

City of Lorena
107-A S. Frontage Road
Lorena, Texas 76655
(254) 857-4641 Fax (254) 857-4118

**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

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, Mayor Protem Kelly Yarbrough, Jason Blaneck Emily McKenzie, Carla Pendergraft and Brad Wetzel.

City Staff present were Monica Hendrix, Scott Holt, Kyler Jones, Linda Klump, 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.

No citizens spoke during this time.

4. Approval of Minutes:

a. December 16, 2024

MOTION: Carla Pendergraft motioned to approve the minutes.

SECOND: Emily McKenzie

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

AGAINST: None

ABSENT: None

Motion carried 5-0.

****NOTE:** Heard item 10 early due to time constraints for family members present.

5. Committee and Corporation Reports:

a. Lorena Economic Development Corporation

No meeting.

b. Lorena Planning and Zoning Commission

Monica Hendrix informed council that P&Z did meet on January 13th and voted to recommend approval of the request for the Foodies Conditional Use Permit 4-1 with the conditions listed in the ordinance.

The P&Z voted 3-2 not to recommend approval of the Conditional Use Permit for the Texan.

6. Public Hearing: Mayor Ross opened the public hearing at 6:38 p.m.

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).

Nuresh Maknojia and Rahil with Foodie’s spoke and gave their concerns on the conditions set forth by the Planning and Zoning Commission specifically the hours for truck parking. City Planner George Adams spoke and gave his attached staff report to the council. Adams read the conditions that the P&Z recommended. Council had lengthy discussion on the conditions. Local citizens Lisa Stewart, Rick Jespersen and Brett Marvel also spoke during the public hearing.

Close Public Hearing. The public hearing closed at 7:13 p.m.

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.

MOTION: Carla Pendergraft moved to accept the planning and zoning commission’s recommendations (as shown in the attached staff report concerning overnight parking) with the exception of changing #2 signs that will say parking limit of 18 hours, violators will be towed away at vehicle owners expense and require Foodies to implement a ticketing system to insure that the 18 hours limitation is adhered to.

SECOND: Kelly Yarbrough

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

AGAINST: None

ABSENT: None

Motion carried 5-0.

8. Public Hearing: The public hearing opened at 7:38 p.m.

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).

Bland Cromwell listing realtor of the property spoke and gave the history of the property. Brian Dlugosch, owner of the Texan Stores spoke via teleconference. City Planner George Adams gave staff report for the development. Numerous citizens spoke during the public hearing and were adamantly opposing the development. The citizens are concerned about the amount of truck traffic, drugs, prostitution, human trafficking, property values, noise, child safety in the neighborhoods adjacent to the property. Citizens are also concerned about the possible water contamination due to diesel spillage, trash blowing from the development. Citizens are also concerned that the development does not meet the current City of Lorena Comprehensive Plan.

Close Public Hearing. The public hearing closed at 9:04 p.m.

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.

Council had lengthy discussions on how to proceed with the development and CUP request. After the lengthy discussion a motion was made by Brad Wetzel to table the decision to the next council meeting.

MOTION: Brad Wetzel moved to table the action to February 18, 2025.

SECOND: Jason Blaneck

FOR: Emily McKenzie and Kelly Yarbrough

AGAINST: Carla Pendergraft

ABSENT: None
Motion carried 4-1

10. Discussion and recognition of new employee, School Resource Officer, Mireya Quetz

Chief Scott Holt introduced new SRO Mireya Quetz. Quetz is from Waco and graduated from University High School and then served in the United States Marines. Quetz worked at Baylor Scott and White and served in many capacities. In 2022 Quetz attended the Waco Police Academy and became an officer for Baylor Scott and White. Quetz will be assigned to Lorena High School.

City Secretary Monica Hendrix gave the Oath of Office to Officer Quetz.

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

MOTION: Jason Blane moved to approve using 2022 street bond funds to fund a portion of the Cindy Lane repairs.

SECOND: Kelly Yarbrough

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

AGAINST: None

ABSENT: None

Motion carried 5-0.

