



June 16, 2025

Mr. Michael Burrell  
Development Services Director  
Development Services  
**City of Manor**  
Post Office Box 387  
Manor, Texas 78653

RE: Letter of Intent for  
Application of a Special Use Permit for Medical Office Use at  
13400 Hwy 290 in Manor

Development Services & Members of P&Z and City Council:

Austin Growth Ventures, a multi-disciplined developer with other current developments in the community, intends to develop a single building for medical offices on a .85 acre portion of 9.733 acres between Bois d'arc Road and Hwy 290, currently zoned C-2. The proposed building shall be approximately 10,000 SF in area and will house up to three (3) medical office use tenants. There shall be two (2) primary facades, one (1) facing Hwy 290 and one (1) facing the main north-south cross access drive. Elevations of the building will be in keeping with Manor development standards, employing multiple architectural elements to provide aesthetically pleasing façades and interest for the citizens of Manor and those passing through on Hwy 290. The medical office use is serving a current need for the City's citizens.

We appreciate your consideration of this Specific Use Permit. Please contact me at the information below if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Baca', is written over a light blue circular background.

Brian Baca  
Principal & CEO