



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** October 15, 2025  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a Public Hearing 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 Highway 290, also referred to as 13400 E US Highway 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.

The Planning & Zoning Commission conducted the public hearing on October 8, 2025. This is the second time this request has been made for this parcel.

<b>LEGAL REVIEW:</b>	Not Applicable
<b>FISCAL IMPACT:</b>	No
<b>PRESENTATION:</b>	No
<b>ATTACHMENTS:</b>	Yes
<ul style="list-style-type: none"> <li>SUP Map</li> <li>Proposed Layout</li> <li>Letter of Intent</li> </ul>	<ul style="list-style-type: none"> <li>Mailing Labels</li> <li>Public Notice</li> </ul>

### STAFF RECOMMENDATION:

It is the City Staff's recommendation that the City Council conduct the public hearing.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
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