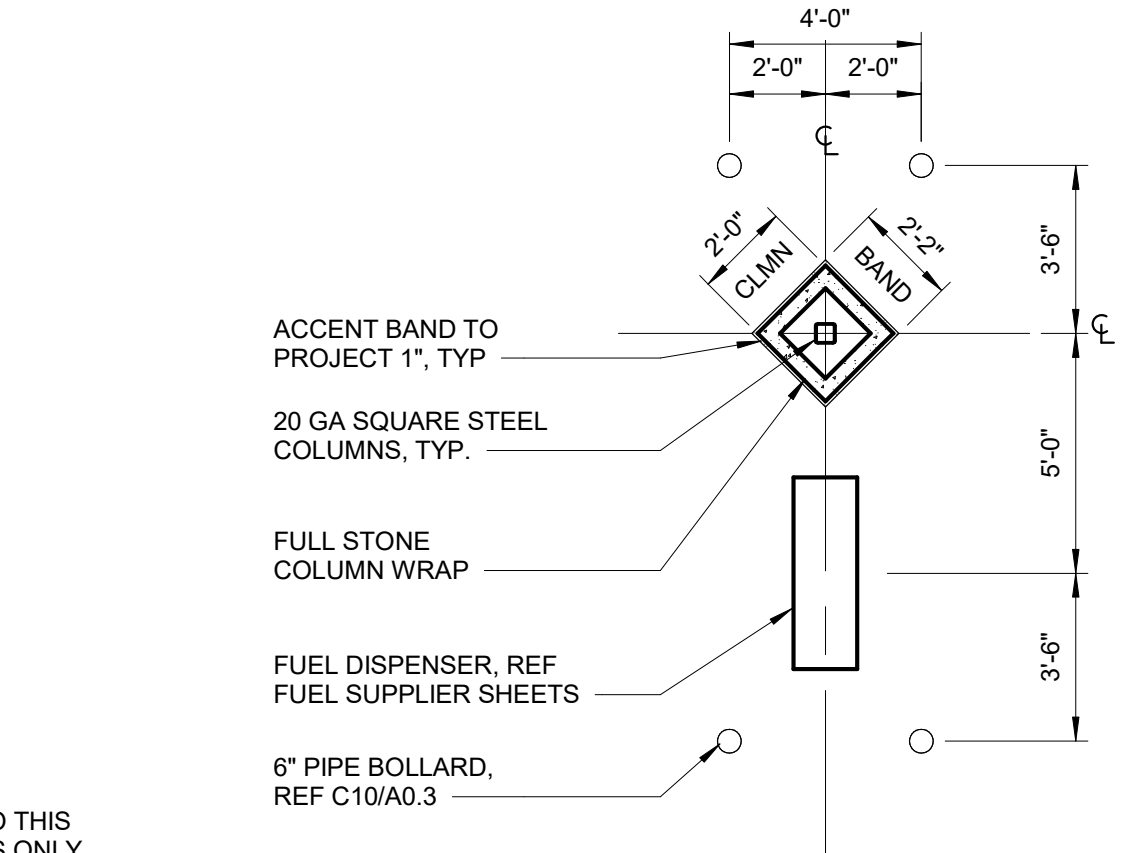
STREET SIDE



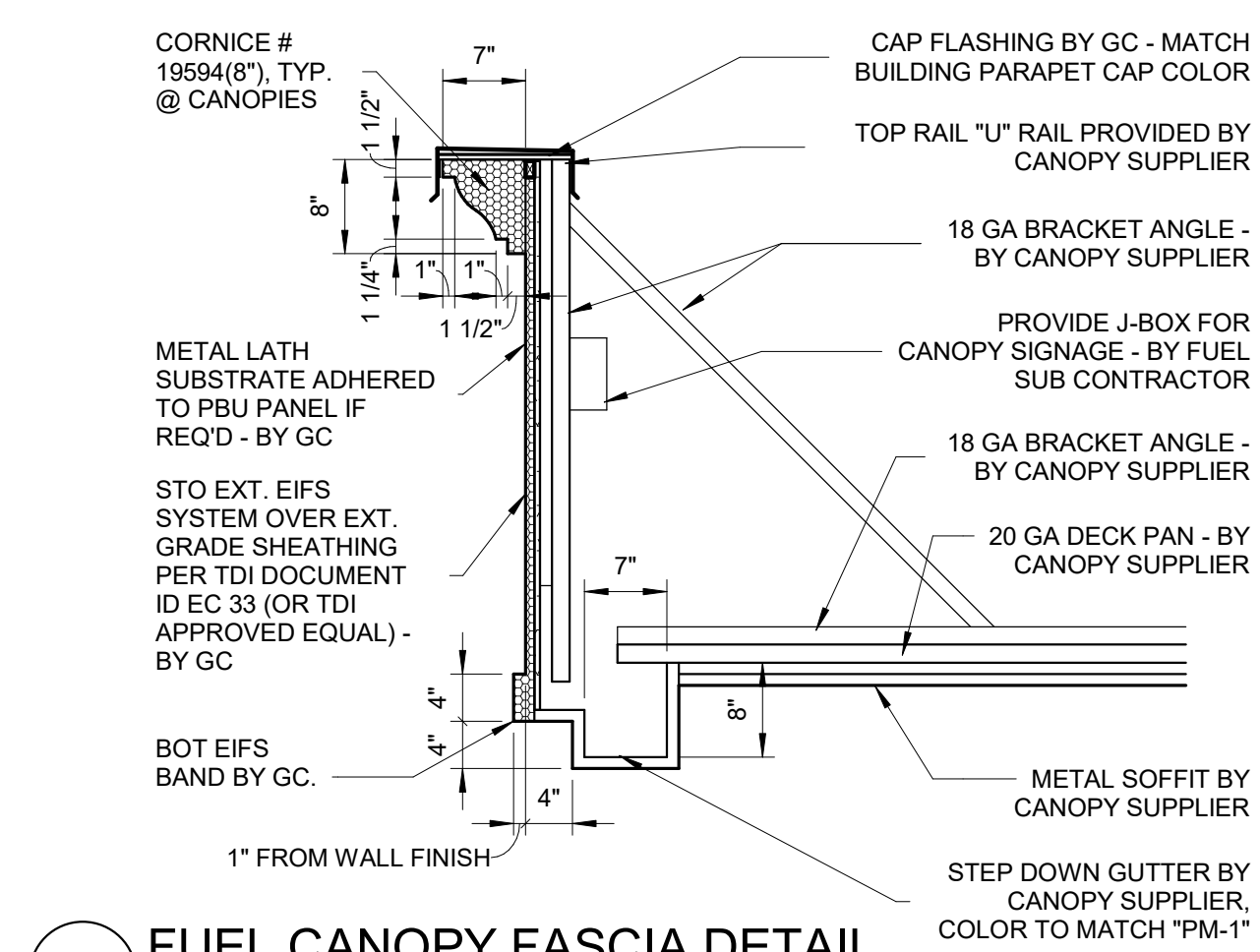
D7 FUEL CANOPY FOOTING DETAIL  
1/4" = 1'-0"



A8 FUEL CANOPY SIGN ELEVATIONS  
3/16" = 1'-0"



D10 FUEL ISLAND PLAN  
1/4" = 1'-0"



A12 FUEL CANOPY FASCIA DETAIL  
3/4" = 1'-0"

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# Lorena and The Texan Store Partnership Opportunity

January 13, 2025





# About The Texan Stores

---

The Texan Stores were founded by the Dlugosch family of Yorktown, Texas, a family with small town roots. The first store was built by the family from the ground up in their hometown. Since then, The Texan has built many stores all over Texas. Our mission is to continue seeking locations throughout Texas to meet the needs of busy families.





# The Texan Team Experience

---

- Proven history of successful community building
- Giving back to the community we operate in
- Over 500 full-time/part-time employees at its current locations
- Expected to employ 50-60 full and part time employees at this site
- Strive to hire locally



# Location

The Texan Stores will create a destination stop for travelers.

- 22,000 square foot store
- Over 200 auto parking spots
- Estimated Total Investment: \$7 to 10 million
- 30 fuel pumps (60 fueling positions)
  - 7 truck diesel lanes



RMA ARCHITECTS  
A FORT WORTH DESIGN FIRM

AERIAL SITE PLAN - CUP  
THE TEXAN - LORENA

1" = 60'-0"

08/28/2024

3R11

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# “The Texan” Experience

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- 15+ years of experience with the development of family travel centers
- New ground-up family travel center with expansive fuel pumps, fueling options, food service, beer and wine sales for offsite consumption, dining areas, retail merchandise, and lottery



# “The Texan” Experience

---

- Experience and knowledge to obtain and uphold all necessary licenses and permits
- Maintain health department approvals
- Contract with appropriate vendors to manage and ensure completion of project including construction, installation, equipment procurement, permits, zoning, codes, and inspections
- Comply with guidelines regarding design and operation for regulated USTs
- Certified contractor oversees all work in accordance with applicable codes





# The Texan Stores Amenities

---

- Fresh, unique, homestyle foods prepared only at The Texan Stores including BBQ, fresh bakery items, grab and go selection, hot and cold fresh-made options as well as made-to-order burgers and more
- Dine-In Seating for 70 customers
- Top of the industry well-lit stores
- Large, state of the art, clean restrooms
- Fully staffed stores to provide excellent customer service
- Operating 24/7/365



# The Texan Stores Amenities

---

- 10-foot-wide auto parking spaces with ample parking for boats, RVs, and other recreational vehicles
- Spacious parking lots to accommodate high volume traffic with separate auto and truck entrances
- Multiple (7) truck diesel lanes along with ample (30) upfront gas/diesel fueling positions
- EV Charging Stations
- Ethanol Free Gas for all motorists, boats, SUV, etc.



# Partnership for Growth of Lorena

---

- The addition of the proposed Texan Store to your community will greatly improve Lorena in multiple ways:
  - Added Sales Tax Revenue
  - Business Personal Property Tax increase to the county, city, and schools, etc.
  - Curb appeal
  - A destination and convenient stop for travelers
  - Providing resources to your community by filling the opportunity gap in gas stations and food service establishments



























---

Thank you for your time!

The Texan Stores Corporate Office

507 East Main Street

Yorktown, Texas 78164

Phone: 361-564-9504

Fax: 361-564-9492

Email: [info@thetexanstores.com](mailto:info@thetexanstores.com)

[www.thetexanstores.com](http://www.thetexanstores.com)





**SUBJECT:** Discussion and recognition of new employee, School Resource Officer, Mireya Quetz

**BACKGROUND:** Today it is with great honor that I am able to introduce our newest School Resource Officer, Mireya Quetz.

Mireya Quetz was born and raised in Waco, Texas, she graduated from University High School in 2015 before answering the call to serve her country in the United States Marine Corps, where she completed four years of honorable service.

After her military tenure, Mireya transitioned to public safety, at a local hospital working in dispatch. Her dedication led her to graduate from the police academy in July 2022, becoming the first police officer for Baylor Scott & White Police department at the Waco location.

Recently married and deeply committed to her faith, Mireya credits God for guiding her path and is devoted to exemplifying the calling she feels He has placed upon her life. She is profoundly grateful for the unwavering support of her Husband and family who have been a constant source of strength and encouragement throughout her journey. Ofc. Quetz is excited to bring her passion for service, integrity, and leadership to her role as a School Resource Officer with the Lorena Independent School District.

After completing the field training program, Mireya will be assigned to the High School campus and report to Sgt. Bull.

**RECOMMENDATION:**

**Subject:**

Discussion and possible action on using 2022 Street Bond Funds to fund a portion of the Cindy Lane repair project.

**Background Information:**

The City of Lorena issued Certificates of Obligation in 2022 to fund street improvements. The original contracted project is complete and there are remaining funds available. As those funds remain unspent and drawing interest, the City may potentially incur more arbitrage interest rebate expense.

The City is in the process of a repair contract for Cindy Lane that is planned to be funded from the newly created Street Maintenance Fund. The Street Maintenance Fund receives its funding from a portion of sales tax. The General Fund Capital Project Fund in 2024 “loaned” the Street Maintenance Fund, at the direction of the City Council, \$130,000 to jump start the Cindy Lane repairs.

**Current Findings:**

Street Improvement Funds remaining from the 2022 Certificates of Obligation are available to be spent on street improvement projects. With the Council’s approval those funds could be used to fund a portion of the current Cindy Lane project.

**Recommendation:**

Staff recommends utilizing 2022 Certificate of Obligation funds to fund the Cindy Lane pay estimate #2 (\$101,754) and the remaining estimate to complete after pay estimate #3 (26,077.70) maintaining a balance to fund estimated arbitrage interest rebates due to the IRS.



## 2022 Street Bond Projects

Street Bond (2011) Fund Balance	9/30/2021	67,181.35
---------------------------------	-----------	-----------

### FY 2022

Interest Income		14,935.84
Bond Proceeds		4,930,000.00
Bond Premium		209,681.20
Bond Issue Costs		(131,339.80)
Street Engineering		(215,800.00)

Street Bond (2022) Fund Balance	9/30/2022	4,874,658.59
---------------------------------	-----------	--------------

### FY 2023

Interest Income		205,720.99
Street Engineering		(399,440.00)
Street Construction		(2,541,675.51)

Street Bond (2022) Fund Balance	9/30/2023	2,139,264.07
---------------------------------	-----------	--------------

### FY 2023 YTD

Interest Income		39,555.95
Audit entry rounding		0.50
Arbitrage Analysis (Accr)		(1,565.00)
Street Engineering		(150,605.00)
Street Construction		(1,718,485.79)
* Bridge Engineering		(10,460.00)
* Bridge Construction		(119,043.70)

Street Bond (2022) Fund Balance	9/30/2024	178,661.03
---------------------------------	-----------	------------

### FY 2024 YTD

Interest Income		1,704.74
Arbitrage Analysis (Accr)		-
Street Construction		-

Street Bond (2022) Fund Balance	1/8/2025	180,365.77
---------------------------------	----------	------------

+ Cindy Pay Est #2		(101,754.00)
+ Cindy Est remaining		(26,077.70)

Retained for Arbitrage		52,534.07
------------------------	--	-----------

NOTE: The City's Financial Advisors, Hilltop Securities Asset Management has been retained to provide arbitrage compliance for the City's bonded debt including the 2022 Street Bond Funds. HSAM is working on arbitrage calculations for the City's debt. Arbitrage payment is not due until 2027, estimate through 09/30/23 is \$38,397

Per HSAM Arbitrage Brochure (profit - pg 2)

**"Issuers are allowed to earn and keep a rate of return equal to the bond yield they are paying their bond holders. If an issuer earns more on investing unspent proceeds in taxable investments, they must rebate this profit to the Treasury every five years and at the final maturity."**

\* Bridge construction and engineering was originally planned from General Fund Capital Project Fund (FY 2022 and 2023). Per council action - the remaining project in FY 2024 was applied to the Street Bond Funds.

+ Cindy Lane maintenance construction and engineering was originally planned from Street Maintenance Fund. With council action, Cindy pay #2 and remaining balance after pay #3 will be applied to the Street Bond Funds maintaining a balance to satisfy arbitrage analysis fees and IRS repayments.

