



AGENDA ITEM SUMMARY FORM

MEETING DATE: February 4, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for up to 13,000 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Lot 1A, Block A Las Entradas North Section 3, also known as 12420 Tillgang Pass, Manor, TX.

BACKGROUND/SUMMARY:

The Action Behavior Center is making a request on behalf of the entire development to allow for 13,000 square feet of medical office space. Currently, the property has two leases executed for medical use. One is the Action Behavior Center at 7,370 square feet, and the other is for Deca Dental Group at 2,225 square feet. This totals 9,495 square feet of medical office use that is currently proposed for the site.

In total, the project features approximately 53,000 square feet of commercial space. 53,000 square feet account for the Las Entradas shops buildings 1 and 2, Brakes Plus, Frost Bank, Bojangles, and the 9,000 square foot lot that isn't active yet. When accounting for the Frost bank at 5,485 square feet and the requested 13,000 square feet for a medical office, the total equals 18,485 square feet, which is approximately 35% of the property with a non-sales tax generating use. This property does generate sales tax for the city and as such, would generate a lower amount with these uses allowed. There are currently no sales tax incentives via 380 on the site. The Planning and Zoning Commission conducted the public hearing on January 14, 2026.

The applicant requested that the item be postponed until February 4th to better prepare for their presentation to the Council.

Additional time is required to determine the classification of Action Behavior Centers, so another postponement is requested from the staff.

LEGAL REVIEW: No
FISCAL IMPACT: No
FORM 1295 FILED: No
PRESENTATION: No
ATTACHMENTS: Yes

- Letter of intent
- SUP Map
- Lot Plan
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

City staff recommends that the City Council keep the public hearing open until the regular council meeting on February 18, 2026.