



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** July 9, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.**

*Applicant: Advantage Construction, LLC*

*Owner: Advantage Construction, LLC*

### BACKGROUND/SUMMARY:

The applicant is requesting a specific use permit for 10,000 square feet of medical office space in proximity to another project they are currently constructing. This medical office would have immediate frontage to US HWY 290 and share access with a city lift station. It has been discussed with the developer that the 290 corridor is intended for retail commercial usage by City Council direction.

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

- Concept site plan
- Mailing labels

- Aerial image
- Public Notice

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny a Specific Use Permit for 10,000 square feet of Medical Office space being generally located near the eastern corner of Bois D Arc and the North of US HWY 290 also referred to as 13400 E US HWY 290 Manor, TX.

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