Manor Texas Specific Use Permit Narrative

Dear City of Manor Staff,

I respectfully am submitting this application for a Specific Use Permit for the property located at the southwest corner of US 290 and Greg Manor Rd. The subject site is shown below on **Exhibit A.**

StreetLevel Investments goals are to provide exceptional development and acquisition services benefiting our retailer, restaurant and medical user relationships, appropriate risk-adjusted returns to our capital partners, and deliver high quality developments and experiences for the communities they serve. StreetLevel Investments provides an investment perspective it describes as its Knowledge Advantage developed through its principals' 70+ combined years of development and investment experience. The StreetLevel principals previously held executive positions with Endeavor Real Estate Group and Staubach Retail and have participated in hundreds of transactions with a combined value in excess of $1 Billion.
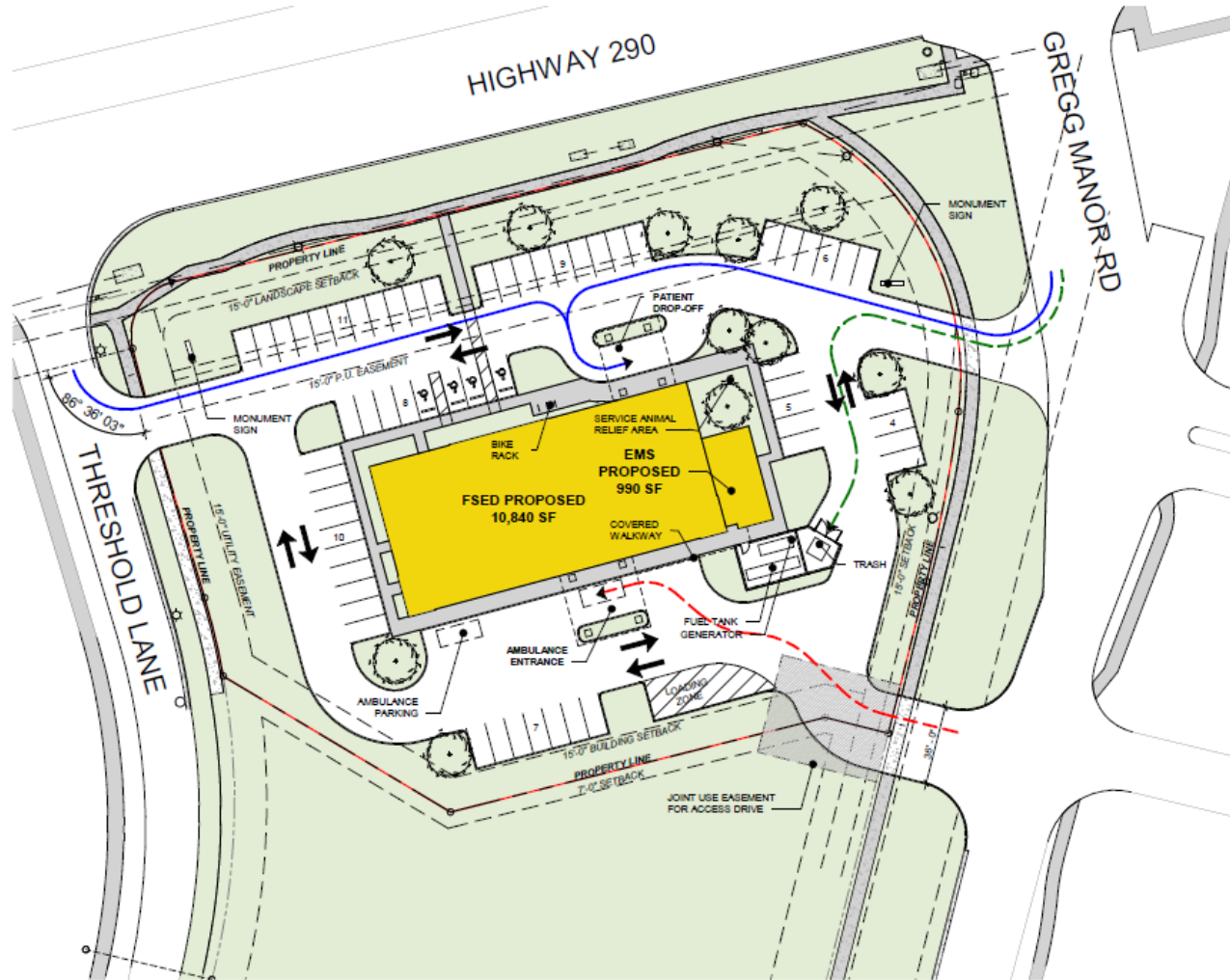
The current site is zoned C-1, and we are requesting an SUP for a Medical Clinic. The Medical Clinic use requires an SUP in all commercial districts within the City of Manor. The proposed Medical Clinic will be operated by St. David's and utilized as a Free-Standing Emergency Department. With a use like emergency departments, access is a critical component in site selection. The subject site is a perfect fit for this type of user, given the signalized intersection, accessibility is ideal for this user.

