



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 13, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.

Applicant: JAB Engineering, LLC

Owner: Platinum 973, LLC

BACKGROUND/SUMMARY:

This property was zoned C-2 Medium Commercial with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general) on Feb. 2, 2022. In C-2 Medium Commercial Gas Stations require a Specific Use Permit. The property is directly south of the under-construction Compass Rose Charter School. The nearest existing gas station is the Chevron at N. FM 973 and Shadowglen Trace – approximately 750' south of the subject property. There are no other Gas Stations on N. FM 973 from US 290 north to the city limits (Arnham Lane).

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
- Map
- Location Map
- Plan
- Images
- Gas Station conditions
- Notice
- Labels

STAFF RECOMMENDATION:

It is City Staff's recommendation that the Planning and Zoning Commission approve a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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