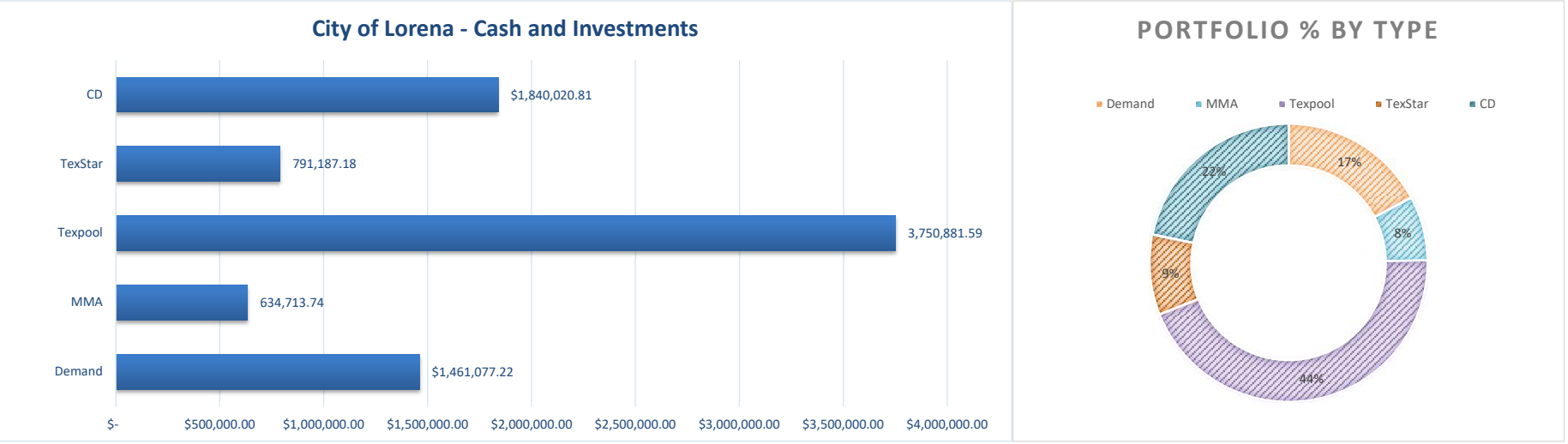


**CITY OF LORENA**  
**SUMMARY OF CASH AND INVESTMENTS - CORRECTED FOR CD INTEREST**  
**12/31/24**

	<b>Balance 9/30/2024</b>	<b>Balance 12/31/2024</b>	<b>Balance 3/31/2025</b>	<b>Balance 6/30/2025</b>	<b>Balance 9/30/2025</b>	<b>Net Change</b>	<b>Calculated Avg Int Rate</b>	<b>Maturity</b>
<b>CASH</b>								
Cash - Pooled Operating Acct	\$ 1,106,737.43	\$ 1,129,738.49	\$ -	\$ -	\$ -	\$ 23,001.06	0.050%	Demand
Cash - Emergency Checking (FNBCT)	\$ 147,950.64	\$ 148,342.55	\$ -	\$ -	\$ -	\$ 391.91	1.070%	Demand
Cash - Money Market Acct	828,232.18	634,713.74	-	-	-	(193,518.44)	3.747%	Demand
Cash - Savings/Share (GENCO)	5.00	5.00	-	-	-	-	0.000%	Demand
Cash - Payroll	-	-	-	-	-	-	0.000%	Demand
<b>TOTAL UNRESTRICTED CASH</b>	<b>\$ 2,082,925.25</b>	<b>\$ 1,912,799.78</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (170,125.47)</b>		
<b>RESTRICTED CASH</b>								
Restricted Cash - Forfeiture Funds	\$ 67,880.84	\$ 67,888.43	\$ -	\$ -	\$ -	\$ 7.59	0.033%	Demand
Restricted CD (8mo) - Treasury CD #xxx3378	207,639.12	207,639.12	-	-	-	-	3.850%	9/30/2025
<b>TOTAL RESTRICTED CASH</b>	<b>\$ 275,519.96</b>	<b>\$ 275,527.55</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7.59</b>		
<b>INVESTMENTS</b>								
Extraco CD (8 mo) - UF DS #xxxx1906	\$ 53,604.18	\$ 53,604.18				\$ -	5.000%	2/3/2025
Extraco CD (18 mo) - UF DS #xxxx3875	54,700.85	56,517.66				1,816.81	4.000%	6/3/2026
Extraco CD (18 mo) - GF DS #xxxx3947	55,060.73	56,886.39				1,825.66	4.000%	6/10/2026
Extraco CD (8 mo) - GF CP #xxxx2792	150,000.00	150,000.00				-	4.500%	4/8/2025
Extraco CD (8mo) - GF CP #xxxx3129	250,000.00	250,000.00				-	4.500%	5/3/2025
Extraco CD (8mo) - UF CP #xxxx3130	250,000.00	250,000.00				-	4.500%	5/3/2025
TFNB CD (12mo) - GF CP #58960	-	200,000.00					4.750%	10/28/2025
TFNB CD (12mo) - UF CP #56209	-	200,000.00					4.750%	10/28/2025
FNBCT CD (12 mo) - UF DS #xx2131	54,135.06	54,714.98				579.92	4.250%	5/17/2025
Genco CD (12 mo) - GF #xx1632	10,510.27	10,658.48				148.21	3.650%	10/19/2025
Texpool - Pooled Investment	805,462.06	815,113.04				9,650.98	4.648%	Demand
TexStar - Pooled Investment	631,430.98	638,966.02				7,535.04	4.651%	Demand
Texpool - Sidewalk Reserve	14,551.35	14,725.70				174.35	4.648%	Demand
Texpool - 2022 Street Bonds	211,075.53	213,604.49				2,528.96	4.648%	Demand
Texpool - GF Equipment Reserve	363,314.97	368,035.92				4,720.95	4.649%	Demand
Texpool - Park Land Ded Reserve	22,613.48	22,907.32				293.84	4.649%	Demand
Texpool - GF Capital Project Reserve	538,649.61	343,050.06				(195,599.55)	4.649%	Demand
Texpool - UF Equipment Reserve	397,475.70	402,238.13				4,762.43	4.649%	Demand
Texpool - UF Meter Reserve	15,730.29	15,918.77				188.48	4.649%	Demand
Texpool - UF Capital Projects	731,886.54	740,655.85				8,769.31	4.648%	Demand
Texpool - Impact Fees	26,471.43	26,788.61				317.18	4.648%	Demand
Texpool - 2018 TIRZ	199,868.36	202,263.09				2,394.73	4.648%	Demand
Texpool - UF Debt Service	150,878.21	152,686.03				1,807.82	4.649%	Demand
TexStar - UF Debt Service	150,426.07	152,221.16				1,795.09	4.651%	Demand
<b>TOTAL INVESTMENTS</b>	<b>\$ 5,137,845.67</b>	<b>\$ 5,391,555.88</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (146,289.79)</b>		
<b>SUB-TOTAL CASH AND INVESTMENTS</b>	<b>\$ 7,496,290.88</b>	<b>\$ 7,579,883.21</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (316,407.67)</b>		

**ECONOMIC DEVELOPMENT CORPORATION, LORENA, TEXAS**  
**SUMMARY OF CASH AND INVESTMENTS**  
**12/31/24**

	Balance 9/30/2024	Balance 12/31/2024	Balance 3/31/2025	Balance 6/30/2025	Balance 9/30/2025	Net Change	Calculated Avg Int Rate	Maturity
Restricted Cash - EDC Checking	\$ 364,531.51	\$ -				\$ (364,531.51)	0.000%	Demand
Cash - Pooled Operating Acct		\$ 115,102.75				115,102.75	0.050%	Demand
Money Market Account	64,497.96	-				(64,497.96)	0.000%	Demand
TFNB CD (6mo) - 51413		175,000.00				175,000.00	5.000%	5/7/2025
TFNB CD (12mo) - 54438		175,000.00				175,000.00	4.750%	11/7/2025
Texpool - EDC	427,769.14	432,894.58				5,125.44	4.649%	Demand
<b>SUB-TOTAL CASH AND INVESTMENTS</b>	<b>\$ 856,798.61</b>	<b>\$ 897,997.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,198.72</b>		
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 8,353,089.49</b>	<b>\$ 8,477,880.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (275,208.95)</b>		



I certify that, to the best of my knowledge, the above schedule accurately reflects the cash and investments held by the City of Lorena.

*Linda Klump*

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Linda Klump  
Finance Officer

*Kevin A. Neal*

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Kevin A. Neal  
City Manager



City of Lorena  
Combined Funds  
**December 31, 2024**

	Page #	FUND #	Total Revenues	Total Expenditures	Net Rev/Exp
General Fund	2	10	771,884.14	537,930.48	233,953.66
Designated Revenue Fund	3	15	7.59	30,130.60	(30,123.01)
Street Maintenance Fund	4	19	15,659.03	15,007.30	651.73
Economic Development Fund	5	20	52,454.60	4,762.39	47,692.21
TIRZ Debt Service Fund	6	24	-	2,252.25	(2,252.25)
TIRZ Project Fund	7	25	12,929.23	4,437.50	8,491.73
Gen Fund Capital Project Fund	8	30	42,202.28	68,975.83	(26,773.55)
Gen Fund Debt Service Fund	9	40	198,590.14	-	198,590.14
Utility Fund	10	50	689,969.08	704,214.11	(14,245.03)
Sanitation Fund	11	51	83,587.57	79,430.34	4,157.23
ARPA Grant Fund	12	52	-	381,062.85	(381,062.85)
Utility Fund Capital Project Fund	13	53	38,388.48	18,014.73	20,373.75
Utility Fund Debt Service Fund	14	54	57,605.80	3,702.75	53,903.05
COMBINED FUNDS			1,963,277.94	1,849,921.13	113,356.81

City of Lorena  
General Fund - Fund 10  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Property Taxes	686,730.00	-	17,636.44	42,998.25	339,341.40	399,976.09	399,976.09	286,753.91	41.76%
Miscellaneous Taxes	450,200.00	-	36,295.36	47,943.44	41,775.99	126,014.79	126,014.79	324,185.21	72.01%
Franchise Taxes	175,200.00	-	1,154.45	45,877.18	1,151.96	48,183.59	48,183.59	127,016.41	72.50%
Permits	25,000.00	-	7,554.94	5,884.18	575.00	14,014.12	14,014.12	10,985.88	43.94%
Intergovernmental Revenue	307,935.00	-	-	-	91,523.02	91,523.02	91,523.02	216,411.98	70.28%
Charges & Fees	2,500.00	-	121.00	67.56	(68.31)	120.25	120.25	2,379.75	95.19%
Fines	225,000.00	-	17,925.52	16,386.50	14,622.98	48,935.00	48,935.00	176,065.00	78.25%
Interest	40,000.00	-	2,994.64	2,571.58	2,557.84	8,124.06	8,124.06	31,875.94	79.69%
Other Revenues	208,925.00	-	11,545.93	11,901.36	11,545.93	34,993.22	34,993.22	173,931.78	83.25%
Total Revenues	2,121,490.00	-	95,228.28	173,630.05	503,025.81	771,884.14	771,884.14	1,349,605.86	63.62%
Administration	688,917.00	-	62,477.15	75,054.24	44,451.35	181,982.74	181,982.74	506,934.26	73.58%
Police	1,330,066.00	-	80,734.67	60,766.50	57,126.12	198,627.29	198,627.29	1,131,438.71	85.07%
PD School Resource	-	-	48,474.57	48,775.15	30,495.35	127,745.07	127,745.07	(127,745.07)	100.00%
Volunteer Fire	47,348.00	-	13,297.58	1,882.93	2,433.82	17,614.33	17,614.33	29,733.67	62.80%
Streets & Parks	55,159.00	-	3,696.36	3,301.70	4,962.99	11,961.05	11,961.05	43,197.95	78.32%
Total Expenditures	2,121,490.00	-	208,680.33	189,780.52	139,469.63	537,930.48	537,930.48	1,583,559.52	74.64%
Net Rev/Expend	-	-	(113,452.05)	(16,150.47)	363,556.18	233,953.66	233,953.66	(233,953.66)	

Property Taxes: Semi-Annual allocation to TIRZ per McLennan Co (Feb)  
Miscellaneous Taxes: Sales Tax (Nov for quarter ended Sept)  
Franchise Taxes: Electric (quarterly, Nov), Communications (quarterly, Nov), Atmos (Mar)  
Intergovernmental Revenue: Includes LISD reimbursement accrual (Dec)  
Charges and Fees:  
Fines: Revenue reports collections (not citations)  
Interest:  
All Departments: Annual Insurance payments  
Administration: Audit and Public Health pmts (Nov)  
Police:  
PD School Resource: SRO related expenses  
Volunteer Fire: pmt timing - motor vehicle supplies (Jul)  
Streets & Parks:

City of Lorena  
Designated Revenue Fund - Fund 15  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Intergovernmental Rev	34,500.00	-				-	-	34,500.00	100.00%
Interest	-	-	2.88	2.89	1.82	7.59	7.59	(7.59)	100.00%
Other Revenue	-	-	-	-	-	-	-	-	0.00%
Total Revenues	34,500.00	-	2.88	2.89	1.82	7.59	7.59	34,492.41	99.98%
State Forfeiture						-	-	-	0.00%
Treasury Forfeiture	76,000.00	-	-	20,834.02	9,296.58	30,130.60	30,130.60	45,869.40	60.35%
Opioid Abatement	-	-	-	-	-	-	-	-	0.00%
Total Expenditures	76,000.00	-	-	20,834.02	9,296.58	30,130.60	30,130.60	45,869.40	60.35%
Net Rev/Expend	(41,500.00)	-	2.88	(20,831.13)	(9,294.76)	(30,123.01)	(30,123.01)	(11,376.99)	

NEW FUND CREATED TO RECORD FORFEITURE EXPENDITURES

Interest

Other Revenue

Treasury Forfeiture

Opioid Abatement

Body Worn Camera expenses



City of Lorena  
Street Maintenance Fund - Fund 19  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Misc Taxes	138,844.00	-	-	-	15,659.03	15,659.03	15,659.03	123,184.97	88.72%
Interest	-	-	-	-	-	-	-	-	0.00%
Other Revenue	-	-	-	-	-	-	-	-	0.00%
Total Revenues	138,844.00	-	-	-	15,659.03	15,659.03	15,659.03	123,184.97	88.72%
Street Maintenance	150,000.00	-	6,942.30	2,775.00	5,290.00	15,007.30	15,007.30	134,992.70	90.00%
Total Expenditures	150,000.00	-	6,942.30	2,775.00	5,290.00	15,007.30	15,007.30	134,992.70	90.00%
Net Rev/Expend	(11,156.00)	-	(6,942.30)	(2,775.00)	10,369.03	651.73	651.73	(11,807.73)	

NEW FUND CREATED TO RECORD STREET MAINTENANCE FUND SALES TAX AND EXPENSES

Misc Taxes	Sales Tax - first month DEC
Street Mainenance	Planned street project - Cindy engineering and construction

City of Lorena  
Economic Development Corporation - Fund 20  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Miscellaneous Taxes	86,156.00	-	18,137.66	23,962.10	5,219.68	47,319.44	47,319.44	38,836.56	45.08%
Interest	20,000.00	-	1,791.74	1,670.05	1,673.37	5,135.16	5,135.16	14,864.84	74.32%
Total Revenues	106,156.00	-	19,929.40	25,632.15	6,893.05	52,454.60	52,454.60	53,701.40	50.59%
Economic Development	192,966.00	-	2,673.28	2,009.60	79.51	4,762.39	4,762.39	188,203.61	97.53%
Total Expenditures	192,966.00	-	2,673.28	2,009.60	79.51	4,762.39	4,762.39	188,203.61	97.53%
Net Rev/Expend	(86,810.00)	-	17,256.12	23,622.55	6,813.54	47,692.21	47,692.21	(134,502.21)	
Miscellaneous Taxes:	Sales Tax - Nov quarterly remittance, Dec 1st month shared with Street Maint								
Economic Development:	Website (Oct), Audit (Nov)								

City of Lorena  
TIRZ #1 East Debt Service - Fund 24  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Other Revenue	249,900.00	-	-	-	-	-	-	249,900.00	100.00%
Total Revenues	249,900.00	-	-	-	-	-	-	249,900.00	100.00%
TIRZ CO 2017	155,775.00	-	-	-	1,427.25	1,427.25	1,427.25	154,347.75	99.08%
TIRZ CO 2018	94,125.00	-	-	-	825.00	825.00	825.00	93,300.00	99.12%
Total Expenditures	249,900.00	-	-	-	2,252.25	2,252.25	2,252.25	247,647.75	99.10%
Net Rev/Expend	-	-	-	-	(2,252.25)	(2,252.25)	(2,252.25)	2,252.25	
Other Rev:	Transfer from TIRZ for Debt Service								
TIRZ CO 2017:	Semiannual Debt Service Pmt and paying agent fees								
TIRZ CO 2018:	Semiannual Debt Service Pmt and paying agent fees								



