



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 20, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First 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.

**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 first reading of 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, Tx

|  |                                |                    |             |
|--|--------------------------------|--------------------|-------------|
| <b>PLANNING &amp; ZONING COMMISSION:</b> | <b>Recommend Approval</b>      | <b>Disapproval</b> | <b>None</b> |
|  | <b>X- Reduced to 10,000 sf</b> |                    |             |