



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

Applicant: JAB Engineering, LLC

Owner: Platinum 973, LLC

BACKGROUND/SUMMARY:

This request was previously brought before the Commission and Council May 2022. The 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. 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).

The Commission approved the request 5-0 but Council denied the request due to the number of driveways proposed and safety concerns. The applicant has revised the plan to only have 1 driveway on FM 973 and 1 driveway on Suncrest when there had previously been 2 driveways on each roadway.

Staff recommends for the driveway on Suncrest that it either be moved towards the center of the lot or a shared driveway with a joint access easement be established with the adjacent property owner as the Suncrest driveway in its current location does not meet offset requirements from Ralph Ritchie and the approach extends beyond the property boundary.

This item was recommended for approval by the P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
- Plan Sheet
- Location Map
- Concept Image
- Gas Station Conditions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX with revisions to the Suncrest driveway.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		