

March 10, 2026

Michael Burrell

Development Services Director
City of Manor
416 Gregg Street
Manor, Texas 78653

Subject: Letter of Intent for Specific Use Permit – Offices and Medical Uses

Property Address: 13801 N FM 973, Manor, TX 78653

Dear Mr. Burrell,

The property owner respectfully requests approval of **Specific Use Permits (SUP)** to allow **Professional Offices, Medical Offices, and Medical Clinic uses** within a proposed mixed commercial development located at **13801 N FM 973, Manor, Texas**. The property is located within the **City of Manor city limits** and is currently zoned **C-2 (General Commercial)**.

The proposed development includes the construction of **two commercial buildings (Building 2 and Building 3)**, each approximately **7,500 square feet**, for a total of **15,000 square feet of commercial space**. Each building will include **multiple small tenant suites** designed to support neighborhood-serving businesses.

The intent of this request is to allow a **flexible mix of professional and service-oriented tenants**, including **offices, professional offices, medical offices, medical clinic services, personal services, and small food-related businesses** consistent with the purpose of the **C-2 zoning district**. Only a portion of the tenant spaces are anticipated to be used for medical or wellness-related services, while the remaining spaces will support other professional and service businesses.

Currently along the **FM 973 corridor**, there are **limited nearby medical and professional office services**, and many residents must travel toward **US Highway 290** to access these services. Allowing these uses at this location would provide **convenient access to healthcare and professional services** for the growing Manor community.

The proposed Specific Use Permit will **not alter the character of the surrounding area**, as the site is located along a developing **commercial corridor intended to support retail, office, and service businesses**. The development will function as a **small neighborhood**

commercial center, compatible with nearby commercial uses and supportive of the continued growth of the City of Manor.

We respectfully request your consideration of this **Specific Use Permit application** and appreciate the opportunity to contribute to the continued growth and services available to the Manor community.

A handwritten signature in black ink, appearing to read 'Rafiq Kareediya', written in a cursive style.

Sincerely,

Rafiq Kareediya
Owner / Developer