12. Presentation of Summary of Cash and Investments and quarterly budget reports ending 12/31/2024.

Finance Officer Linda Klump presented the reports to the council and noted changes.

13. Presentation of Lorena Police Department Annual Report.

Police Chief Scott Holt presented the 2024 Annual report to the council.

14. Presentation of Racial Profiling Report 2024.

Police Scott Chief Holt presented the 2024 Racial Profiling Report to the city council. This is an annual requirement by the Texas Commission on Law Enforcement agency.

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.

City Manager Kevin Neal informed council the road has had structural base failure dating as far back as 2007. 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 a very minimum \$350,000.00. 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 Lane until such time funding is available to properly reconstruct the roadway.

MOTION: Brad Wetzel moved to permanently close the portion of Cooksey Lane.

SECOND: Emily McKenzie

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

AGAINST: None

ABSENT: None

Motion carried 5-0.

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).

MOTION: Kelly Yarbrough move to approve Ordinance 2025-0121-01 called the May 3, 2025 General Election.

SECOND: Brad Wetzel

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

AGAINST: None

ABSENT: None

Motion carried 5-0.

17. Police Department Report.

Chief Holt stated report was included in the annual report.

18. City Manager Report.

a. Rise Broadband fiber optic project.

Kevin Neal informed council and citizens of the fiber optic project and stressed that this city is not involved with the project. Neal explained that all roads must be bored for this project and most work will be arial.

b. Rise Broadband point of contact Nathan Waltman (682) 498-0988

nwaltman@risebroadband.com.

c. City Manager and Chief Holt enrolled in Certified Public Manager (CPM) program.

Kevin Neal informed council that he and Chief Holt have enrolled is this 15 month course.

19. Future Agenda Items.

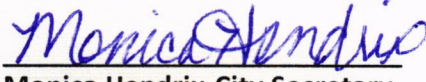
20. Adjourn

Due to no further business the meeting adjourned at 10:23 p.m.

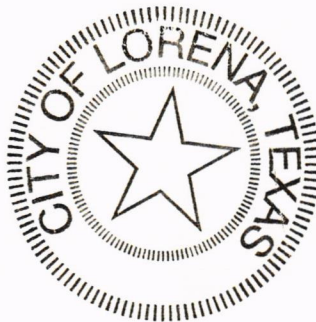


Tommy Ross, Mayor

Attest:



Monica Hendrix-City Secretary



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 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 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



ATTACHMENT B



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 EXPENSE".~~ 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.

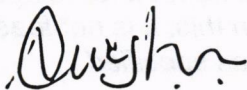
The following attachments are part of this application:

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.

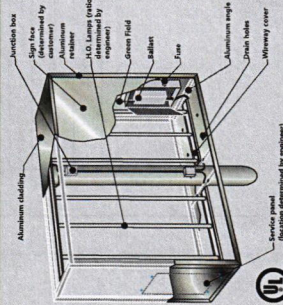
If you have any questions or need any clarification, please reach out to me directly at (512) 909-1677 or via email at nuresh11@yahoo.com.

