



## AGENDA ITEM SUMMARY FORM

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

### 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).

This item was postponed at the April 20, 2022 Regular Council Meeting.

**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 City Council conduct a public hearing.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**