



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 17, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Second and Final Reading: Consideration, discussion, and possible action on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Texas.

Applicant: Retail Connections

Owner: Retail Connections

BACKGROUND/SUMMARY:

This SUP request is on the property for the multi-tenant portion of the larger Manor Crossing development that is planned to have an HEB, Home Depot, and 11 pad sites. The multi-tenant property will have approximately 150,000 sf of commercial space. This SUP is requesting up to 15,000 sf of that be used for medical offices or medical clinics. Those uses would include dentists, eye doctors, and clinics.

P&Z voted 6-1 to approve but reduced the maximum allowable area to 10,000 sf. The Commission wanted to maximize the amount of retail and restaurant space in the shopping center.

The City Council postponed action on this item at the March 20th meeting so the applicant can provide more information about the intended uses and their impacts on the 380-tax incentive agreement.

The applicant provided they're in negotiations with Pacific Dental for 3,200 sf and had inquiries from chiropractors, optometrists, physical therapy, massage therapy (Hand & Stone) private practitioners and H-E-B has a tenant they call H-E-B Wellness.

The first reading was approved on April 3, 2024, at a regular council meeting with a maximum allowable square footage of 7,500 square feet.

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

- Letter of Intent
- Building layout
- Proposed tenants
- Notice
- Mailing labels

STAFF RECOMMENDATION:

The City Staff recommends that the City Council approve the second and final reading of a Specific Use Permit for Medical Offices in Manor Crossing allowing 7500 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X- Reduced to 10,000 sf		