Sincerely,
Nuresh Maknoja



Project Manager | Foodie's Corner

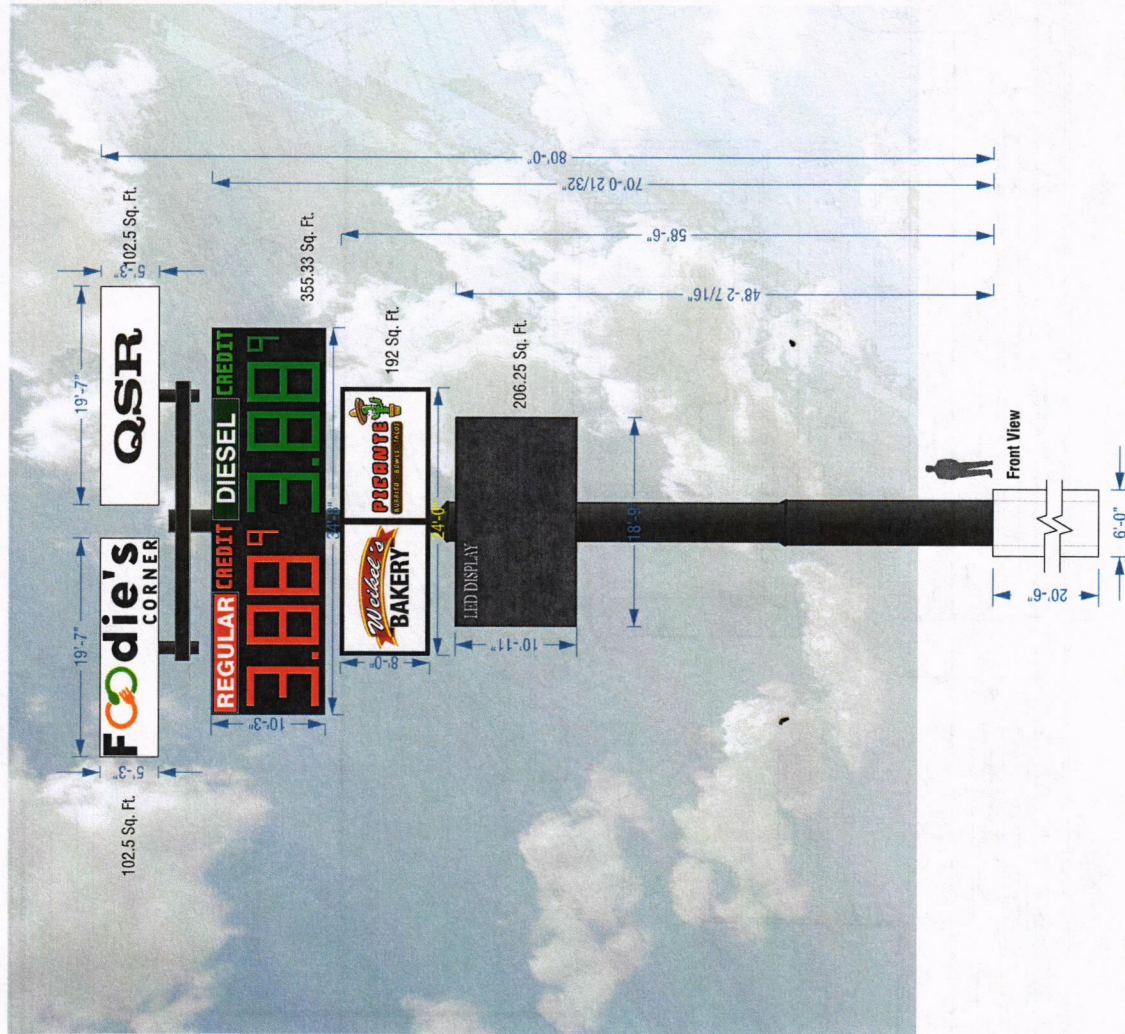
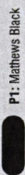
Fabricate And Install High-rise Truck Stop Pylon Sign.



ACRYLIC COLORS

RS

P1: Mathews Black



Scale: 3/32" = 1'0"

SIGN B1



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:

DRAWING NAME: BDG_LRNA_PYS_1024_A1.0

DATE CREATED: 10-24-2024 DESIGNER: HHM

REVISIONS

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NOTE: THIS ILLUSTRATION IS TO SCALE WHEN PRINTED ON 11" X 17" PAPER. PRINTING ON ANY OTHER SIZE PAPER WILL CHANGE THE SCALE.

