



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** March 13, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**  
 Conduct a public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx  
*Applicant: Retail Connections*  
*Owner: Retail Connections*

**BACKGROUND/SUMMARY:**  
 This SUP request is on the property for the multi-tenant portion of the larger Manor Crossing development that is planned to have an HEB, Home Depot, and 11 pad sites. The multi-tenant property will have approximately 150,000 sf of commercial space. This SUP is requesting up to 15,000 sf of that be used for medical offices or medical clinics. Those uses would include dentists, eye doctors, and clinics.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *NO*  
**PRESENTATION:** *NO*  
**ATTACHMENTS:** *YES*

- Letter of Intent
- Building layout
- Proposed tenants
- Notice
- Mailing labels

**ACTIONS:**

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Postpone, Deny

**STAFF RECOMMENDATION:**  
 It is the City Staff’s recommendation that the Planning and Zoning Commission conduct the public hearing on a Specific Use Permit for Medical Offices in Manor Crossing allowing 15,000 sq. ft. of medical office and/or medical clinic tenant space, one (1) lot on 18.1 acres, more or less, and being located at the intersection of Shadowglen Blvd and US Hwy 290, Manor, Tx

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