



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.

*Applicant: Development Collaborative LLC
 Owner: Endeavor Real Estate Group, Inc.*

BACKGROUND/SUMMARY:

This lot is within the Manor Crossing development and is one of the pad site lots that fronts on US 290, near the intersection of the unopened Manor Crossing Boulevard. The developer is seeking to construct a multi-tenant building with two tenant spaces. One is marked for a restaurant with 2,408 square feet, and the other space is for the requested medical use at 3,860 sf. The medical use would represent approximately 61% of the building, but out of the entire Manor Crossing Development, it represents less than 1% (0.906% of the development’s total 425,868 square feet). A prior request for 7,500 square feet within the multi-tenant portion of the development was approved by the City Council at the April 17th, 2024, meeting. Together, these uses represent 2.67% of the entire project or 11,360 square feet.

The area of the Manor Crossing Development in our Comprehensive Plan is designated as Community Mixed-Use. Within the Nonresidential Development Types of Community Mixed-Use, the Comprehensive Plan encourages these districts to be 50/50 residential and nonresidential, and of the nonresidential, 50% is suggested for Retail, 40% for office, and 10% other (civic, parks, etc.). Permitting an additional 3,860 square feet of medical office within the Manor Crossing development would still keep the nonresidential mix well below the Comprehensive Plan’s suggested mix of retail and office, with office being only at 2.67%.

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

- Letter of Intent
- Overall Site Plan
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Modifications/Conditions, Deny, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None