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

DATE _____

CLIENT SIGNATURE _____

LANDLORD SIGNATURE _____ DATE _____

DATE _____

ELECTRICAL DISCLAIMER:

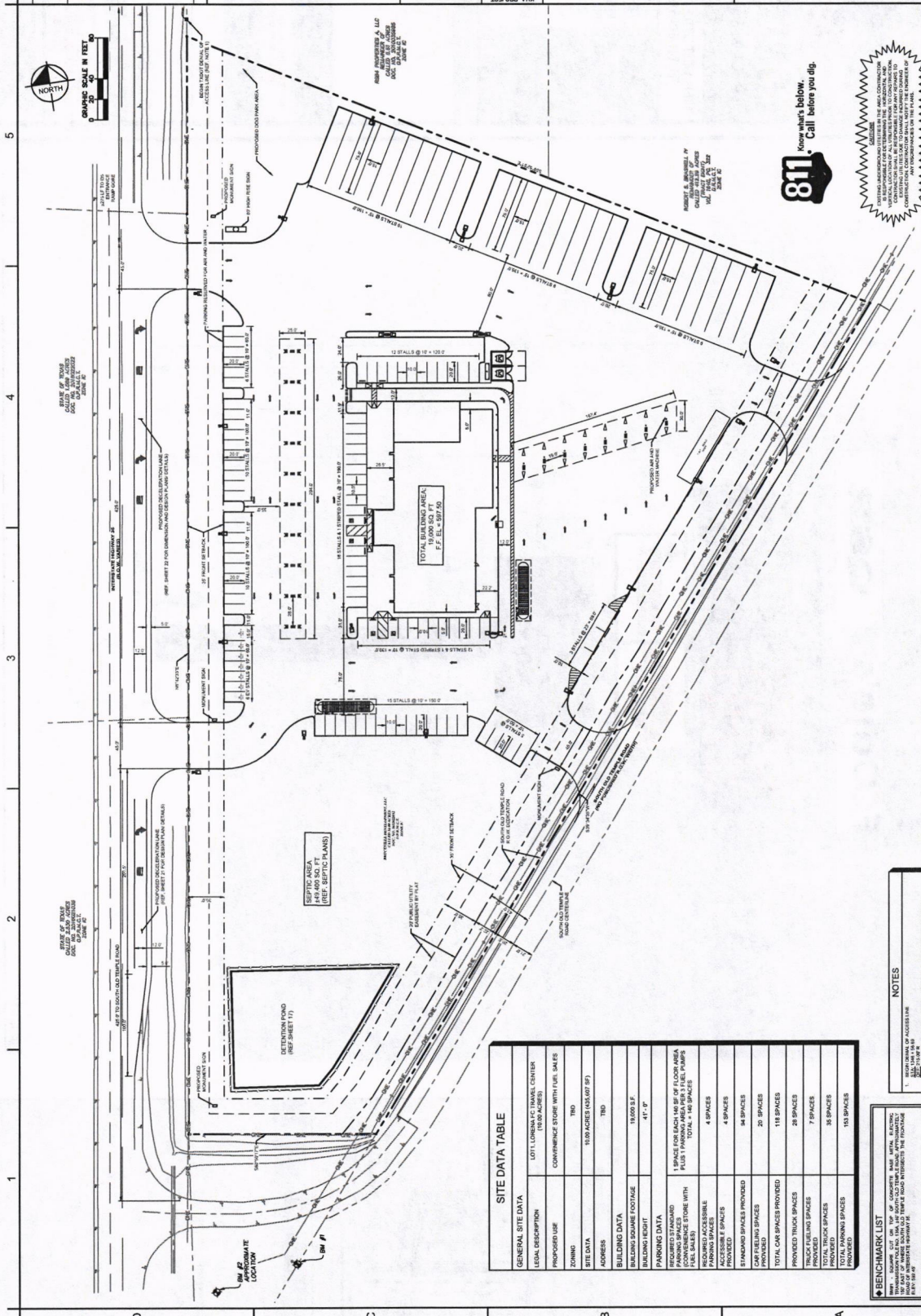
CUSTOMER MUST PROVIDE A DEDICATED DIRECT 120 VOLT 20 AMP CIRCUIT WITH DESIGNATED GROUND FOR SIGN ONLY WITHIN 6' OF SIGN LOCATION. UNITY SIGNS MUST BE NOTIFIED OF "OTHER VOLTAGES" PRIOR TO MANUFACTURE.



