



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

**NOTICE OF PUBLIC MEETING AND PUBLIC HEARING  
LORENA PLANNING AND ZONING  
MONDAY, JANUARY 13, 2025 – 5:30 P.M.  
LORENA CITY HALL  
107-A S. FRONTAGE ROAD, LORENA TEXAS**

THE PUBLIC WILL BE ABLE TO JOIN THE MEETING BY VIDEO CONFERENCING AT THE FOLLOWING LINK <https://meet.goto.com/668949101>

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

**MINUTES**

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

Chairman Don Bagby called the meeting to order at 5:30 p.m. Members present were Don Bagby, Julia Becker, Austin Montgomery, Gary Payne and Allison Vrana.

**2. Approval of Minutes: August 14, 2023**

Allison Vrana pointed out that citizens on page 2 needed correcting. Gary Payne motioned to approve the minutes. Julia Becker seconded the motion. Don Bagby, Austin Montgomery and Allison Vrana voted in favor of the motion. Motion carried 5-0.

**3. 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.**

Nuresh Mak with Foodies was present and spoke and says the main reason they are here is for the signage. Mak stated in the original CUP there was no signage because they weren't sure what they wanted for a sign. In the process they made some changes to the site plan. Gary Payne spoke and is concerned about other changes to the site plan such as the store square footage. Allison Vrana had questions about the 6-foot privacy fence and the parking space requirements. City Planner George Adams reviewed the staff report with the commission and noted the changes the developer is requesting. Allison Vrana had questions about the time-line and if the original CUP is expired. City Manager Kevin Neal explained that a one-year extension was granted to the developer for the

original CUP. Mr. Payne and Mrs. Vrana questioned the store square footage and parking space widths and it was discovered that there are two different site plans. The correct site plan calls for a 19000 square foot building and 153 total parking spaces. Mrs. Vrana also questioned where the sidewalk requirement came from.

Chairman Bagby opened the public hearing at 5:52 p.m.

Lisa Stewart and Becky Smith spoke and are both against new truck stops in Lorena and the potential crime they will bring and what need is for 3 truck stops in Lorena.

Rick Jespersen spoke and asked the question about monitoring the 24-hours parking and who will be monitoring the parking. Will it be the owner of the property or the police department. Gary Payne explained the reason for having the conditions of the time-limits for the parking in the Conditional Use Permit is for enforcement to the owner.

The public hearing closed at 6:01 p.m.

Gary Payne spoke about the Conditional Use Permit process and informed the citizens of the process to approve an CUP how to the citizens present. Payne explained this is the second CUP that Lorena has ever dealt with and Roadster was the first. Payne also explained that the City Planner at that time stated then a developer can ask for everything they would like when requesting a CUP and then the negotiations between the city and developer begin. We give a little and they give a little and once that is done, they build what they say they are going to build and we go on down the road. Payne spoke about the first CUP the commission heard and how it came back to the city for an amendment for the sign height. Payne expressed that he voted against that request, and he is against the request tonight. Payne feels the commission set a bad precedent by allowing the sign. Allison Vrana spoke and stressed that she wants an overnight parking stipulation.

The commission reviewed each condition separately and had lengthy discussion about what conditions to agree to and which conditions to deny.

After discussion, Allison Vrana motioned to make a recommendation to the city council for approval of the Conditional Use Permit with the following conditions:

- The development shall generally adhere to the conceptual Site Plan and Architectural Elevations (Exhibits B and C).
- That no outside storage or display shall be allowed on the property with the exception of an ice sales freezer and a propane cage.
- 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.
- Pylon sign - recommend approval of 80' height and 785 sf area, with condition of removing one monument sign closest to pylon sign.
- 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"
- Sidewalks - require sidewalks on both I-35 and Old Temple Road as per city ordinances.
- Stucco - recommend approval of applicant's request.
- Foundation plantings - recommend approval of applicant's request.

- Cluster street trees - 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.
- Interior landscape islands - recommend approval of applicant's request.

Austin Montgomery seconded the motion. Julia Becker and Don Bagby voted in favor to the motion. Gary Payne voted against the motion. Motion carried 4 to 1.

**4. 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, local real estate agent spoke and gave a history of the property and how John Embry acquired the property 20 years ago. Cromwell gave the reasons why the property has been vacant for so long are the interstate 35 expansion project, sewer availability and the market in general. Cromwell says the Texan contacted them two years ago and they have been in negotiations since.

Brian Dlugosch, owner of the Texan spoke and gave a history of the Texan. His family started the business in Yorktown Texas back in 2007. There are currently 15 locations that are presently operating and 1 currently under construction. Dlugosch gave a presentation of what the Texan stores offer. Texan Stores amenities are 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. There will be dine-in seating with 70 plus seats, clean large restrooms and well-lit stores. The Texan also offers retail merchandise and lottery ticket sales. Dlugosch says the store will be great for the community as well as the sales tax revenue for the city, county and Lorena School District.