Free-Standing Emergency Departments also prefer sites with optimum visibility. Due to these requirements, this site makes obvious sense for this use, given the adjacent retail users like Auto Zone, Chevron, Texaco, Starbucks, Taco Bell, and Frontier Bank. We strongly believe this will be a quality development and user for the City of Manor and look forward to working with the City of Manor and St. David's on this excellent development.

STREET
LEVEL

HIGHWAY 290

GREGG MANOR RD

THRESHOLD LANE

86° 36' 03"

MONUMENT
SIGN

PROPERTY LINE

15'-0" LANDSCAPE SETBACK

15'-0" P.U. EASEMENT

15'-0" UTILITY EASEMENT

PROPERTY LINE

MONUMENT
SIGN

PATIENT
DROP-OFF

SERVICE ANIMAL
RELIEF AREA

BIKE
RACK

**FSED PROPOSED**
**10,840 SF**

**EMS**
**PROPOSED**
**990 SF**

COVERED
WALKWAY

AMBULANCE
ENTRANCE

AMBULANCE
PARKING

FUEL TANK
GENERATOR

TRASH

LOADING
ZONE

15'-0" BUILDING SETBACK

PROPERTY LINE

7'-0" SETBACK

JOINT USE EASEMENT
FOR ACCESS DRIVE

15'-0" SETBACK

PROPERTY LINE

38'-0"

**SITE 2 TEST FIT - OPTION 2 UPDATED**

## SITE INFORMATION
| | |
|---|---|
| ADDRESS | HWY 290 & GREGG MANOR RD |
| | MANOR, TEXAS 78653 |
| ZONING | C-1 |
| | (NON-PERMITTED USE) |
| PLANNED USE | MEDICAL CLINIC |

## BUILDING INFORMATION
| | | |
|---|---|---|
| BUILDING | 10,840 | G.S.F. |
| EMS BUILDING | 990 | G.S.F. |
| CANOPY/COVERED WALK | 3,025 | S.F. |
| TOTAL | 14,855 | G.S.F. |

## PARKING CALCULATION
| | |
|---|---|
| MINIMUM REQUIRED | |
| 1/200 SF | 60 STALLS |
| | |
| TOTAL REQUIRED | 60 STALLS |
| TOTAL PROVIDED | 60 STALLS |
| ADA PROVIDED | 4 STALLS |

## TOTAL LOT SIZE: 2.05 ACRES

## SITE INFORMATION
| | |
|---|---|
| ——— | VISITOR / PATIENT |
| – – – | TRASH SERVICE |
| – – – | AMBULANCE |

## SITE KEY PLAN

US HIGHWAY 290

SITE:
2.05 ACRES

Scale: 1" = 50' - 0"

0'    50'    100'    200'