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July 31, 2025

Michael Burrell
City of Manor Development Services Director
416 Gregg Street, Manor, Texas 78653
(512) 215-8158
mburrell@manortx.gov

Subject: Letter of Intent for Specific Use Permit

Property Address: 14305 E US Hwy 290, Manor, TX 78653
Travis CAD Property ID: 236976
Property Owner: TANI INVESTMENTS LLC ETAL
Acreage: 5.5650 Acres
Legal Description: ABS 154 SUR 52 CALDWELL A C ACR 5.565

Dear Mr. Burrell,

The property owner seeks to gain approval for a Specific use Permit (SUP) to allow the construction of a medical office building at the 5.565-acre lot located at 14305 E US Hwy 290, Manor, TX 78653. The parcel is further identified with the Travis Central Appraisal District as Property ID 236976, legal description, "ABS 154 SUR 52 CALDWELL A C ACR 5.565". The property is located within the City of Manor City Limits. A rezoning application has been submitted to rezone the property to C-2 - Medium Commercial.

Medical offices require a Specific Use Permit in the C-2 zoning district in accordance with the City of Manor's Unified Development Code. The proposed development will include a medical office building with associated parking, landscaping, and utilities, which will be designed to meet all applicable zoning, development, and building standards.

The proposed medical offices will be a compatible and beneficial addition to the surrounding area, providing essential healthcare services to the Manor community while generating local employment and contributing to the commercial vitality of the area.

The proposed building will meet the Architectural Standards as defined in the City of Manor Code of Ordinances (Chapter 14, Division 6, Sec. 14.02.065) or as applicable. The project will comply with the required building standards established by the City of Manor to achieve quality design and development outcomes that reflect positively on the community and its character and values.

We respectfully request your consideration of this Specific Use Permit. Please feel free to contact me if you have any questions or comments. Thank you for your time and assistance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Granillo", with a stylized flourish at the end.

Luis R. Granillo, P.E.
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