



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** April 20, 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 (Arnhamn Lane).

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

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| <ul style="list-style-type: none"> <li>• Letter of Intent</li> <li>• Map</li> <li>• Location Map</li> <li>• Plan</li> </ul> | <ul style="list-style-type: none"> <li>• Images</li> <li>• Gas Station conditions</li> <li>• Notice</li> <li>• Labels</li> </ul> |
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**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**