



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** January 14, 2026  
**PREPARED BY:** Michael Burrell, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action 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.**

*Applicant: Bison Permitting, LLC*

*Owner: LVE Las Entradas Reg LP*

### 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.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Letter of intent
- SUP Map
- Aerial Image

- Public Notice
- Mailing Labels

### ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	Not Applicable
<i>Actions</i>	Approve, Approve with Conditions, Deny

### STAFF RECOMMENDATION:

The city staff recommends that the Planning and Zoning Commission approve a Specific Use Permit for up to 7,370 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.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**