



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 13, 2025
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing 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 ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.

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. The property owner intends on providing medical services to the area as the area does not contain many medical offices.

LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- SUP map
- Aerial image

- Preliminary site layout
- Public notice
- Mailing labels

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Open, Close, Postpone

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing 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 ID# 236976 also known as 14305 E. US HWY 290, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**