



## AGENDA ITEM SUMMARY FORM

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

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### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on 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 the City staff's recommendation that the Planning and Zoning Commission conduct a public hearing.

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<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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