City of Lorena  
TIRZ #1 East Project Fund - Fund 25  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Property Tax	143,778.00	-	-	-	-	-	-	143,778.00	100.00%
Misc Taxes	6,000.00	-	3,373.39	3,314.79	3,846.32	10,534.50	10,534.50	(4,534.50)	-75.58%
Contributions	-	-	-	-	-	-	-	-	0.00%
Interest	-	-	833.95	780.29	780.49	2,394.73	2,394.73	(2,394.73)	100.00%
Other Revenue	-	-	-	-	-	-	-	-	0.00%
Total Revenues	149,778.00	-	4,207.34	4,095.08	4,626.81	12,929.23	12,929.23	136,848.77	91.37%
Administration	21,250.00	-	1,312.50	1,812.50	1,312.50	4,437.50	4,437.50	16,812.50	79.12%
Sanitary Sewer Proj	155,775.00	-	-	-	-	-	-	155,775.00	100.00%
Basin G Exp Proj	94,125.00	-	-	-	-	-	-	94,125.00	100.00%
Total Expenditures	271,150.00	-	1,312.50	1,812.50	1,312.50	4,437.50	4,437.50	266,712.50	98.36%
Net Rev/Expend	(121,372.00)	-	2,894.84	2,282.58	3,314.31	8,491.73	8,491.73	(129,863.73)	
Property Tax:	Semi-Annual allocation to TIRZ per McLennan Co (Feb)								
Misc Tax:	Sales Tax (70% in zone)								
Expenditures:	Audit (Nov)								

City of Lorena  
General Fund Capital Projects - Fund 30  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Intergovernmental Revenue	-	-	-	-	-	-	-	-	0.00%
Fines & Contributions	-	-	-	-	-	-	-	-	0.00%
Interest	56,700.00	-	6,168.75	5,099.47	5,107.05	16,375.27	16,375.27	40,324.73	71.12%
Other Revenues	102,908.00	-	8,575.67	8,675.67	8,575.67	25,827.01	25,827.01	77,080.99	74.90%
Total Revenues	159,608.00	-	14,744.42	13,775.14	13,682.72	42,202.28	42,202.28	117,405.72	73.56%
Equip - Police	115,000.00	-	54,284.00	177.83	-	54,461.83	54,461.83	60,538.17	52.64%
Equip - Streets	14,000.00	-	14,514.00	-	-	14,514.00	14,514.00	(514.00)	-3.67%
CP - Buildings	196,000.00	-	-	-	-	-	-	196,000.00	100.00%
CP - Administration	45,000.00	-	-	-	-	-	-	45,000.00	100.00%
Street Bond Funds	-	-	-	-	-	-	-	-	0.00%
Total Expenditures	370,000.00	-	68,798.00	177.83	-	68,975.83	68,975.83	301,024.17	81.36%
Net Rev/Expend	(210,392.00)	-	(54,053.58)	13,597.31	13,682.72	(26,773.55)	(26,773.55)	(183,618.45)	

Fines & Contributions:

Interest:

Equip - Police

Vehicle (Oct)

Equip - Streets

Mower (Oct)

CP - Build

CP - Admin

Street Bond Funds

City of Lorena  
General Fund Debt Service - Fund 40  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Property Taxes	335,826.00	-	8,673.80	21,101.27	166,517.32	196,292.39	196,292.39	139,533.61	41.55%
Interest	2,000.00	-	164.41	153.82	1,979.52	2,297.75	2,297.75	(297.75)	-14.89%
Other Revenues	-	-	-	-	-	-	-	-	0.00%
Total Revenues	337,826.00	-	8,838.21	21,255.09	168,496.84	198,590.14	198,590.14	139,235.86	41.22%
Debt Service	334,500.00	-	-	-	-	-	-	334,500.00	100.00%
Total Expenditures	334,500.00	-	-	-	-	-	-	334,500.00	100.00%
Net Rev/Expend	3,326.00	-	8,838.21	21,255.09	168,496.84	198,590.14	198,590.14	(195,264.14)	

Property Taxes: Semi-Annual allocation to TIRZ per McLennan Co (sep)  
Interest: CD int (Dec)  
Debt Service: Semi-Annual Debt Pmt (Jul), Paying Agent Fee (Aug)



City of Lorena  
Utility Fund - Fund 50  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Charges & Fees	2,453,135.00	-	240,930.94	229,630.38	211,274.91	681,836.23	681,836.23	1,771,298.77	72.21%
Interest	5,000.00	-	68.48	64.21	48.61	181.30	181.30	4,818.70	96.37%
Other Revenues	580,810.00	-	1,911.67	1,741.67	4,298.21	7,951.55	7,951.55	572,858.45	98.63%
Total Revenues	3,038,945.00	-	242,911.09	231,436.26	215,621.73	689,969.08	689,969.08	2,348,975.92	77.30%
Water Service	1,106,984.00	-	102,660.06	115,866.81	92,060.87	310,587.74	310,587.74	796,396.26	71.94%
Sewer Service	1,080,851.00	-	15,631.35	85,518.37	86,043.20	187,192.92	187,192.92	893,658.08	82.68%
Administration	851,110.00	-	96,260.38	54,568.95	55,604.12	206,433.45	206,433.45	644,676.55	75.75%
Total Expenditures	3,038,945.00	-	214,551.79	255,954.13	233,708.19	704,214.11	704,214.11	2,334,730.89	76.83%
Net Rev/Expend	-	-	28,359.30	(24,517.87)	(18,086.46)	(14,245.03)	(14,245.03)	14,245.03	

Charges & Fees:

Interest:

Other Revenues:

Water Service:

Sewer Service:

Administration:

Repairs Water System (Oct, Nov)

City of Waco - Sewer Service increased pmts beginning Nov

Annual Insurance pmts (Oct)

City of Lorena  
Sanitation Fund - Fund 51  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Charges & Fees	297,700.00	-	27,250.46	27,445.84	28,141.84	82,838.14	82,838.14	214,861.86	72.17%
Interest	-	-	211.42	197.81	197.85	607.08	607.08	(607.08)	100.00%
Other Revenues	117.00	-	94.51	33.56	14.28	142.35	142.35	(25.35)	-21.67%
Total Revenues	297,817.00	-	27,556.39	27,677.21	28,353.97	83,587.57	83,587.57	214,229.43	71.93%
Sanitation	297,817.00	-	26,466.11	26,331.39	26,632.84	79,430.34	79,430.34	218,386.66	73.33%
Total Expenditures	297,817.00	-	26,466.11	26,331.39	26,632.84	79,430.34	79,430.34	218,386.66	73.33%
Net Rev/Expend	-	-	1,090.28	1,345.82	1,721.13	4,157.23	4,157.23	(4,157.23)	

Charges & Fees:  
Interest:  
Other Revenue:  
Sanitation:

City of Lorena  
ARPA - SLFRF Funds - Fund 52  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Grants	681,000.00	-	-	-	-	-	-	681,000.00	100.00%
Total Revenues	681,000.00	-	-	-	-	-	-	681,000.00	100.00%
Water Projects	195,000.00	-	2,772.50	107,854.80	435.00	111,062.30	111,062.30	83,937.70	43.04%
Sewer Projects	-	-	-	-	-	-	-	-	0.00%
Sub Rcp Project	486,000.00	-	160.00	4,485.00	265,355.55	270,000.55	270,000.55	215,999.45	44.44%
Total Expenditures	681,000.00	-	2,932.50	112,339.80	265,790.55	381,062.85	381,062.85	299,937.15	44.04%
Net Rev/Expend	-	-	(2,932.50)	(112,339.80)	(265,790.55)	(381,062.85)	(381,062.85)	381,062.85	

Grants: Recognized income for Engineering Expenses, Sub Rcpt Match  
Water Projects: Water line relocate engineering and construction  
Sewer Projects: Rehab sewer line engineering (Discontinued)  
Sub Rcp Project: Generator engineering and construction



City of Lorena  
Utility Fund Capital Projects - Fund 53  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Grants	-		-	-	-	-	-	-	0.00%
Interest	72,200.00	-	7,905.31	7,268.50	7,245.67	22,419.48	22,419.48	49,780.52	68.95%
Other Revenues	63,876.00	-	5,323.00	5,323.00	5,323.00	15,969.00	15,969.00	47,907.00	75.00%
Total Revenues	136,076.00	-	13,228.31	12,591.50	12,568.67	38,388.48	38,388.48	97,687.52	71.79%
Impact Fee Expenses	-	-	-	-	-	-	-	-	0.00%
Equip - Water/Sewer Admin	-			2,739.73		2,739.73	2,739.73	(2,739.73)	100.00%
CP - Water	171,000.00	-	-	15,275.00	-	15,275.00	15,275.00	155,725.00	91.07%
CP - Sewer	603,110.00	-	-	-	-	-	-	603,110.00	100.00%
CP - Water/Sewer Admin	304,000.00	-	-	-	-	-	-	304,000.00	100.00%
Total Expenditures	1,078,110.00	-	-	18,014.73	-	18,014.73	18,014.73	1,060,095.27	98.33%
Net Rev/Expend	(942,034.00)	-	13,228.31	(5,423.23)	12,568.67	20,373.75	20,373.75	(962,407.75)	

Interest:

Other Revenue:

Equip - Water/Sewer Admin    Lights for FY 24 vehicle

CP - Water                      Tank Cleaning (Oct)

CP - Sewer

CP - Water/Sewer Admin

City of Lorena  
Utility Fund Debt Service - Fund 54  
December 31, 2024

	10/01/24 Budget	10/01/24 YTD	Oct-24	Nov-24	Dec-24	Quarter Total	01/01/25 YTD	Remaining Budget	
Interest	24,000.00	-	2,154.22	2,478.00	3,692.85	8,325.07	8,325.07	15,674.93	65.31%
Other Revenues	197,123.00	-	16,426.91	16,426.91	16,426.91	49,280.73	49,280.73	147,842.27	75.00%
Total Revenues	221,123.00	-	18,581.13	18,904.91	20,119.76	57,605.80	57,605.80	163,517.20	73.95%
Debt Service	198,123.00	-	-	-	3,702.75	3,702.75	3,702.75	194,420.25	98.13%
Total Expenditures	198,123.00	-	-	-	3,702.75	3,702.75	3,702.75	194,420.25	98.13%
Net Rev/Expend	23,000.00	-	18,581.13	18,904.91	16,417.01	53,903.05	53,903.05	(30,903.05)	

Interest: CD Interest (Apr, Aug)  
Debt Service: Semi-annual debt pmt due Jan



# LORENA POLICE DEPARTMENT ANNUAL REPORT

2024



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# MESSAGE FROM THE CHIEF

- On behalf of the men and women of the Lorena Police Department, I am honored to present to you the 2024 Annual Report. This report, through transparency and objectivity, aims to provide you with an overview and insight into the daily operations and efforts of the Lorena Police Department. The Lorena Police Department is unwavering in its commitment to providing the highest level of service, safeguarding human life, and protecting property. Through community and partner collaboration, we can build meaningful and lasting relationships with those we serve. We are proud of what we have accomplished in 2024 while realizing the challenges and goals we have set for 2025. This is your police department, and we are honored to serve. Thank you for your support and appreciation for us.

Scott Holt - Chief of Police





# MISSION STATEMENT

The mission of the Lorena police department is to effectively and efficiently provide for the protection of lives and property, preserve the public peace, and provide needed community services with the highest level of professionalism and ethical standards





# CORE VALUES

- Integrity: The Lorena Police Department is built upon a foundation of ethical and professional conduct. We are committed to the highest level of moral principals and ethics. All members of the department will adhere t the Law Enforcement Code of Ethics.
- Honesty: We will be truthful and trustworthy at all times
- Equity: We are dedicated to providing all persons with equal opportunities and application of law. Additionally, all members of the department will be afforded equal application of rules and regulations
- Courage: We are dedicated to meeting all challenges with the courage needed to accomplish our mission.
- Compassion: We understand our role as community caretakers and temper our application of the law with compassion and empathy.



# CITY OF LORENA

- The City of Lorena, settled in 1854, is located along the IH 35 corridor between Waco and Temple. Lorena covers an approximate 3.2 square miles with a population of 1,809. The City operated under a council-manager form of government. City policymakers are vested in a City Council consisting of the Mayor and five council members. The City Council is responsible for establishing city rules and regulation through the passage of city ordinances and resolutions. The City Manager is responsible for the daily operations of government, implementing policy established by City Council, and the appointment of department heads. The City of Lorena provides a full range of services and has three departments; Administrative, Public Works, and Police.

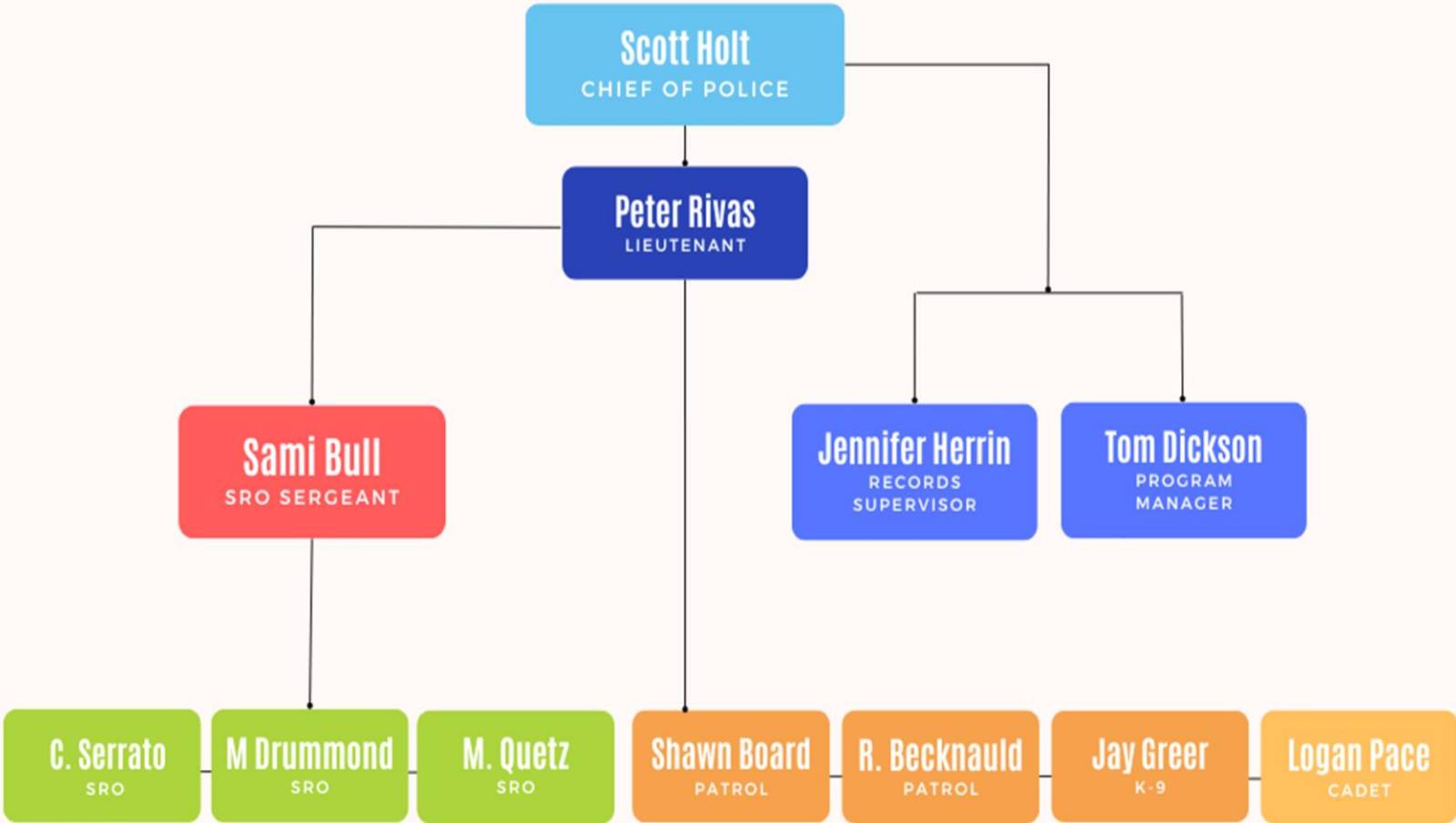
## LORENA POLICE DEPARTMENT

- The Lorena Police Department is comprised of 10 Sworn Personnel, 1 Records Supervisor, and 1 Accreditation Manager. The Lorena Police Department's primary responsibilities are the preservation of public peace while safeguarding human life and property. These duties are carried out within the three divisions of the department: (1) The Chief's office provides departmental leadership and guidance by initiating programs and activities, guiding and mentoring personnel, facilitating the needs of staff, ensuring compliance with policies and procedures, managing the department budget, and serving as a member of the City's management team. (2) Patrol Division whose primary responsibility is responding to calls for service, providing care for community members and visitors, completing criminal and crash reports, and enforcing criminal and traffic laws. (3) School Resource Officers whose primary responsibilities are to provide a safe environment for teachers and staff, act as a mentor and role model for the student body and play an integral role in the success of students.

