



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 18, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.

Applicant: FourT Realty

Owner: Timmermann Commercial Investments, LP

BACKGROUND/SUMMARY:

This Specific Use Request is within the commercial subdivision of Manor Commons NE, which is an approximately 35-acre planned commercial development at the NE corner of US Hwy 290 and N. FM 973. The development intends to have 18 lots (17 commercial lots and 1 open space/drainage lot), along with 5,700 feet of public roadways. The overall development is proposed to have 85,735 SF of retail, 48,220 SF of restaurants, 4,150 SF financial institution, and a 100 key hotel. Excluding the hotel, the total proposed development is 138,105 SF.

For this Specific Use Request, the proposed end user is Ally Medical, which would operate a freestanding emergency room. Ally Medical's proposed 8,703 SF represents 6.3% of the overall development's square footage (excluding the hotel use). This percentage is similar to the 5% of medical uses that were permitted in the Manor Crossing development that was approved by the City Council at the April 17, 2024 meeting.

The City Council entered into a Chapter 380 tax incentive agreement with the property owner, Timmermann Commercial Investments, which includes reimbursement for a portion of the sales tax generated from the project to the owner over a set time period. The owner is aware of this Specific Use Permit request and that it would reduce the amount of sales tax collected from the development and potentially extend their reimbursement timeline (however, not past the overall term of the agreement), and the owner has consented and allowed the SUP request to proceed.

Within the Comprehensive Plan, this property and area is designated as Community Mixed-Use. This land use designation calls for a mix of residential and non-residential uses with larger building scales than Neighborhood Mixed-Use. Additionally, as provided for in the Comprehensive Plan, the Community Mixed-Use district is especially appropriate for supporting the needs of Manor residents, including healthcare services and hospitals.

The overall development ratio in the Community Mixed-Use district is 50% residential and 50% non-residential. Within the 50% non-residential, that is further broken down into 50% retail, 40% office, and 10% other (such as civic spaces). 40% office use of the overall 50% non-residential would be 20% of the non-residential square footage. Ally Medical's use represents 6.3%. Including the proposed financial institution, which is allowed by-right and does not generate sales tax, the total proposed non-sales tax generating uses is 9.31% (4,150 SF + 8,703 SF).

This percentage would be in alignment with the desired mix of land uses for the Community Mixed-Use district found in the Future Land Use Map of the Comprehensive Plan.

The Planning and Zoning Commission recommended approval of this item 3-2.

The Commission discussed the overall need for a free-standing ER when other similar uses have opened or are under construction, the overall percentage of medical uses in this commercial development and what would be considered reasonable, and access to the site.

The applicants provided that their use operates differently from the other free-standing emergency rooms and acknowledged their use would not generate sales tax, but would provide a service to the community that they believe is unmet. For the access, they would have multiple access points to their property, but the overall development is accessed from the signal at US 290 and Greenbury, and other site driveways on westbound US 290 and northbound FM 973. They also said that, being a free-standing emergency room, visibility is important, which is why they are seeking a pad site that directly fronts on US 290 instead of a lot further into the development.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: Yes, reduction in sales tax
FORM 1295 FILED: Not Applicable
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of Intent
- Conceptual Site Plan
- Manor Commercial NE plat
- Commercial Mixed-Use Dashboard
- SUP zoning map
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

The city staff recommends that the City Council approve a Specific Use Permit for 8,703 square feet Medical Clinic on one acre, more or less, and being platted as Lot 2, Block B Manor NE Commercial, and located at 12420 E US Hwy 290, Manor, TX.