



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 16, 2023  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

First Reading: Consideration, discussion, and possible action on a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.

Applicant: StreetLevel Investments

Owner: SL Manor 290 LP

**BACKGROUND/SUMMARY:**

This property is zoned C-1 Light Commercial which permits office and medical uses with the approval of a Specific Use Permit. The proposed user would like to construct a Medical Clinic that offers 24-hour emergency care and has also proposed partnering with Travis County EMS to include a facility for their use. Their proposed site plan is for a 10,840 sf Medical Clinic, 990 sf EMS station, and 60 parking spaces. Access is proposed to be taken from the existing roadways of Gregg Manor Road (two access points) and Threshold Lane (one access point). No driveways on US 290 are proposed.

Planning and Zoning Commission voted approval 6-0

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Letter of Intent
- Site Plan
- Aerial Image
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the city staff’s recommendation that the City Council approve the first reading of a Specific Use Permit for a Medical Clinic located at the southwest corner of US Hwy 290 and Gregg Manor Road, Manor, TX.

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