**LORENA**  
TEXAS

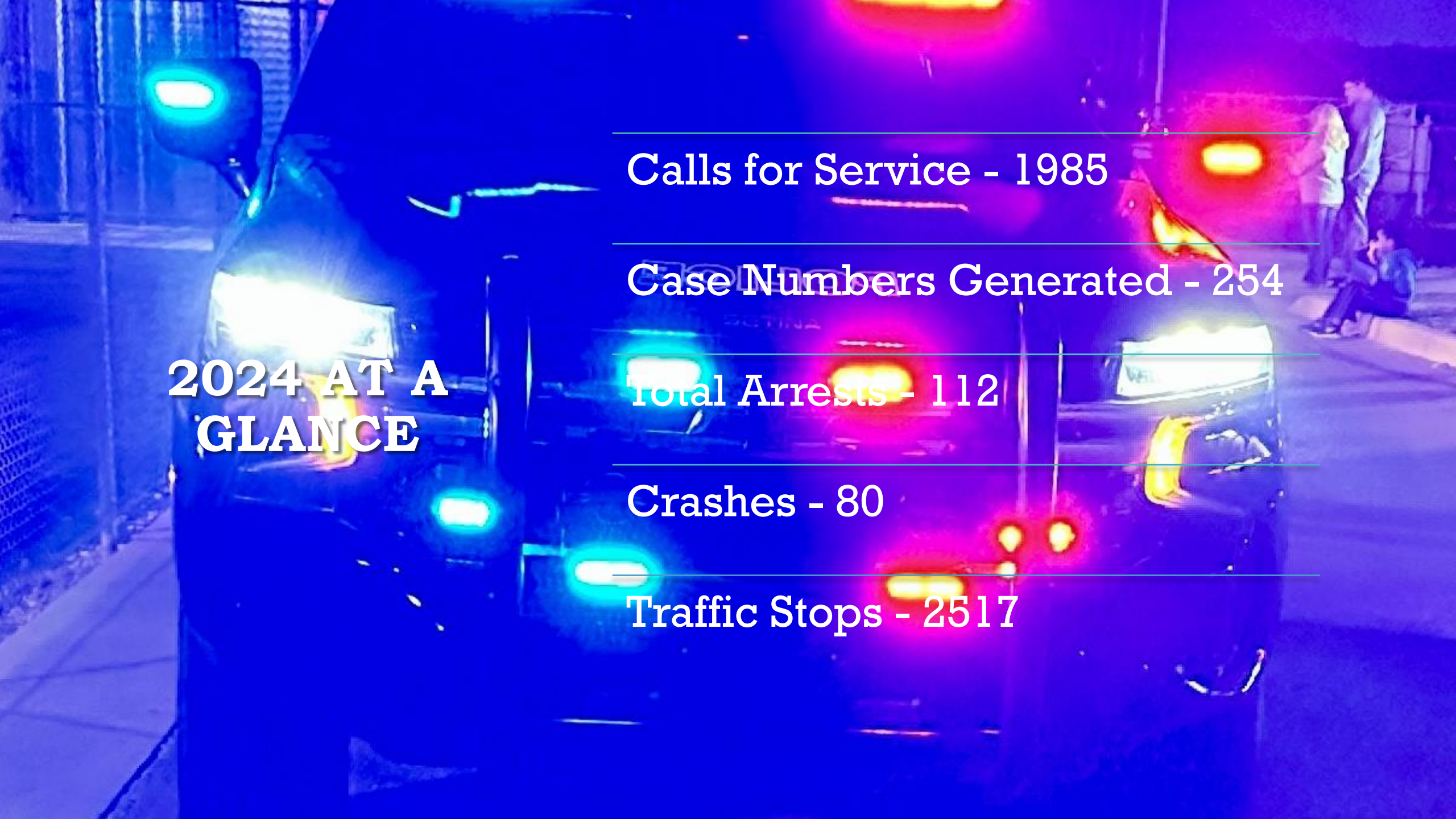


LORENA POLICE DEPARTMENT  
ORGANIZATIONAL CHART



ORGANIZATIONAL  
CHART





## 2024 AT A GLANCE

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Calls for Service - 1985

---

Case Numbers Generated - 254

---

Total Arrests - 112

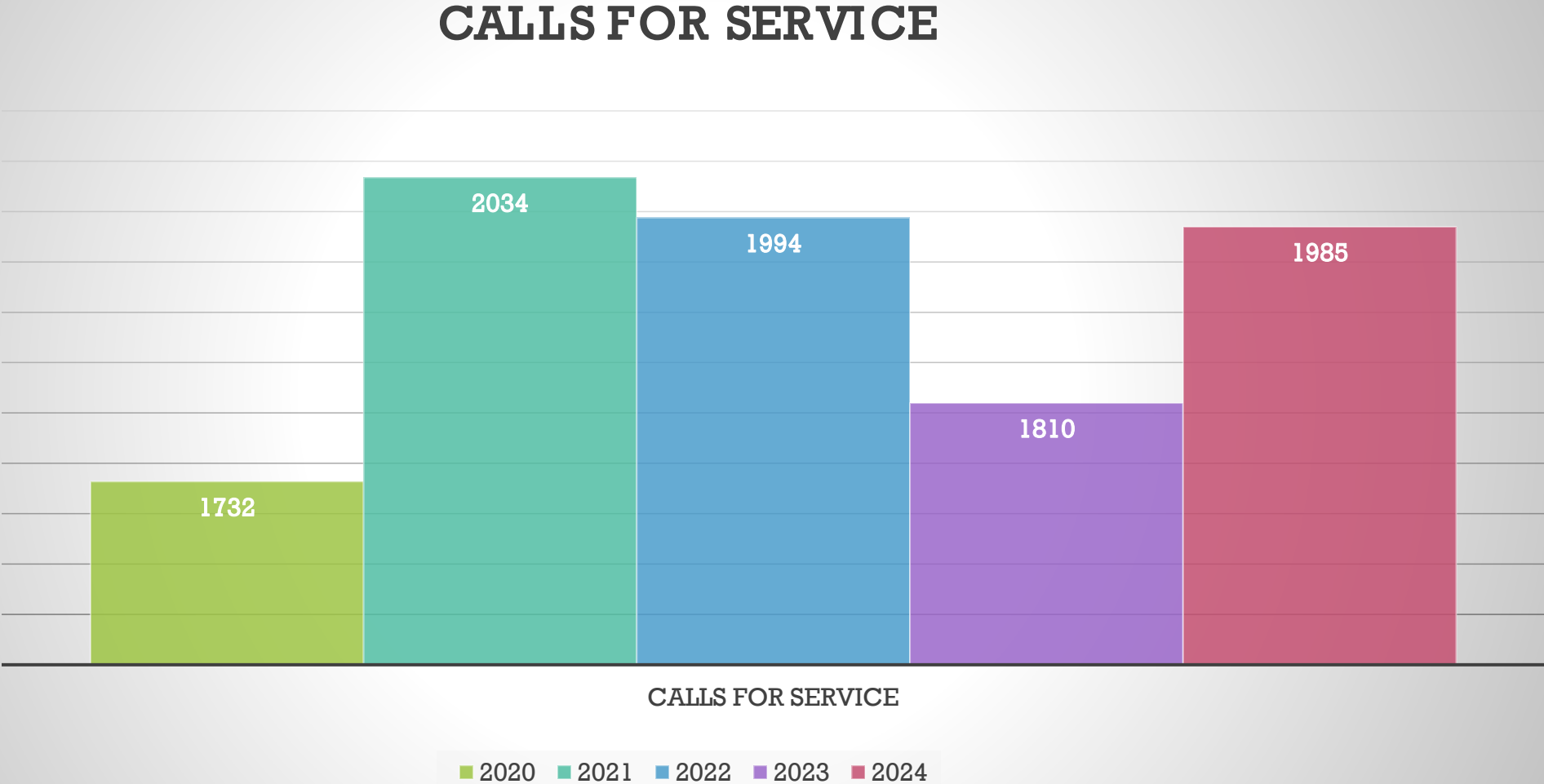
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Crashes - 80

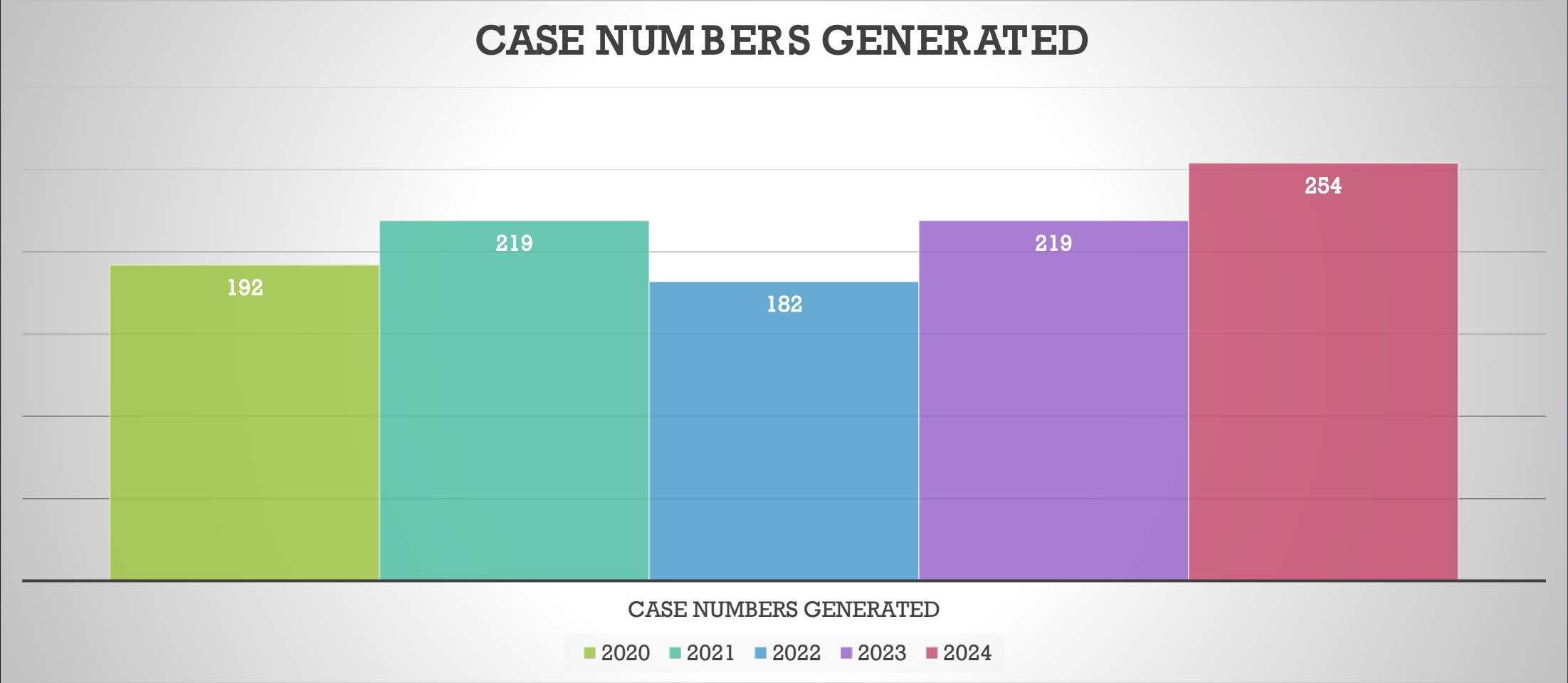
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Traffic Stops - 2517

