



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: May 18, 2022
PREPARED BY: Scott Dunlop, Development Services Director
DEPARTMENT: Development Services

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 (Arnhamn Lane).

The P&Z Commission voted 5-0 to recommend approval of this item

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 City Council 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**
X