AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:
Conduct a public hearing 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.

The 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 conduct the public hearing.

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