# CALLS FOR SERVICE 5-YEAR COMPARISON

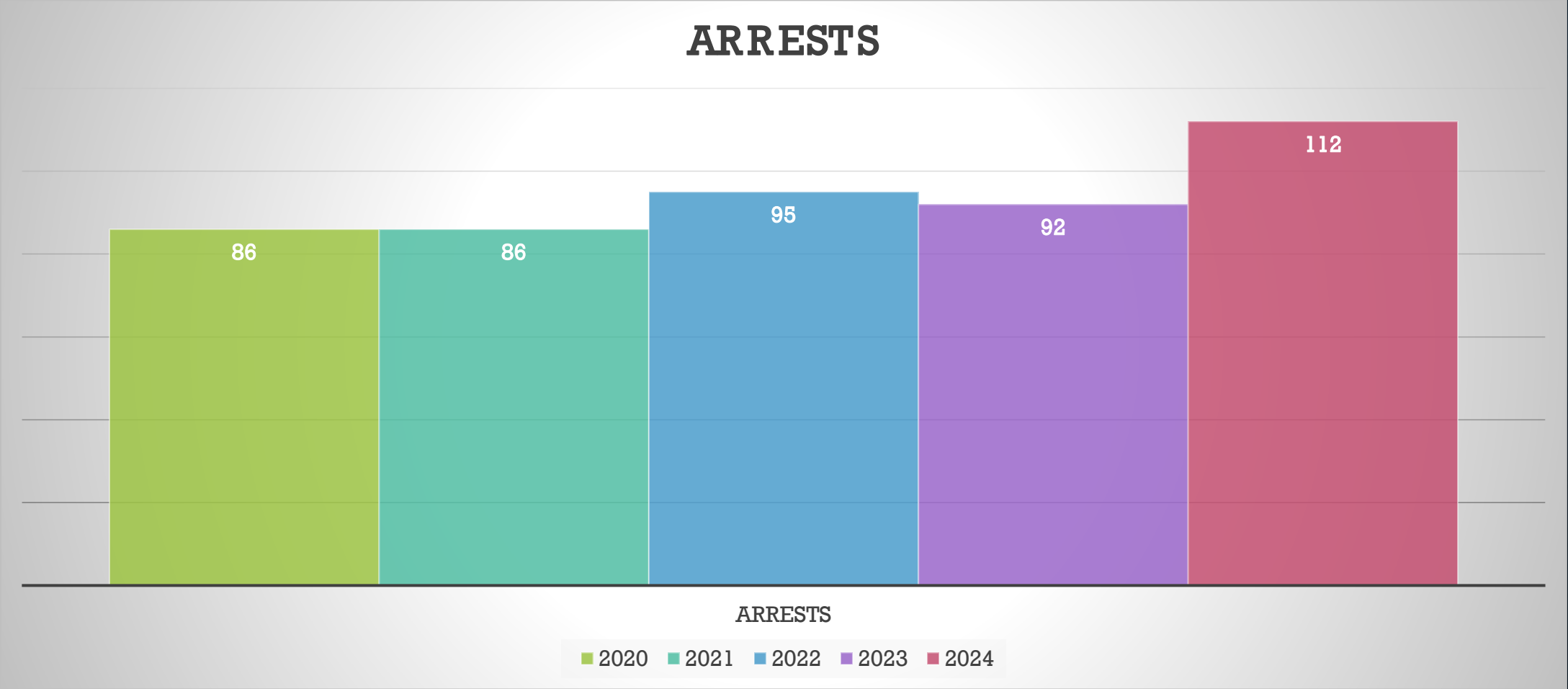


# CASE NUMBERS GENERATED 5-YEAR COMPARISON



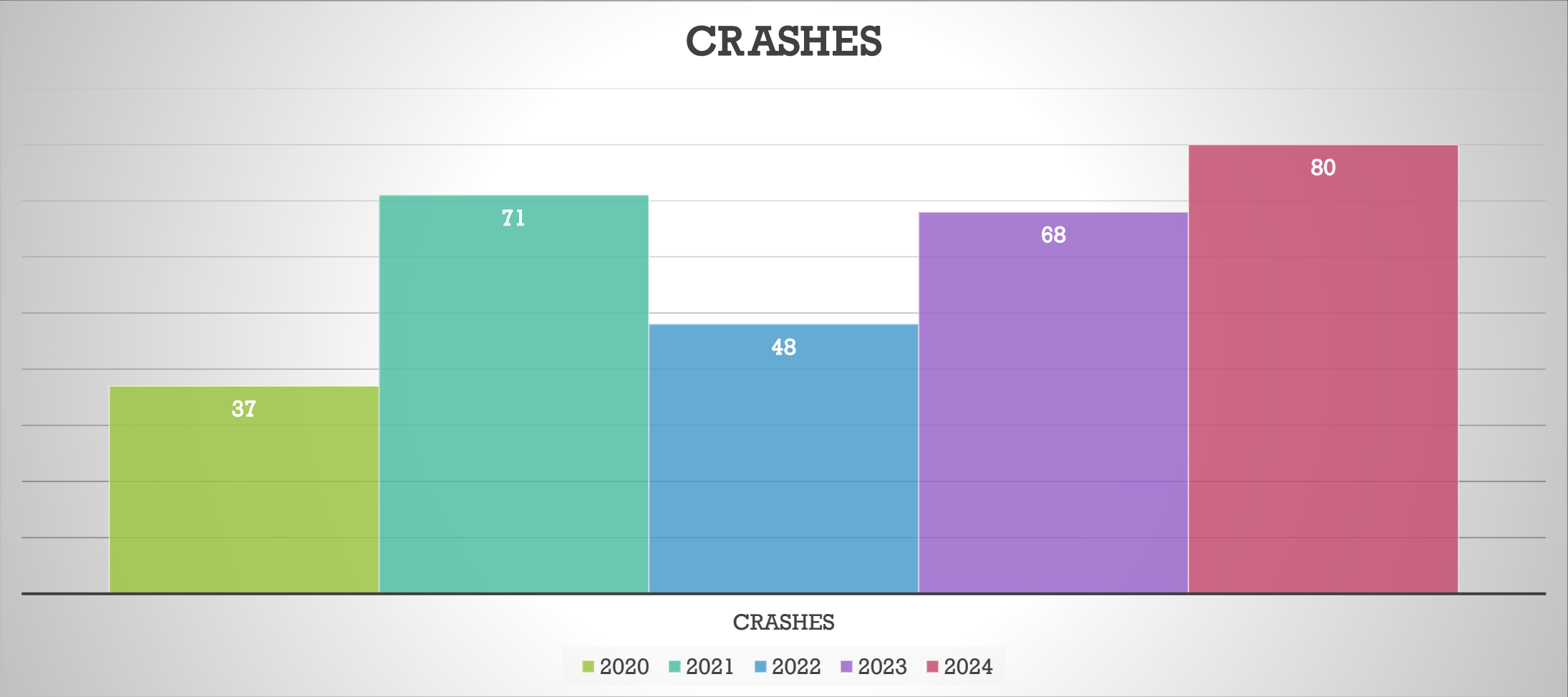


# ARRESTS 5-YEAR COMPARISON

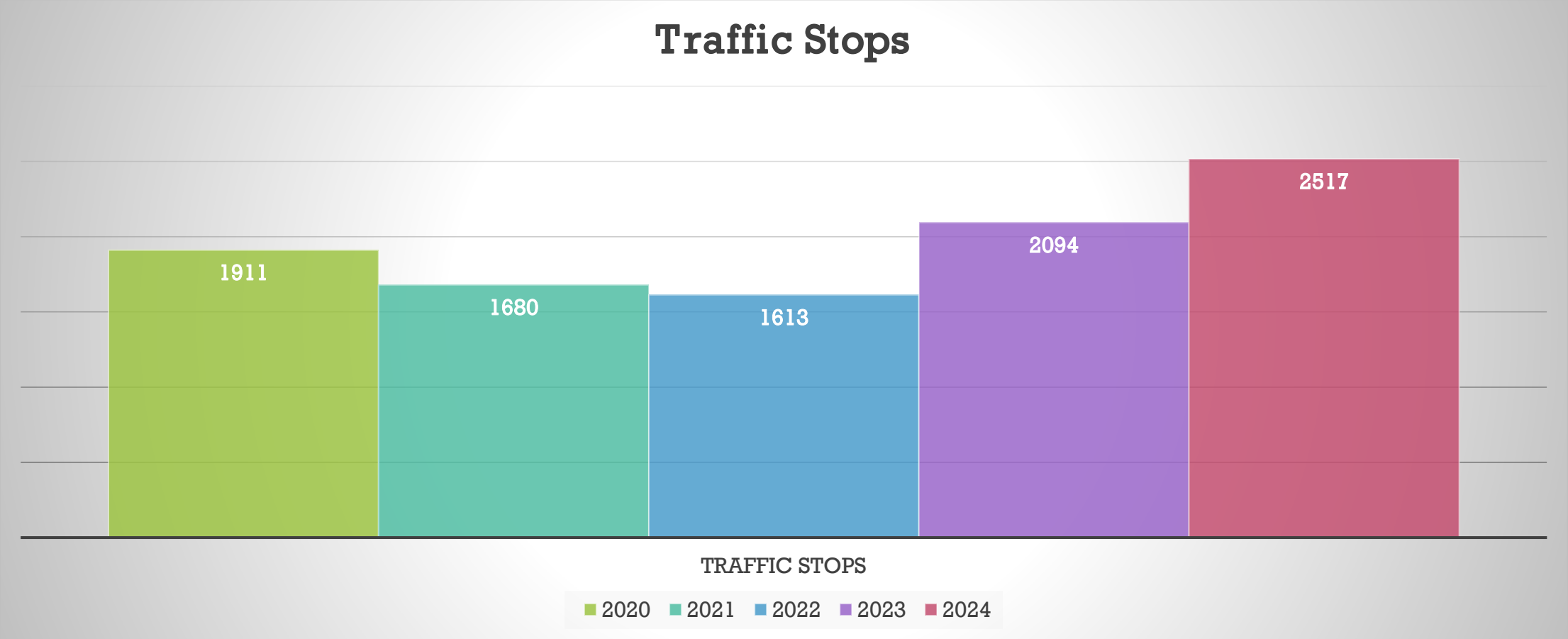


# CRASHES

## 5-YEAR COMPARISON



# TRAFFIC STOPS 5-YEAR COMPARISON







# CAPITAL INVESTMENTS

- Purchased 11 new Motorola Body Worn Cameras with iCloud storage - \$46,000.00
  - Grant - \$29,812.50
  - Forfeiture - \$16,187.50
- Purchased a 2022 Chevrolet Tahoe that was assigned to Lt. Rivas
- Purchased 13 Level III Ballistic shields - \$47,000.00
  - Grant - \$25,000.00
  - Donation - \$22,000.00

# RACIAL PROFILING

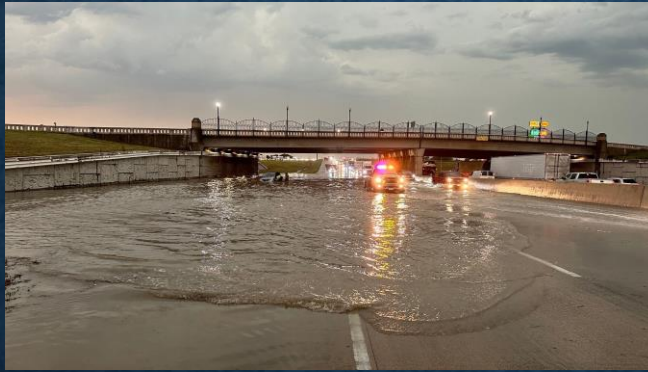
- Definition (Code of Criminal Procedure) – a law enforcement-initiated action based on an individual's race, ethnicity, or national origin rather than the individual's behavior or on information identifying the individual as having engaged in criminal activity.

- **Number of Vehicles stopped – 2,547**

• White	1,168	45.86%	Hispanic	769	30.19%
• Black	422	16.57%	Other	188	7.38%
• Male	1,744	68.47%	Female	803	31.53%
• Citations		69%	Warnings		31%
• Searches		4.52%			

- Number of complains regarding racial profiling – 0



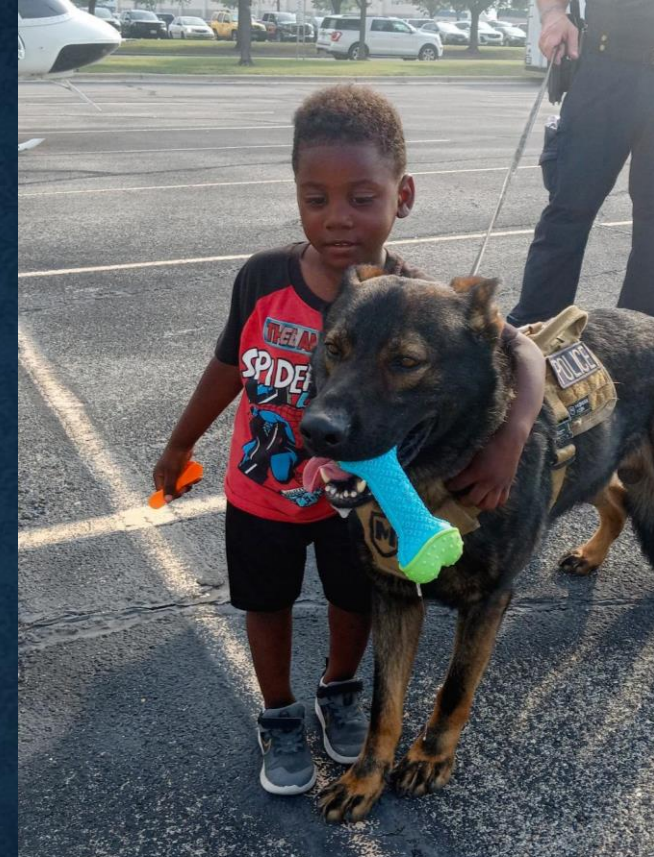




# SCHOOL RESOURCE OFFICER (SRO) PROGRAM







# COMMUNITY ENGAGEMENT



# SOLAR ECLIPSE 2024



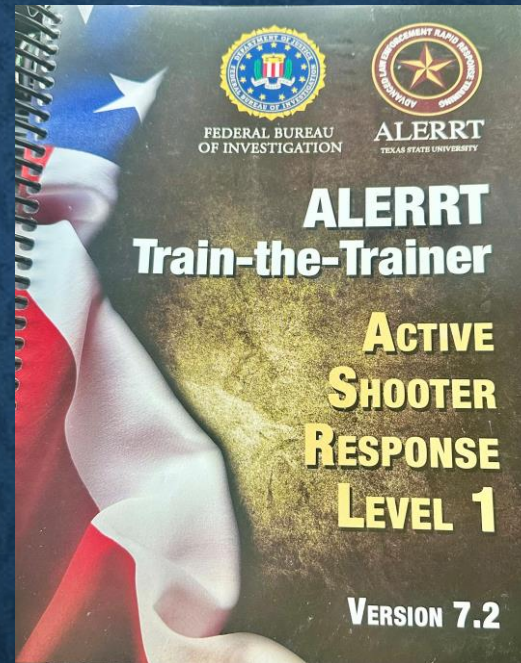


# POLAR PLUNGE 2024



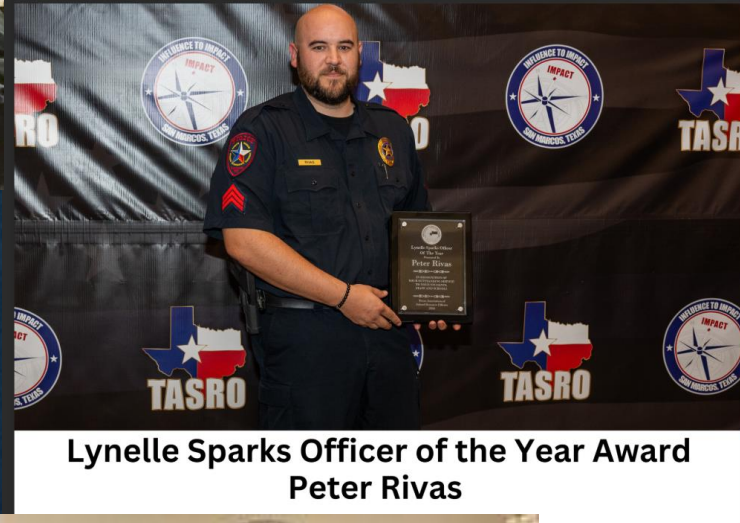


# TRAINING





# AWARDS/PROMOTIONS



Lynelle Sparks Officer of the Year Award  
Peter Rivas



---

Sgt. Peter Rivas was promoted to the rank of Lieutenant

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SRO Sami Bull was promoted to the rank of Sergeant

---

SRO Serrato was awarded The Central Texas Area Chiefs of Police and Sheriff Association Officer of the Quarter – 2024Q4

---

Lt. Peter Rivas was awarded the Lynelle Sparks School Resource Officer of the Year by the Texas Association of School Resource Officers



# 2025 GOALS AND UPCOMING EVENTS

- Increasing and maintaining a broader footprint within the community
- Continued focus on staff development and training
- Best Practices on-site recertification audit will be held mid 2025
- Property Room destruction and disposal of evidence no longer needed



# RACIAL PROFILING 2024



# THE LORENA POLICE DEPARTMENT

## RACIAL PROFILING ANALYSIS 2024



Prepared January 2025

Lorena Police Department  
100 N. Bordon St.  
Lorena, Texas 76655  
(254) 857-9614

Reviewed and approved by:

A handwritten signature in black ink, appearing to read "Scott Holt".

Scott Holt, Chief of Police

1-9-25

Date



## EXECUTIVE SUMMARY

An analysis of the traffic stops made by Police Officers employed by the City of Lorena (Lorena Police Department) is presented herein. The Department currently consists of a Chief of Police, one Patrol Lieutenant, one SRO Sergeant, one K-9 Officer, three SRO Officers, and four Patrol Officers. (a total of ten (10) sworn employees). The department has one full-time non-sworn employee and one part-time accreditation manager.

The Lorena Police Department is committed to respecting the constitutional rights of all individuals in the performance of their duties and has a strict policy clearly stating this commitment. Our success is based on the respect, trust, and transparency we give to citizens of our community, and the respect members of the community give to law enforcement. To this end, we exercise our sworn duties, responsibilities, and obligations in a manner that does not discriminate on the basis of race, sex, gender, national origin, ethnicity, age, or religion. All people carry biases: in law enforcement, however, the failure to control our biases can lead to illegal arrests, searches, and detentions; thus, thwarting the mission of our department and profession. Most importantly, actions guided by bias destroy the trust and respect essential for our mission to succeed. We live and work in a very diverse community in population; therefore, respect for diversity and equitable enforcement of the law are essential to our mission.

All enforcement actions, particularly stops of individuals (for traffic and other purposes), investigative detentions, arrests, searches, and seizures of persons or property are based on the standards of reasonable suspicion or probable cause as required by the Fourth Amendment of the U. S. Constitution and statutory authority. In all enforcement decisions, officers are able to articulate specific facts, circumstances, and conclusions which support reasonable suspicion or probable cause for arrests, searches, seizures, and stops of individuals. Officers do not stop, detain, arrest, search, or attempt to search anyone based solely upon the person's race, ethnic background, gender, sexual orientation, religion, economic status, age, cultural group, or any other identifiable group. Officers base all such actions on a reasonable suspicion or probable cause that the person or an occupant of a vehicle committed an offense.

All departmental orders are informed and guided by a written policy (Policy 2.2.1, Biased Based Policing) which became effective on December 6, 2017, and revised on January 23, 2024. All Lorena Police Officers have a copy of this policy and have been trained in its provisions. Officers understand that actions prohibited by this policy are cause for disciplinary action, up to and including dismissal.

There were 2,543 traffic related stops made during 2024 (an increase of 459 (22.02%) stops from 2023).

However, there are a number of factors that influence these results, to wit:

1. It is doubtful that the US Census Bureau data reflects the correct percentage of drivers on Interstate 35. Lorena, Texas, is a suburb of Waco, Texas. Thus, our benchmark data may not be representative of the actual number of drivers on IH 35; however, it represents the best estimate available.

2. Before the stops were made, officers recognized only 0.16% (4 of 2547 stops) of the race of the driver. This implies that the ethnicity revealed by the traffic stops is a much better measure of the true ethnicity percentages than the population data.

An indicator of whether a police agency is engaged in racial profiling is the number of negative outcomes of racial profiling allegations. During 2024, the Lorena Police Department received no complaints in this matter. Additionally, no physical force was used on any motorist during stops conducted by the Lorena Police Department.

