



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** November 19, 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 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

*Applicant: Advantage Construction, LLC*  
*Owner: Advantage Construction, LLC*

**BACKGROUND/SUMMARY:**

The applicant is requesting a specific use permit for 10,000 square feet in medical office space in proximity to another project they are currently constructing. This medical office would have immediate frontage to US HWY 290 and share access with a city lift station. It has been discussed with the developer that the 290 corridor is intended for retail and commercial usage by the City Council's direction. This is the second attempt at this request.

The Planning and Zoning Commission voted to approve this item at the meeting on October 8, and the City Council voted to approve it on October 15<sup>th</sup>, but the motion failed. It was officially brought back for consideration on November 5<sup>th</sup> by Councilwoman Weir, then postponed to November 19<sup>th</sup> to allow for Council review of the newly presented information.

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

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| <ul style="list-style-type: none"><li>• Concept site plan</li><li>• Mailing labels</li><li>• Manor Medical GAP Analysis</li></ul> | <ul style="list-style-type: none"><li>• Aerial image</li><li>• Public Notice</li><li>• Letter of intent</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 10,000 square feet in Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

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