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

PAGE #: 1

NO.	REVISIONS	DATE



NOTES

1. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.

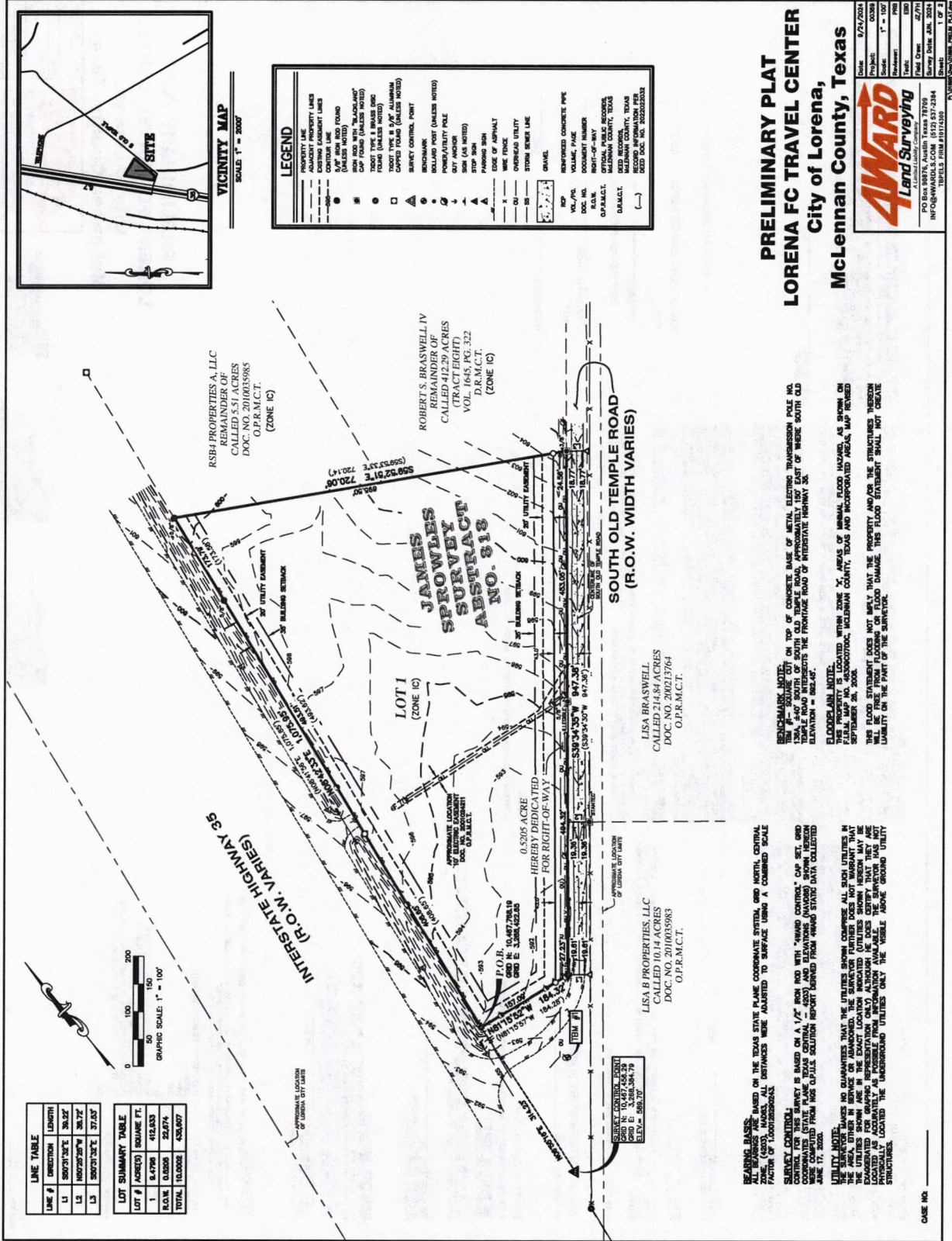
SITE DATA TABLE	
GENERAL SITE DATA	
LOCAL DESCRIPTION	LOT 1, LORAINA FC TRAVEL CENTER (10.00 ACRES)
PROPOSED USE	CONVENIENCE STORE WITH FUEL, GAS, ETC.
ZONING	TBD
SITE DATA	10.00 ACRES (434,607 SQ. FT.)
ADDRESS	TBD
BUILDING DATA	
BUILDING SQUARE FOOTAGE	18,000 SQ. FT.
BUILDING HEIGHT	41' 8"
PARKING DATA	
PROPOSED STANDARD CONVENIENCE STORE WITH FUEL, GAS, ETC.	1 SPACE FOR EACH 100 SQ. FT. OF FLOOR AREA PLUS 1 SPACE FOR EACH 100 SQ. FT. OF FLOOR AREA
PROPOSED TRUCK SPACES	4 SPACES
PROPOSED CAR SPACES	4 SPACES
STANDARD SPACES PROVIDED	84 SPACES
CARP SPACES PROVIDED	20 SPACES
TOTAL CAR SPACES PROVIDED	118 SPACES
PROPOSED TRUCK SPACES	20 SPACES
PROPOSED CAR SPACES	7 SPACES
TOTAL PARKING SPACES PROVIDED	145 SPACES