The weakness of this analysis is the lack of an accurate benchmark. Vehicular travel in the patrol area is quite diverse. Local, county, state, national and international drivers use the roadways. Therefore, it is extremely difficult to determine the racial distribution of the drivers. There are several complicated factors that are discussed in the following sections of this report.

## STATE OF TEXAS RACIAL PROFILING REPORT SUBMITTAL

Attached is a copy of the report filed with the State of Texas concerning racial profiling. This data is compiled by a contract service, CopSync. The Lorena Police Department uses CopSync for management of the Citations and Warnings issued to drivers during traffic stops. Officers provide data online to CopSync for each stop and they compile the data. We believe the data to be accurate and reliable.

## RELIABILITY OF ANALYSIS

Our department collects data on the racial makeup of the drivers that are stopped by officers. Examination of this data indicates that our officers do not engage in racial profiling. While every effort is made to perform a fair and just analysis, there are a number of factors that influence the true nature of the results.

### Accuracy of data collected

The data collected by the police officers concerning racial information appears to be accurate. Number of stops, breakdown of ethnicity, factors such as searches, etc., are recorded for each stop and compiled. Ethnicity is included in DPS records when the officer pulls up the license of the driver. This information reflects information that was provided by the individual when the license was obtained. Thus, it is the ethnic data which the individual claims. In instances where the individual has a multi-ethnic status, the record reflects that chosen by the individual. In instances when the officer does not pull up the DPS data, a judgement is made by the officer without consulting with the driver.

An audit is performed by an unbiased party to further assure the ethnic identity of the driver (presented in a section of this report presented below). The party observes body worn camera video of three randomly selected stops by each officer monthly and records apparent racial data based strictly on appearance. This rarely conflicts with the data recorded by the officer; however, appearance alone can sometimes be deceiving, especially in instances where the individual is multi-racial, where lighting is an issue, where a mask and large glasses are being worn, etc. In summary, the audit shows that the racial data recorded by the officers is accurate.

### Accuracy of population (i.e., benchmark)

A major problem with this (and similar) analysis is the lack of accurate information available on the population of stopped drivers. First and foremost is the identification of who constitutes the population. Cities like ours with an interstate highway may have drivers from a very widespread origin - local, county, state, country, and international. It is virtually impossible to accurately identify the racial proportion of the drivers traveling on the roadways.

Several methods to approximate the population have been used by analysts. Following a study by the University of Kentucky, some departments have used the population of “not-at-fault” drivers in crashes occurring within their area. The rationale being that drivers in the area have an equal chance of being the victim of a crash. As discussed later in this report, the Lorena Police Department stops only drivers who violate the law or exhibit unsafe driving practices. Thus, while using crash data may be useful, it appears that the “at-fault” drivers in a crash better represents the population of drivers who are stopped in our area. Drivers that exhibit unsafe driving practices are more likely to crash. This is exactly the population of drivers that should be (and are) stopped for violations. This has a chance of modifying the driver’s habits to create a safer environment for them and the public in general (and hopefully reduce crash fatalities). Unfortunately, this is subject to controversy.

Another method of comparison uses darkness as a means of measuring police racial bias (this is sometimes called the “veil of darkness” method). The idea is that officers cannot see drivers well enough during darkness to identify their race. Therefore, if there is a higher proportion of black drivers stopped during daylight hours than at night, the officers must be racially biased. Unfortunately, there is no data to compare the number of black drivers at night versus those driving during the daylight. Differences in occupations, transportation options available to different races, and many other factors define night-time versus day-time drivers. The proportions are apparently different; but there are no good methods to quantify them. Thus, the method does not appear to be scientifically justified.

The American Communities Survey, U.S. Census Bureau, and the Fair Roads Standard Data has been used by some Police Departments. This data determines the number of households in an area that report the ownership of an automobile and records the ethnicity of the head-of-household. Unfortunately, it does not determine the number of drivers in the household. This number may vary greatly depending on the number of family members and the age of the occupants. It does not identify drivers that violate traffic laws. It does not solve the problem of the area or region to be used in determining the number of households. It assumes that the ethnicity of the driver is that of the head-of-household. Inter-racial marriages, adoption of children of a different race, etc. are not addressed even though they influence the driver population.

During 2024, all except four (4) of the stops by our agency were executed without the officer knowing the race of the driver.



## AUDIT OF RACIAL DATA

Attachment II is the result of an audit of the racial information recorded by the police officers during traffic stops. This audit was conducted in the following manner:

1. Three citations (where available) were randomly selected per month per police officer.
2. The Body Worn Camera (BWC) video for the traffic stop was viewed by an independent party.
3. The independent party recorded the race of the driver using only the driver's appearance. Occasionally, the video did not capture the face of the driver or was too dark for adequate observation. In such a case, a substitute video was randomly selected (if available). The observation of appearance was made without knowledge of the name of the driver. This information was later found to add significant racial information and is included in the comments of the audit. There were several instances where the driver appeared to be racially mixed, making the selection of race by observation quite difficult.
4. Once observations were made for all officers, the independent party observed the actual citation and recorded the race provided by the officer.
5. The procedure was followed for each month of the year 2024.

The correlation between the audit racial information and that recorded by the officer are in agreement for most stops. The added information of the driver's name helps to resolve many of the differences. Considering the fact that appearances alone can result in an incorrect racial classification, the audit reflects that the officers correctly record racial data.

## BENCHMARK DATA

The benchmark population for this analysis is the most recent data (January 6, 2024) from the US Census Bureau, Waco, Texas. Lorena, Texas is a small community just south of Waco; Texas located in McLennan County; thus, the data represents drivers in the area patrolled by the Lorena Police Department. The population/demographics from the January 6, 2024, US Census Bureau, QuickFacts, is as follows:

<u>Race</u>	<u>Population - %</u>	<u>Adjusted Percent %</u>
White (alone)	54.00%	45.86%
Black (alone)	20.40%	15.57%
Hispanic (alone)	29.90%	30.19%
Asian (alone)	2.00%	7.18%
Total	106.30%	98.80%

Notice that the raw US Census data adds to 106.30%. This introduces some inexactness or error in the data. We assume that the deviation from 100% of the population is proportionally distributed among all races. We also have equally distributed the value for two or more races to an individual race. Thus, the numbers used in our analysis have been adjusted and presented in the right-hand column.

Consistent with the grouping as presented above, the benchmark for the ethnicity of drivers stopped by the Lorena Police Department is: White – 45.86%, Black – 15.57%, Hispanic – 30.19%, and Asian and Other – 7.18%.

### **SAMPLE DATA**

Sample data is a compilation of data from the information recorded by police officers during traffic stops. This data is electronically recorded and compiled by a contract company, CopSync. The data are as follows:

<b><u>Race</u></b>	<b><u>Stops</u></b>	<b><u>Percent</u></b>
White	1,168	45.86%
Black	422	16.57%
Hispanic	769	30.19%
Asian/Pacific Islander	183	7.18%
Alaska Native/American Indian	5	0.20%
Total	2,547	100.00%

### **ANALYSIS OF SEARCHES**

Of the 2,547 stops, 115 searches were made. The searches should be roughly in proportion to the benchmark population. The ethnicity of those searched is:

<b><u>Race</u></b>	<b><u>Number</u></b>	<b><u>Percentage</u></b>	<b><u>Benchmark</u></b>
White	29	25.22%	54.00%
Black	31	26.96%	20.40%
Hispanic	53	46.09%	29.90%
Other	2	1.73%	2.00%

## ATTACHMENT I

### RACIAL PROFILING REPORT REQUIRED BY STATE OF TEXAS



# Racial Profiling Report | Full report

---

Agency Name: LORENA POLICE DEPARTMENT

Reporting Date: 1/6/2025

TCOLE Agency Number: 309206

Chief Administrator: SCOTT HOLT

Agency Contact:

Phone: (254) 857-9614

Email:

Mailing Address: 100 N. Bordon Street, Lorena, TX 76655

This Agency filed a full report

LORENA POLICE  
DEPARTMENT

has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the LORENA POLICE DEPARTMENT from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the LORENA POLICE DEPARTMENT if the individual believes that a peace officer employed by the LORENA POLICE DEPARTMENT has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the LORENA POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the LORENA POLICE DEPARTMENT;
- 6) requires collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;

c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;

d. whether the peace officer used physical force that resulted in bodily injury during the stop;

e. the location of the stop;

f. the reason for the stop.

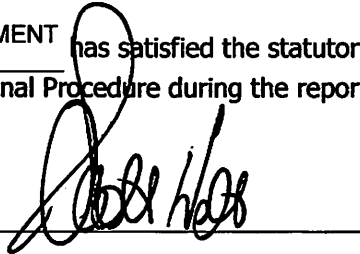
7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

a. the Commission on Law Enforcement; and

b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The LORENA POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article 2, 133(c), Code of Criminal Procedure during the reporting period.

Executed by: SCOTT HOLT



Date: 1/6/2025

**Racial Profiling Report | Full Report**  
**LORENA POLICE DEPARTMENT**  
**1/1/2024 - 12/31/2024**

Page 1

Total stops: 2,547      100.00%

---

Street address or approximate location of the stop

City street: 335      13.15%  
US highway: 2,159      84.77%  
State highway: 16      0.63%  
County road: 17      0.67%  
Private property or other: 20      0.79%

Was race or ethnicity known prior to stop?

Yes: 4      0.16%  
No: 2,543      99.84%

Race or ethnicity

Alaska Native/American Indian: 5      0.20%  
Asian/Pacific Islander: 183      7.18%  
Black: 422      16.57%  
White: 1,168      45.86%  
Hispanic/Latino: 769      30.19%

Gender

Female:

Total	<u>803</u>	<u>31.53%</u>			
Alaska Native/American Indian	<u>2</u>	<u>0.25%</u>	Asian/Pacific Islander	<u>35</u>	<u>4.36%</u>
Black	<u>149</u>	<u>18.56%</u>	White	<u>422</u>	<u>52.55%</u>
			Hispanic/Latino	<u>195</u>	<u>24.28%</u>

Male:

Total	<u>1,744</u>	<u>68.47%</u>			
Alaska Native/American Indian	<u>3</u>	<u>0.17%</u>	Asian/Pacific Islander	<u>148</u>	<u>8.49%</u>
Black	<u>273</u>	<u>15.65%</u>	White	<u>746</u>	<u>42.78%</u>
			Hispanic/Latino	<u>574</u>	<u>32.91%</u>



**Racial Profiling Report | Full Report**  
**LORENA POLICE DEPARTMENT**  
**1/1/2024 - 12/31/2024**

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**Reason for stop?**

**Violation of law:**

Total	14	0.55%						
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%			
Black	2	14.29%	White	5	35.71%	Hispanic/Latino	7	50.00%

**Preexisting knowledge:**

Total	7	0.27%						
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%			
Black	0	0.00%	White	4	57.14%	Hispanic/Latino	3	42.86%

**Moving traffic violation:**

Total	2,197	86.26%						
Alaska Native/American Indian	5	0.23%	Asian/Pacific Islander	175	7.97%			
Black	371	16.89%	White	1,005	45.74%	Hispanic/Latino	641	29.18%

**Vehicle traffic violation:**

Total	329	12.92%						
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	8	2.43%			
Black	49	14.89%	White	154	46.81%	Hispanic/Latino	118	35.87%

**Was a search conducted?**

**Yes:**

Total	115	4.52%						
Alaska Native/American Indian	1	0.87%	Asian/Pacific Islander	1	0.87%			
Black	31	26.96%	White	29	25.22%	Hispanic/Latino	53	46.09%

**No:**

Total	2,432	95.48%						
Alaska Native/American Indian	4	0.16%	Asian/Pacific Islander	182	7.48%			
Black	391	16.08%	White	1,139	46.83%	Hispanic/Latino	716	29.44%

**Reason for Search?**

**Consent:**

Total	5	0.20%						
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%			
Black	1	20.00%	White	2	40.00%	Hispanic/Latino	2	40.00%

**Contraband:**

Total	0	0.00%						
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%			
Black	0	0.00%	White	0	0.00%	Hispanic/Latino	0	0.00%

# Racial Profiling Report | Full Report

## LORENA POLICE DEPARTMENT

### 1/1/2024 - 12/31/2024

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#### Probable cause:

Total	78	3.06%				
Alaska Native/American Indian	1	1.28%	Asian/Pacific Islander	0	0.00%	
Black	27	34.62%	White	16	20.51%	Hispanic/Latino 34 43.59%

#### Inventory:

Total	1				
Alaska Native/American Indian	0		Asian/Pacific Islander	0	
Black	0		White	0	
			Hispanic/Latino	1	

#### Incident to arrest:

Total	31	1.22%			
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	1	3.23%
Black	3	9.68%	White	11	35.48%
			Hispanic/Latino	16	51.61%

## Was Contraband discovered?

#### Yes:

Total	84	3.30%	Did the finding result in arrest (total should equal previous column)?			
Alaska Native/American Indian	1	1.19%	Yes	0	0.00%	No 1 100.00%
Asian/Pacific Islander	0	0.00%	Yes	0	0.00%	No 0 0.00%
Black	26	30.95%	Yes	4	15.38%	No 22 84.62%
White	20	23.81%	Yes	8	40.00%	No 12 60.00%
Hispanic/Latino	37	44.05%	Yes	7	18.92%	No 30 81.08%

#### No:

Total	31	1.22%			
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	1	3.23%
Black	5	16.13%	White	9	29.03%
			Hispanic/Latino	16	51.61%

## Description of contraband

#### Drugs:

Total	58	2.28%			
Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%
Black	20	34.48%	White	12	20.69%
			Hispanic/Latino	26	44.83%

#### Currency:

Total	1	0.04%
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# Racial Profiling Report | Full Report

## LORENA POLICE DEPARTMENT

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	Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>
	Black	<u>0</u>	<u>0.00%</u>	White	<u>0</u>	<u>0.00%</u>
				Hispanic/Latino	<u>1</u>	<u>100.00%</u>
Weapons:						
Total	<u>0</u>	<u>0.00%</u>				
	Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>
	Black	<u>0</u>	<u>0.00%</u>	White	<u>0</u>	<u>0.00%</u>
				Hispanic/Latino	<u>0</u>	<u>0.00%</u>
Alcohol:						
Total	<u>19</u>	<u>0.75%</u>				
	Alaska Native/American Indian	<u>1</u>	<u>5.26%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>
	Black	<u>4</u>	<u>21.05%</u>	White	<u>5</u>	<u>26.32%</u>
				Hispanic/Latino	<u>9</u>	<u>47.37%</u>
Stolen property:						
Total	<u>1</u>	<u>0.04%</u>				
	Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>
	Black	<u>0</u>	<u>0.00%</u>	White	<u>1</u>	<u>100.00%</u>
				Hispanic/Latino	<u>0</u>	<u>0.00%</u>
Other:						
Total	<u>6</u>	<u>0.24%</u>				
	Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>
	Black	<u>3</u>	<u>50.00%</u>	White	<u>2</u>	<u>33.33%</u>
				Hispanic/Latino	<u>1</u>	<u>16.67%</u>

## Result of the stop

Verbal warning:						
Total	<u>5</u>	<u>0.20%</u>				
	Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>
	Black	<u>1</u>	<u>20.00%</u>	White	<u>3</u>	<u>60.00%</u>
				Hispanic/Latino	<u>1</u>	<u>20.00%</u>
Written warning:						
Total	<u>733</u>	<u>28.78%</u>				
	Alaska Native/American Indian	<u>1</u>	<u>0.14%</u>	Asian/Pacific Islander	<u>28</u>	<u>3.82%</u>
	Black	<u>126</u>	<u>17.19%</u>	White	<u>406</u>	<u>55.39%</u>
				Hispanic/Latino	<u>172</u>	<u>23.47%</u>
Citation:						
Total	<u>1,779</u>	<u>69.85%</u>				
	Alaska Native/American Indian	<u>4</u>	<u>0.22%</u>	Asian/Pacific Islander	<u>153</u>	<u>8.60%</u>
	Black	<u>294</u>	<u>16.53%</u>	White	<u>748</u>	<u>42.05%</u>
				Hispanic/Latino	<u>580</u>	<u>32.60%</u>



