



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 3, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:
Conduct a Public Hearing on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, Texas.

Applicant: Luis Granillo
Owner: Luis Granillo

BACKGROUND/SUMMARY:
This specific use permit is for a medical office. The footprint is not large due to challenges with the amount of floodplain on the lot. It is the intent of the property owner to provide medical services to an area that is not currently saturated with medical uses.

The Planning and Zoning Commission conducted the public hearing on August 13th, 2025. This item was on the August 20th council agenda, but the rezoning needed to be completed first. Once the second reading is completed, this item can be finalized.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

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| <ul style="list-style-type: none">• Letter of intent• SUP map• Aerial image | <ul style="list-style-type: none">• Preliminary site layout• Public notice• Mailing labels |
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STAFF RECOMMENDATION:
It is the City Staff’s recommendation that the City Council conduct a public hearing.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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