NOTES

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BENCHMARK LIST

1. THE INFORMATION ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.



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

Date:	8/24/2024
Project:	03288
Scale:	1" = 100'
Revised:	PMB
Traffic:	ESD
Field Notes:	42/PH
Survey Date:	JUL 2024
Sheet:	1 OF 2
NAME: _____ PHONE: _____ PLAT: _____	

REMARKABLE NOTE:
THIS IS A SQUARE LOT ON TOP OF CONCRETE BASE OF METAL ELECTRIC TRANSMISSION POLE NO. 123A #407 SOUTH OF SOUTH OLD TRIPLE ROAD, APPROXIMATELY 100' EAST OF THESE SOUTH OLD TRIPLE ROAD. THE FRONTAGE ROAD OF INTERSTATE INFRONT 30.
ELEVATION = 952.45'

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREAS OF MINERAL FLOOD HAZARD, AS SHOWN ON THE FLOOD MAP OF HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, HAS REMAINED UNCHANGED SINCE 1976.

FLOODPLAIN NOTE:
THE PROPERTY IS LOCATED WITHIN ZONE "X" AREAS OF MINERAL FLOOD HAZARD, AS SHOWN ON THE FLOOD MAP OF HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, HAS REMAINED UNCHANGED SINCE 1976.

FLOODPLAIN NOTE:
THIS FLOOD STATEMENT DOES NOT MEAN 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.

BEARING BASES:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH. CENTRAL MERIDIAN LONGITUDE 96° 00' 00". ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000002925.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET, ONE END OF WHICH WAS EMBEDDED IN A CONCRETE PAVEMENT. THE OTHER END OF THE ROD WAS COATED WITH PINK CHALK. COORDINATE POINT SURVEY DATA WAS COLLECTED ON JULY 17, 2002.

UTILITY NOTES:
IT IS NOT GUARANTEED THAT THE UTILITIES SHOWN CORRESPOND TO ALL UTILITIES THAT ARE PRESENT IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITIES SHOWN MAY BE LOCATED AT AN UNUSUAL DEPTH OR AN UNUSUAL ANGLE. THE SURVEYOR HAS NOT BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT BEEN LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

CASE NO. -



Land Surveying

A Limited Liability Company

PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 637-2384
 TBP#ELS_FIRM #0174300

Date:	8/24/2024
Project:	00368
Soils:	N/A
Hardware:	PGB
Ext:	EXTD
Field Crew:	42/PN
Survey Date:	JUN 2024
Sheet:	2 of 2

4WARD
4WARD

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