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Alaska Native/American Indian	0	0.00%	Asian/Pacific Islander	0	0.00%
Black	0	0.00%	White	2	100.00%
			Hispanic/Latino	0	0.00%

**Racial Profiling Report | Full Report**  
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**Was physical force resulting in bodily injury used during stop?**

Yes:

Total	<u>0</u>	<u>0.00%</u>					
Alaska Native/American Indian	<u>0</u>	<u>0.00%</u>	Asian/Pacific Islander	<u>0</u>	<u>0.00%</u>		
Black	<u>0</u>	<u>0.00%</u>	White	<u>0</u>	<u>0.00%</u>	Hispanic/Latino	<u>0</u> <u>0.00%</u>
Injured Suspect	<u>0</u>	<u>0.00%</u>	Officer	<u>0</u>	<u>0.00%</u>	Both	<u>0</u> <u>0.00%</u>

No:

Total	<u>2,547</u>	<u>100.00%</u>					
Alaska Native/American Indian	<u>5</u>	<u>0.20%</u>	Asian/Pacific Islander	<u>183</u>	<u>7.18%</u>		
Black	<u>422</u>	<u>16.57%</u>	White	<u>1,168</u>	<u>45.86%</u>	Hispanic/Latino	<u>769</u> <u>30.19%</u>

**Number of complaints of racial profiling?**

Total	<u>0</u>	<u>0.00%</u>		
Resulted in disciplinary action	<u>0</u>	<u>0.00%</u>		
Did not result in disciplinary action	<u>0</u>	<u>0.00%</u>		

Submitted electronically to the



**The Texas Commission on Law Enforcement**

**Racial Profiling Report | Full Report**  
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**Comparative Analysis**

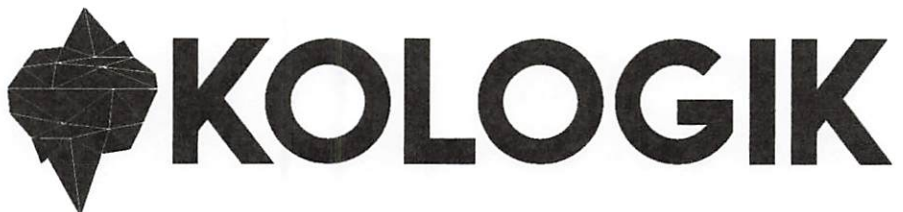
**Motor Vehicle Stops vs. Gender Ethnic Population of Service Area**  
**LORENA POLICE DEPARTMENT**

Racial Profile Data Provided by Kologik COPSsync Mobile	# of Stops	% of Stops	Agency Service Area Demographics Provided by Agency Official (Not Kologik)	Total Number	% of Population
Male	1,744	68.47%	Male		
Female	803	31.53%	Female		
Alaska Native/American Indian	5	0.20%	Alaska Native/American Indian		
Asian/Pacific Islander	183	7.18%	Asian/Pacific Islander		
Black	422	16.57%	Black		
White	1,168	45.86%	White		
Hispanic/Latino	769	30.19%	Hispanic/Latino		
			Other/Not Reported Above		

DATA SOURCE USED FOR AGENCY SERVICE AREA DEMOGRAPHICS:

ADDITIONAL INFORMATION THAT MAY INFLUENCE AND/OR IMPACT DATA REPORTED:

This form is produced in accordance with the Texas Code of Criminal Procedure Article 2.134 as required by the Texas Occupation Code Section 1701.164 and the Texas Commission on Law Enforcement. The Agency Service Area Demographics data was derived from available public data sources such as the US Census Bureau and other statistical services available to the reporting agency.





# Racial Profiling Report | Full

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Agency Name: LORENA POLICE DEPARTMENT  
Reporting Date: 01/09/2025  
TCOLE Agency Number: 309206

Chief Administrator: JEFFREY S. HOLT

Agency Contact Information:  
Phone: (254) 857-9614  
Email: police@lorenatx.gov

Mailing Address:  
100 N BORDON ST  
LORENA, TX 76655-3449

This Agency filed a full report

LORENA POLICE DEPARTMENT has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the LORENA POLICE DEPARTMENT from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the LORENA POLICE DEPARTMENT if the individual believes that a peace officer employed by the LORENA POLICE DEPARTMENT has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the LORENA POLICE DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the LORENA POLICE DEPARTMENT policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
  - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
  - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
  - e. the location of the stop;
  - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
  - a. the Commission on Law Enforcement; and
  - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The LORENA POLICE DEPARTMENT has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: SCOTT HOLT  
Chief of Police

Date: 01/09/2025

# Total stops: 2547

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**Street address or approximate location of the stop**

City street	335
US highway	2159
County road	17
State highway	16
Private property or other	20

**Was race or ethnicity known prior to stop?**

Yes	4
No	2543

**Race / Ethnicity**

Alaska Native / American Indian	5
Asian / Pacific Islander	183
Black	422
White	1168
Hispanic / Latino	769

**Gender**

<b>Female</b>	<b>803</b>
Alaska Native / American Indian	2
Asian / Pacific Islander	35
Black	149
White	422
Hispanic / Latino	195
<b>Male</b>	<b>1744</b>
Alaska Native / American Indian	3
Asian / Pacific Islander	148
Black	273
White	746
Hispanic / Latino	574

**Reason for stop?**

<b>Violation of law</b>	<b>14</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	5



Hispanic / Latino	7
<b>Preexisting knowledge</b>	<b>7</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	4
Hispanic / Latino	3
<b>Moving traffic violation</b>	<b>2197</b>
Alaska Native / American Indian	5
Asian / Pacific Islander	175
Black	371
White	1005
Hispanic / Latino	641
<b>Vehicle traffic violation</b>	<b>329</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	8
Black	49
White	154
Hispanic / Latino	118
<b>Was a search conducted?</b>	
<b>Yes</b>	<b>115</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	31
White	29
Hispanic / Latino	53
<b>No</b>	<b>2432</b>
Alaska Native / American Indian	4
Asian / Pacific Islander	182
Black	391
White	1139
Hispanic / Latino	716
<b>Reason for Search?</b>	
<b>Consent</b>	<b>5</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2

Hispanic / Latino	2				
<b>Contraband</b>	<b>0</b>				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	0				
<b>Probable</b>	<b>78</b>				
Alaska Native / American Indian	1				
Asian / Pacific Islander	0				
Black	27				
White	16				
Hispanic / Latino	34				
<b>Inventory</b>	<b>1</b>				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	0				
Hispanic / Latino	1				
<b>Incident to arrest</b>	<b>31</b>				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	3				
White	11				
Hispanic / Latino	16				
<b>Was Contraband discovered?</b>					
<b>Yes</b>	<b>84</b>				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	1	Yes	0	No	1
Asian / Pacific Islander	0	Yes	0	No	0
Black	26	Yes	4	No	22
White	20	Yes	8	No	12
Hispanic / Latino	37	Yes	7	No	30
<b>No</b>	<b>31</b>				
Alaska Native / American Indian	0				
Asian / Pacific Islander	1				
Black	5				
White	9				
Hispanic / Latino	16				

<b>Description of contraband</b>	
<b>Drugs</b>	<b>58</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	20
White	12
Hispanic / Latino	26
<b>Weapons</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Currency</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	1
<b>Alcohol</b>	<b>19</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	0
Black	4
White	5
Hispanic / Latino	9
<b>Stolen property</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
<b>Other</b>	<b>6</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	2
Hispanic / Latino	1
<b>Result of the stop</b>	
Verbal warning	<b>5</b>



Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	3
Hispanic / Latino	1
<b>Written warning</b>	<b>733</b>
Alaska Native / American Indian	1
Asian / Pacific Islander	28
Black	126
White	406
Hispanic / Latino	172
<b>Citation</b>	<b>1779</b>
Alaska Native / American Indian	4
Asian / Pacific Islander	153
Black	294
White	748
Hispanic / Latino	580
<b>Written warning and arrest</b>	<b>11</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	0
White	4
Hispanic / Latino	6
<b>Citation and arrest</b>	<b>18</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	7
Hispanic / Latino	10
<b>Arrest</b>	<b>1</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	0
White	0
Hispanic / Latino	0
<b>Arrest based on</b>	
<b>Violation of Penal Code</b>	<b>26</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1

Black	1
White	9
Hispanic / Latino	15
<b>Violation of Traffic Law</b>	<b>2</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	0
White	0
Hispanic / Latino	1
<b>Violation of City Ordinance</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Outstanding Warrant</b>	<b>2</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	0

**Was physical force resulting in bodily injury used during stop?**

<b>Yes</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Resulting in Bodily Injury To:</b>	
Suspect	0
Officer	0
Both	0
<b>No</b>	<b>2547</b>
Alaska Native / American Indian	5
Asian / Pacific Islander	183
Black	422
White	1168
Hispanic / Latino	769

**Number of complaints of racial profiling**

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

**Comparative Analysis**

Use TCOLE's auto generated analysis ☒

Use Department's submitted analysis ☐

**Optional Narrative**

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement



# Racial Profiling Analysis Report

## LORENA POLICE DEPARTMENT

01. Total Traffic Stops:	2547	
02. Location of Stop:		
a. City Street	335	13.15%
b. US Highway	2159	84.77%
c. County Road	17	0.67%
d. State Highway	16	0.63%
e. Private Property or Other	20	0.79%
03. Was Race known prior to Stop:		
a. NO	2543	99.84%
b. YES	4	0.16%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	5	0.20%
b. Asian/ Pacific Islander	183	7.18%
c. Black	422	16.57%
d. White	1168	45.86%
e. Hispanic/ Latino	769	30.19%
05. Gender:		
a. Female	803	31.53%
i. Alaska/ Native American/ Indian	2	0.08%
ii. Asian/ Pacific Islander	35	1.37%
iii. Black	149	5.85%
iv. White	422	16.57%
v. Hispanic/ Latino	195	7.66%
b. Male	1744	68.47%
i. Alaska/ Native American/ Indian	3	0.12%
ii. Asian/ Pacific Islander	148	5.81%
iii. Black	273	10.72%
iv. White	746	29.29%
v. Hispanic/ Latino	574	22.54%
06. Reason for Stop:		
a. Violation of Law	14	0.55%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%

# Racial Profiling Analysis Report

iii. Black	2	14.29%
iv. White	5	35.71%
v. Hispanic/ Latino	7	50.00%
b. Pre-Existing Knowledge	7	0.27%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	4	57.14%
v. Hispanic/ Latino	3	42.86%
c. Moving Traffic Violation	2197	86.26%
i. Alaska/ Native American/ Indian	5	0.23%
ii. Asian/ Pacific Islander	175	7.97%
iii. Black	371	16.89%
iv. White	1005	45.74%
v. Hispanic/ Latino	641	29.18%
d. Vehicle Traffic Violation	329	12.92%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	8	2.43%
iii. Black	49	14.89%
iv. White	154	46.81%
v. Hispanic/ Latino	118	35.87%
07. Was a Search Conducted:		
a. NO	2432	95.48%
i. Alaska/ Native American/ Indian	4	0.16%
ii. Asian/ Pacific Islander	182	7.48%
iii. Black	391	16.08%
iv. White	1139	46.83%
v. Hispanic/ Latino	716	29.44%
b. YES	115	4.52%
i. Alaska/ Native American/ Indian	1	0.87%
ii. Asian/ Pacific Islander	1	0.87%
iii. Black	31	26.96%
iv. White	29	25.22%
v. Hispanic/ Latino	53	46.09%
08. Reason for Search:		
a. Consent	5	0.20%

# Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	2	40.00%
v. Hispanic/ Latino	2	40.00%
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	78	3.06%
ii. Alaska/ Native American/ Indian	1	1.28%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	27	34.62%
iv. White	16	20.51%
v. Hispanic/ Latino	34	43.59%
d. Inventory	1	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
e. Incident to Arrest	31	1.22%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	3.23%
iii. Black	3	9.68%
iv. White	11	35.48%
v. Hispanic/ Latino	16	51.61%
09. Was Contraband Discovered:		
YES	84	3.30%
i. Alaska/ Native American/ Indian	1	1.19%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	26	30.95%



# Racial Profiling Analysis Report

Finding resulted in arrest - YES	4	
Finding resulted in arrest - NO	22	
iv. White	20	23.81%
Finding resulted in arrest - YES	8	
Finding resulted in arrest - NO	12	
v. Hispanic/ Latino	37	44.05%
Finding resulted in arrest - YES	7	
Finding resulted in arrest - NO	30	
b. NO	31	1.22%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	1	3.23%
iii. Black	5	16.13%
iv. White	9	29.03%
v. Hispanic/ Latino	16	51.61%
10. Description of Contraband:		
a. Drugs	58	2.28%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	20	34.48%
iv. White	12	20.69%
v. Hispanic/ Latino	26	44.83%
b. Currency	1	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	100.00%
c. Weapons	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Alcohol	19	0.75%
i. Alaska/ Native American/ Indian	1	5.26%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	21.05%
iv. White	5	26.32%

# Racial Profiling Analysis Report

v. Hispanic/ Latino	9	47.37%
e. Stolen Property	1	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
f. Other	6	0.24%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	3	50.00%
iv. White	2	33.33%
v. Hispanic/ Latino	1	16.67%
11. Result of Stop:		
a. Verbal Warning	5	0.20%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	3	60.00%
v. Hispanic/ Latino	1	20.00%
b. Written Warning	733	28.78%
i. Alaska/ Native American/ Indian	1	0.14%
ii. Asian/ Pacific Islander	28	3.82%
iii. Black	126	17.19%
iv. White	406	55.39%
v. Hispanic/ Latino	172	23.47%
c. Citation	1779	69.85%
i. Alaska/ Native American/ Indian	4	0.22%
ii. Asian/ Pacific Islander	153	8.60%
iii. Black	294	16.53%
iv. White	748	42.05%
v. Hispanic/ Latino	580	32.60%
d. Written Warning and Arrest	11	0.43%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	9.09%
iii. Black	0	0.00%
iv. White	4	36.36%
v. Hispanic/ Latino	6	54.55%

# Racial Profiling Analysis Report

e. Citation and Arrest	18	0.71%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	5.56%
iv. White	7	38.89%
v. Hispanic/ Latino	10	55.56%
f. Arrest	1	0.04%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	100.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%
12. Arrest Based On:		
a. Violation of Penal Code	26	1.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	3.85%
iii. Black	1	3.85%
iv. White	9	34.62%
v. Hispanic/ Latino	15	57.69%
b. Violation of Traffic Law	2	0.08%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	1	50.00%
iii. Black	0	0.00%
iv. White	0	0.00%
v. Hispanic/ Latino	1	50.00%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	2	0.08%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%



# Racial Profiling Analysis Report

## 13. Was Physical Force Used:

a. NO	2547	100.00%
i. Alaska/ Native American/ Indian	5	0.20%
ii. Asian/ Pacific Islander	183	7.18%
iii. Black	422	16.57%
iv. White	1168	45.86%
v. Hispanic/ Latino	769	30.19%
b. YES	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	

## 14. Total Number of Racial Profiling Complaints Received:

0

REPORT DATE COMPILED 01/09/2025

**ATTACHMENT II**

**2024 AUDIT OF RACIAL PROFILING**

**Subject:** Discussion and possible action to permanently close the portion of Cooksey Ln. located East of Interstate 35 and West of N, Old Temple Rd. until such time funding is available for proper reconstruction of the road.

**Background Information:**

This portion of Cooksey Ln has had structural base failure dating as far back as 2007. Please refer to the included pictures taken from Google Maps. City staff has kept pouring what little funds are and were available for road maintenance into this section of Cooksey at a proportionate rate that still allowed for maintenance of our remaining streets.

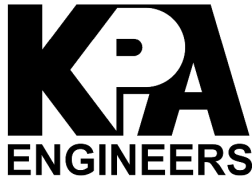
**Current Finding:**

Water infiltration is one of the most significant causes of road base failure. During the significant rain events that Central Texas experienced in the spring and summer of 2024, further deteriorated the road and its failure of base material. The City of Lorena has consulted with the City's Engineer to determine what repairs could be made. Our Engineer has determined that no amount of repair can properly repair this section of roadway, and estimates rebuilding this section of roadway would cost at very minimum \$350,000.00.

