



**AGENDA ITEM SUMMARY FORM**

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

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**AGENDA ITEM DESCRIPTION:**  
Consideration, discussion, and possible action 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 heard the regular item on August 13th, 2025. They voted to approve the request 4-0. This item was on the August 20<sup>th</sup> Council agenda, but the rezoning needs 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"><li>• Letter of intent</li><li>• SUP map</li><li>• Aerial image</li></ul> | <ul style="list-style-type: none"><li>• Preliminary site layout</li><li>• Public notice</li><li>• Mailing labels</li></ul> |
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**STAFF RECOMMENDATION:**  
It is the City staff’s recommendation that the City Council approve 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, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	X		

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