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December 12, 2025

City of Manor
Development Services Department
416 Gregg Street
Manor, TX 78653

RE: SPECIAL USE PERMIT FOR ACTION BEHAVIOR CENTERS

Development Services Department,

We would like to request a Special Use Permit (SUP) for a new business located at the southwest corner of Genome Drive and Tillgang Pass. The site is currently zoned C-1 which requires a SUP for professional office users. This project is a part of a larger development of 6.7695 acres, Property ID 994730. The entire project currently consists of 39,000 square feet of commercial space with the ability to construct more. The entire development is proposing 32% of the built square footage of the development to be reserved for non-sales tax generating businesses or 13,000 square feet.

A part of this request is for a new tenant at 12420 TILLGANG PASS, Bldg. 5, Unit 510. Action Behavior Centers (ABC), a privately held company, is a leading provider in Applied Behavior Analysis (ABA Therapy). They will be taking 7,370 square feet of this request. ABC currently takes some office space at 14008 Shadow Glen Boulevard. They have expanded as much as they can in that location and need additional space due to the need for their services in your community.

ABC is an organization committed to the treatment of children using empirically validated methods and strategies to assist each child in reaching their greatest potential and improving their quality of life.

This proposed use is compatible and harmonious with other users in the area and provides a buffer between any other commercial users in the building and the multifamily development to its north.

To clarify our professional office use and activities, we are not a daycare or education facility, do not provide custodial care and are not an institutional or medical facility. Our facility consists of staff who offer therapy and general office administration. We do not have any medical staff or medical equipment on the premises.

Our use is reasonable in this area as it fits in with the character of the area. We are a commercial user and so are others in the area.

This use will not have an adverse effect on other users in this area. Adequate parking will be provided and there will be no negative impacts to noise or traffic.

Thank you for your consideration,

Kelly Agnor
Sole Member
Bison Permitting, LLC