**Recommendation:**

Due to the fact that there are no homes, businesses, or driveways contained within this section of roadway, our City Engineer's recommendation is to permanently close this section of Cooksey Ln. until such time funding is available to properly reconstruct the roadway.





19 North Main Street • Temple, TX 76501 • (254) 773-3731  
800 South Austin Ave • Georgetown, TX 78626 • (512) 819-9478

January 9, 2025

Mr. Kevin Neal  
City of Lorena  
107-A South Frontage Road  
Lorena, Texas 76655

Re: City of Lorena  
Cooksey Lane  
I-35 to N. Old Temple Road

Dear Mr. Neal:

This letter summarizes our recent discussions and site visits regarding Cooksey Lane from the Northbound I-35 Frontage Road (NBFR) to the intersection with N. Old Temple Road. This section of roadway includes significant pavement and drainage failures. Based on our site visit, we would recommend a full reconstruction of the roadway. Additionally, the existing culvert would need to be replaced and possibly upsized. Our preliminary opinion of probable costs for this project is approximately \$350,000.00. Our understanding is that at this time, the City of Lorena does not have available funds to complete the construction required to rebuild this section of roadway.

Given that there are no properties that take direct access from this road and Cooksey Lane and Birdie Lane can be accessed from North Old Temple Road from the north and south, we recommend closing this section of Cooksey Lane until such time as the City has sufficient funds available to complete the design and construction of a rebuild of the roadway as well as drainage and utilities within the right-of-way. Closure of the road may be accomplished by placement of permanent Type III barricades at the ends of Cooksey Lane at NBFR I-35 and N. Old Temple Road. At the N. Old Temple Road barricade, we would recommend a supplementary sign directing traffic to turn south onto N. Old Temple Road to access I-35. Exhibit A is attached which shows the locations of proposed signage as well as directional arrows for proposed routes of traffic around the road closure.


If you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John A. Simcik', is written over a light blue horizontal line.

John A. Simcik, P.E., C.F.M.  
Partner  
[jsimcik@kpaengineers.com](mailto:jsimcik@kpaengineers.com)

xc: 2015-132-10


 **Lorena, Texas**

 Google Street View

Dec 2007




See latest date











































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Jul 2023

Nov 2019


Oct 2016

Jul 2013

Dec 2007




← Lorena, Texas

 Google Street View




Jul 2013 [See latest date](#)





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Oct 2016



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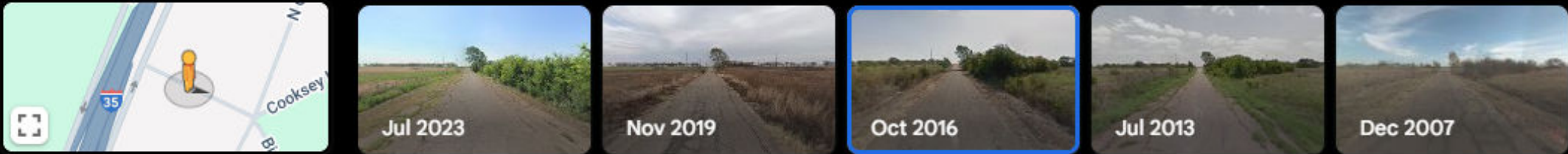
← Lorena, Texas

Google Street View

Oct 2016 [See latest date](#)



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a street view pegman icon, and a close (X) button.





Search Google Maps



Share



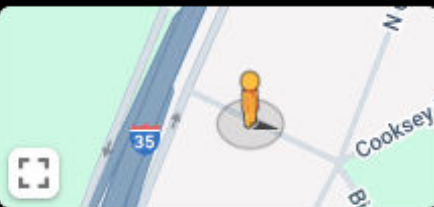
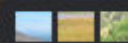
Lorena, Texas



Google Street View

Nov 2019

[See latest date](#)



Jul 2023



Nov 2019



Oct 2016



Jul 2013



Dec 2007



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Lorena, Texas

Google Street View

Jul 2023 [See latest date](#)









P:\Lorena\2025\Cooksey Lane Closure Exhibit.dwg - 8.5x11 Exh



### LEGEND

-  TYPE III BARRICADE
-  ROAD TO BE CLOSED
-  TRAFFIC BYPASS ROUTE - WEST APPROACH
-  TRAFFIC BYPASS ROUTE - EAST APPROACH

## CITY OF LORENA, TEXAS

### COOKSEY LANE CLOSURE



KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
TEMPLE, TEXAS 76501  
Firm Registration No. F-510

JANUARY 2025

EXHIBIT A



**ORDINANCE NO. 2025-0121-03**

AN ORDINANCE OF THE CITY OF LORENA, MCLENNAN COUNTY, TEXAS, ORDERING A JOINT GENERAL ELECTION TO BE HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO CITY COUNCIL MEMBERS; DESIGNATING POLLING LOCATIONS; ORDERING NOTICE OF ELECTION TO BE GIVEN AS PRESCRIBED BY LAW; AUTHORIZING EXECUTION OF ELECTION SERVICES CONTRACT, AND ESTABLISHING EARLY VOTING AND ELECTION DAY VOTE CENTERS AND DATES/TIMES OF OPERATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LORENA, TEXAS THAT:

**Section 1.** An election is hereby ORDERED to be held on May 3, 2025, for voting in a General Election to elect one (1) person for each position to serve the full term of two (2) years for Mayor and City Council. The Election will be conducted in accordance with the Texas Election Code and the Election Services Contract by and between McLennan County and other governmental entities. The first day to file an application for place on the ballot with the City Secretary is Wednesday, January 15, 2025 at 8:00 AM, with the last day for filing to be Friday, February 14, 2025, at 5:00 PM, in accordance with Election Codes Sections 143.006 and 143.007.

**Section 2.** The Mayor is hereby directed to issue the Order of General Election attached as **Exhibit “A”** as required by the Texas Election Code in the form provided by the McLennan County Election Administrator.

**Section 3.** The General Election will be administered by the McLennan County Election Administrator pursuant to a joint election agreement and a contract for Election Services. For the purpose of this election, all election officials shall be appointed and designated in accordance with the provisions of the election services contract. The Elections Administrator will serve as Early Voting Clerk. The City Manager is hereby authorized to execute a Contract for Election Services with the McLennan County Elections Administrator.

**Section 4.** McLennan County will execute Joint Election Services Agreement with Bellmead, Crawford, Gholson, Hewitt, Lacy Lakeview, Lorena, Mart, McGregor, Waco, Woodway, Bosqueville ISD, Connally ISD, Crawford ISD, Gholson ISD, La Vega ISD, Lorena ISD, Mart ISD, McGregor ISD, Midway ISD, Waco ISD, and McLennan Community College is hereby authorized and approved.

**Section 5.** The locations of Early Voting Vote Centers and information on dates/hours of operations, as provided for by the Joint Election Agreement, are as follows:

**EARLY VOTING SITES**

**McLennan County Elections Administration Office (Main Early Voting Site)**

Records Building (Basement)  
214 North 4th Street, Suite 300  
Waco, TX 76701

Waco Multi-Purpose Community Center  
1020 Elm Avenue  
Waco, TX 76704

West Waco Library  
5301 Bosque Boulevard  
Waco, TX 76710

Hewitt City Hall/Library  
200 Patriot Court  
Hewitt, TX 76643

Applications for ballot by mail shall be received and processed by the McLennan County Elections Administrator, P.O. Box 2450, Waco, Texas 76703-2450. Applications for ballots must be received no later than the close of business on April 24, 2025.

Early Voting for the General Election shall begin Monday, April 24, 2025, and end Tuesday, May 2, 2025. The dates and hours designated for early voting by personal appearance at the early voting locations shall be set forth below and are also listed on the Order of General Election attached as **Exhibit “A”**:

Dates	Hours
Monday, April 21 thru Friday, April 25, 2025	8:00 AM – 5:00 PM
Saturday, April 26, 2025	7:00 AM – 7:00 PM
Sunday, April 27, 2025	1:00 PM – 6:00 PM
Monday, April 28 thru Tuesday, Apr 29, 2025	7:00 AM – 7:00 PM

For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the election services contract.

**Section 6.** On Election Day, May 3rd, the polls shall be open from 7:00 AM to 7:00 PM. Election Day Vote Centers are listed on **Exhibit “B”**.

**Section 7.** Voting on the date of the Election and early voting shall be by the use of a lawfully approved voting system. The preparation of the voting equipment to be used in connection with such voting system and the official ballots for the Election shall conform to the Texas Election Code (“Code”), as amended. The specific voting machines to be used shall be provided by McLennan County in accordance with the Contract for Elections Services with the McLennan County Elections Administrator.



**Section 8.** Notice of the elections hereby ordered shall be given in accordance with Texas state law. The City Secretary is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be published and/or posted in connection with the conduct of these elections.

**PASSED and APPROVED** this 21st day of January 2025.

**CITY OF LORENA, TEXAS**

\_\_\_\_\_  
Tommy Ross, Mayor

**ATTEST:**

\_\_\_\_\_  
Monica Hendrix, City Secretary

## **EXHIBIT “A”**

### **ORDER OF GENERAL ELECTION (ORDEN DE LA ELECCIÓN GENERAL)**

An election is hereby ordered to be held on May 3, 2025, for voting in a General Election to elect one (1) person for each position to serve the full term of two (2) years for a Mayor and two Council Members for the City of LORENA.

(Por la presente se ordena que se llevará a cabo una elección el 3 de mayo de 2025, para votar en una elección general para elegir una (1) persona para que sirvan los termino completos de dos (2) años para Alcalde y dos (2) miembros del ayuntamiento para la ciudad de Lorena.)

The execution of a Joint Election Agreement with Bellmead, Beverly Hills, Crawford, Gholson, Hewitt, Lacy Lakeview, Lorena, Mart, McGregor, Waco, Woodway, Bosqueville ISD, Connally ISD, Crawford ISD, Gholson ISD, La Vega ISD, Lorena ISD, Mart ISD, McGregor ISD, Midway ISD, Waco ISD, and McLennan Community College is hereby authorized and approved.

(La ejecución de un acuerdo de elección conjunta con Bellmead, Beverly Hills, Crawford, Gholson, Hewitt, Lacy Lakeview, Lorena, Mart, McGregor, Waco, Woodway, Bosqueville ISD, Connally ISD, Crawford ISD, Gholson ISD, La Vega ISD, Lorena ISD, Mart ISD, McGregor ISD, Midway ISD, Waco ISD, y McLennan Community College se autoriza y aprueba.)

### **LOCATION(S) OF POLLING PLACES (DIRECCIÓN(ES) DE LAS CASILLAS ELECTORALES)**

**See attached List  
(Véase la lista adjunta)**

Early Voting by personal appearance will be conducted at:  
(La votación adelantada en persona se llevará a cabo todos los días en:)

#### **Early Voting Sites: (Lugares de votación adelantada)**

#### **McLennan County Elections Administration Office (Main Early Voting Site)**

Records Building (Basement)  
214 North 4th Street, Suite 300  
Waco, TX 76701

#### **Robinson Community Center**

106 W. Lyndale Avenue  
Robinson, TX 76706

#### **Waco Multi-Purpose Community Center**

1020 Elm Avenue  
Waco, TX 76704

West Waco Library  
5301 Bosque Boulevard  
Waco, TX 76710

Hewitt City Hall/Library  
200 Patriot Court  
Hewitt, TX 76643

The dates and times of Early Voting are:  
(Los días y horas de votación adelantada son:)

Monday (lunes)	April 21, 2025 (21 de abril de 2025)	8:00 AM - 5:00 PM
Tuesday (martes)	April 22, 2025 (22 de abril de 2025)	8:00 AM - 5:00 PM
Wednesday (miércoles)	April 23, 2025 (23 de abril de 2025)	8:00 AM - 5:00 PM
Thursday (jueves)	April 24, 2025 (24 de abril de 2025)	8:00 AM - 5:00 PM
Friday (viernes)	April 25, 2025 (25 de abril de 2025)	8:00 AM - 5:00 PM
Saturday (sabado)	April 26, 2025 (26 de abril de 2025)	7:00 AM - 7:00 PM
Sunday (domingo)	April 27, 2025 (27 de abril de 2025)	1:00PM – 6:00 PM
Monday (lunes)	April 28, 2025 (28 de abril de 2025)	7:00 AM - 7:00 PM
Tuesday (martes)	April 29, 2025 (29 de abril de 2025)	7:00 AM - 7:00 PM

Applications to vote by mail should be mailed to:  
(Las solicitudes para poder votar por deben ser enviadas a:)

**McLennan County Elections Administration**  
**Mailing Address: P.O. Box 2450 Waco, Texas 76703-2450**  
**Physical Address: 214 N. 4<sup>th</sup> Street, Suite 300 Waco, Texas 76701**  
**Fax: (254) 757-5041**  
**Phone: (254) 757-5043**  
[ballotbymail@co.mclennan.tx.us](mailto:ballotbymail@co.mclennan.tx.us)  
[www.mclennanvotes.com](http://www.mclennanvotes.com)

Applications for ballot by mail must be received no later than the close of business on April 25, 2025:

(Las solicitudes para votar por correo tendrán que ser recibidas antes del fin del día laboral el 25 de abril 2025:)



Issued this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.  
(Emitada el día \_\_\_\_\_ de \_\_\_\_\_ 2025.)

\_\_\_\_\_  
Mayor, City of LORENA  
(alcalde, ciudad de LORENA)

\_\_\_\_\_  
Signature of Councilperson  
(Firma del Concejal)

\_\_\_\_\_  
Signature of Councilperson  
(Firma del Concejal)

\_\_\_\_\_  
Signature of Councilperson  
(Firma del Concejal)

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Signature of Councilperson  
(Firma del Concejal)

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Signature of Councilperson  
(Firma del Concejal)

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Signature of Councilperson  
(Firma del Concejal)

**EXHIBIT “B”**  
**MAY 3, 2025 ELECTION DAY VOTE CENTERS**




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*(3 de mayo de 2025 Centros de Voto Para el Día de las Elecciones)*

Bellmead Civic Center	3900 Parrish Street, Bellmead
Cesar Chavez Middle School	700 S. 15 <sup>th</sup> Street, Waco
Chalk Bluff Baptist Church	5993 Gholson Road, Waco
China Spring ISD Administration Bldg.	12166 Yankie Road, China Spring
Crawford First United Methodist	375 W 6 <sup>th</sup> Street, Crawford
Dewey Community Center	925 N. 9 <sup>th</sup> Street, Waco
Fellowship Bible Church	5200 Speegleville Road, McGregor
Gholson First Baptist Church	228 Wildcat Circle, Gholson
H. G. Isbill Junior High	305 S. Van Buren Street, McGregor
Heart of Texas Council of Governments	1514 S. New Road, Waco
Hewitt City Hall/Library	200 Patriot Court, Hewitt
Lacy Lakeview Civic Center	505 E. Craven Avenue, Waco
Lake Shore United Methodist Church	3311 Park Lake Drive, Waco
Lorena First Baptist Church	307 E. Center Street, Lorena
Mart ISD Administration Building	1100 JL Davis Avenue, Mart
MCC Conference Center	4601 N. 19 <sup>th</sup> Street, Waco
Midway ISD Information Technology Center	109 Panther Way, Hewitt
Moody First United Methodist Church	500 6 <sup>th</sup> Street, Moody
South Waco Community Center	2815 Speight Avenue, Waco
South Waco Library	2737 S. 18 <sup>th</sup> Street, Waco
St. Alban’s Episcopal Church	305 N. 30 <sup>th</sup> Street, Waco
St. Louis Activity Center (Windsor Ave. Parking)	2415 Cumberland Avenue, Waco
University High School	3201 S. New Road, Waco
Waco 25 <sup>th</sup> Street Fire Station	1006 N. 25 <sup>th</sup> Street, Waco
Waco Convention Center	100 Washington Avenue, Waco
West Waco Library/Genealogy Center	5301 Bosque Boulevard, Waco
Woodway City Hall	922 Estates Drive, Woodway
Woodway First Baptist Church (The Venue)	110 Ritchie Road, Woodway

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

Overall Site Area:  
16.7 Acres  
728,106 SF  
Impervious Cover:  
429,476 SF  
59.0%

Building Area: 20,850 SF  
Zoning: (IC) Interstate Corridor District  
Auto Circulation:   
Truck Circulation:   
Delivery Circulation: 

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

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