City Planner George Adams read the staff report to the P&Z Commission. Gary Payne asked if the city approves the CUP for 16.77 acres, what happens to the other lots? Payne asked if any of those lots will be used for truck parking and was told no. The Texan is only proposing to use a little over 10 acres of the land for the development. Does the CUP apply to the other lots and city planner stated no. Austin Montgomery asked if there was any way to flip the proposed site plan to have the diesel canopy on the south side near the Frontage Road and not near Walter Street. Mr. Dlugosch said no, that the way the plan is drawn up makes the most sense for the trucks to exit and have the choice to go north or south. Montgomery questioned the turn off of Bordon and the possible congestion on the right-hand turn. Dlugosch says the traffic is free flow and there shouldn't be an issue. Allison Vrana questioned the staff report saying the Comprehensive Plan has the area designated as High Intensity Commercial and that it is not. The Future Land Use Map clearly shows the area is pink and is designed as Neighborhood Service. Vrana says that neighborhood service uses include small-scale retail and services that support the surrounding residential neighborhood. Standalone businesses such as drug stores and small shopping centers with several uses such as laundromats and retail shops fit into the Neighborhood Service designation. High Intensity Commercial – These uses are regionally oriented commercial development with high traffic, and high employment. Businesses may include grocery stores, hotel/motels, big box retail, restaurants, and

commercial services. Vrana says the map is clearly pink and wants to make sure that the staff report is corrected.

Chairman Bagby opened the public hearing opened at 7:12 p.m.

Local citizens Gary Cox, Chris Newman, Brett and Liz Marvel, Dale Glaser, Rick Jespersen, Bruce Bowman, Billy Wilkerson, Janie Smith, Mark Chick, Lisa Stewart, Katherine Willis all spoke against the Texan location. There were concerns about diesel spills, toxic gas fumes, health risk from the toxic fume exposure to homes nearby, increased traffic, crime, violence, drugs, human trafficking, noise and the lights in proximity to the residential homes nearby. There was also concern about the decrease in value of the homes nearby and the affect to the Old Town District and 100 year old homes next to the property. There were concerns about the proximity to the schools and stressed the store is ½ mile from the schools. Citizens were also concerned about the trucks tearing up the newly repaved streets. Some of the citizens that spoke thought the Texan looked like a nice development but disagree with the location and would love to see it further south of town.

Carla Pendergraft and Jason Blaneck spoke and were in favor to the Texan location but would like to see the diesel pumps moved to the other side of the building away from the homes and possibly install a masonry wall for buffering. Markum Dossett spoke and owns land adjacent to the property and is excited about the development and happy to have the Texan as a neighbor.

Gary Payne spoke and questioned if the Texan if they had run numbers and have considered being like Buc-ee's and not allow trucks. Payne says he has heard the Texan Store being called a mini Buc-ee's.

Brian Dlugosch spoke again and wanted the public to know that the Texan does not offer truck parking, and the facility is not a truck stop. There are no showers or lounging areas in the building. They simply want the trucks to fuel, grab a bite to eat and move on down the road.

The public hearing closed at 8:04 p.m.

Julia Becker asked if the question that Allison Vrana brought up about the discrepancy in the comprehensive plan was ever addressed. City Planner George Adams spoke again and after reviewing the Comprehensive Plan, says that Commissioner Allison Vrana is correct and the Future Land Use map does show the property designated as Neighborhood Services. Adams did however, inform the commissioners that the property is zoned Interstate 35 Corridor and that a Convenience Store with Fuel Sales is allowed with a Conditional Use Permit. Adams stated the comprehensive plan really provides guidance but is not regulatory by itself.

Gary Payne spoke and says the comprehensive plan is a wish list of how we would like to see the city, and not what the property is zoned today. Payne says that it does state in the comp plan that it is a guideline for future development. Payne also stated the commissioners are to review proposed development and make a decision as to move forward with the development or not. Allison Vrana feels this development is not in line with the comprehensive plan or what the citizens that sat on the comp plan committee had in mind for the city to look like. Chairman Don Bagby spoke and feels the site plan

should be reviewed and major changes be made to the plan before approval. Austin Montgomery spoke and agrees that changes should be made to the site plan with options of the diesel pumps being moved to the south side of the plan. Montgomery would also like to see a buffer wall. Chairman Don Bagby questioned the traffic flow and where the cars can exit. Allison Vrana and Julia Becker want to see a different plan as well. Allison Vrana also questioned light pollution.

After lengthy discussion, Allison Vrana motioned to deny the site plan as currently presented to the Planning and Zoning Commission.

Julia Becker seconded the motion.

Austin Montgomery questioned by saying no, we have no say in the development.

Allison Vrana spoke and says by saying no, the council will need a super majority vote to approve the Conditional Use Permit.

Don Bagby, Julia Becker and Allison Vrana voted in favor to deny the request.

Austin Montgomery and Gary Payne voted against the motion.

Motion carried 3-2.

**5. Adjourn.**

Due to no further business the meeting adjourned at 8:43 p.m.

These minutes were approved this 13<sup>th</sup> day of October 2025.



Don Bagby, Chairman

Attest:



Monica Hendrix, City Secretary