



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 6, 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 in 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 in 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. The Planning and Zoning Commission voted to deny this SUP 4-0 on July 9, 2025. To approve this item, a majority vote would be needed from the Council.

This item was at the July 16th Council meeting and was postponed to allow for additional research to be done on the ability for the city to claim sales tax on this property.

LEGAL REVIEW: Not Applicable
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 City Council approve a Specific Use Permit for 10,000 square feet in 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
		X	
