



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 20, 2026
PREPARED BY: Michael Burrell, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.

Applicant: LVE Las Entradas REG, LP

Owner: LVE Las Entradas REG, LP

BACKGROUND/SUMMARY:

The subject property was annexed into the city by Ord. 346 in April 2008. As it was annexed before ESD 12 held their sales tax election, **the city does collect sales tax from this property.** The property was zoned to C-1 Light Commercial by Ord. 406 in May 2013. There are no other Specific Use Permits on property owned by LVE Las Entradas, nor in the larger Las Entradas development.

The LVE Las Entradas property was approved and developed in multiple Phases. The first and second phases were approved together, Shops 1 and Shops 2. Those include a 12,122 SF tenant suite building, and an 18,206 SF tenant suite building. The third phase is contemplated to be a 9,000 SF tenant suite building. Additionally, the site also includes Brakes Plus at 5,009 SF and Frost Bank at 5,485 SF. The total build out for LVE Las Entradas’s property is anticipated to be 49,822 SF.

The applicant has requested a Specific Use Permit to allow for Medical Office. **After this item was notified, the applicant requested the square footage be reduced from 5,725 SF to 2,200 SF.** The revised request is for an anticipated Dental Office.

Office, medical means the use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention.

The use of the property for Medical Offices would be in addition to the already permitted by-right uses, which include general retail sales, personal services, daycares, and restaurants.

The applicant has requested 4.4% of the total development’s square footage (2,200 SF out of 49,822 SF) to be permitted to allow Medical Office uses.

The property is considered as a Community Mixed-Use district on the city’s Future Land Use Map (FLUM), and which the current zoning of C-1 Light Commercial is consistent with. From Destination 2050, Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use. Further, the Community Mixed-Use district is

especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including: Healthcare services, including hospitals, Larger employers in a variety of industries that residents currently commute to outside of Manor, and Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

The land use breakdown of the Community Mixed-Use designation is 50% nonresidential development and 50% residential. The non-residential portion is further broken down to be: 50% retail, 40% office, and 10% other (such as civic uses). On the 6.8 acres controlled by the applicant in the Las Entradas development, the following uses have either been constructed, are in permitting, or proposed:

1. Frost Bank – 5,485 SF
2. Brakes Plus – 5,009 SF
3. Shops 1 – 12,122 SF
 - a. **Proposed Medical Office SUP – 2,200 SF**
 - b. Chuy’s – 6,198 SF
 - c. Einstein Bagels – 2,003 SF
 - d. TLSx Pilates – 1,721 SF
4. Shops 2 – 18,206 SF
 - a. Action Behavior Centers – 7,367 SF
 - b. LOI and Negotiating tenants (unknown to staff) – 7,100 SF
 - c. Future tenants (unknown) – 3,739 SF
5. Shop 3 (proposed) – 9,000 SF

Applying the above uses to the breakdown of land uses contemplated within the Community Mixed Use designation, the portion controlled by LVE Las Entradas has the following percentages.

Based on a full buildout of 49,822 SF:

1. Retail/Restaurant – 14,116 SF = 28.18% (Brakes Plus, Chuy’s, Einstein)
2. Office/Finance – 16,773 SF = 33.47% (Frost, **Proposed Medical SUP**, TLSx, Action Behavior Center)
3. TBD – 18,933 SF = 38.00%

In previous SUP requests for other developments, staff has supported no more than 10% of office-type uses which are already not permitted by-right in large and medium-scale commercial developments. Within this development, financial institutions and daycares are permitted by-right, and those two uses constitute a majority of the currently known Office and Financial uses. The requested Medical Office use represents 4.4% of the total development. Together with the other by-right office and financial uses, the total percentage of the project still falls within the guidelines of the Community Mixed-Use neighborhood of 40% office uses and 50% retail, with 10% other uses.

The Planning and Zoning Commission at their May 13th meeting conducted the public hearing and **recommended approval of this item 6-1 for 2,225 SF** of medical office. During the discussion, the Planning and Zoning Commissions’ primary concern was the remaining square footage in the development going to by-right permitted uses that have low or no sales tax. The developer stated the mix of uses – retail, restaurant, office/medical, brings more customers to the center and makes it more successful as well as not overwhelming the amount of parking they have. They said the amount of parking provided would not support a center that is 100% retail and restaurant, and that tenants with lower traffic volumes are needed to reduce the overall parking demand.

Sec. 14.03.005 - Criteria for approval.

(a) In recommending that a specific use permit for the premises under consideration be granted, the planning and zoning commission shall determine that such proposed use(s) are harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and

open space, area or security lighting, heights of structures and compatibility of buildings. The planning and zoning commission and city council shall consider the following criteria in determining the appropriateness of the specific use permit request:

(1) Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;

The current uses surrounding the property (6.8 acres controlled by the applicant) are: North – Manor Grand Apartment & vacant commercial lot, East – Gas station & vacant commercial lots, South – US Hwy 290 ROW – across ROW are commercial lot (gas station, RBFCU, Auto Zone), West – Commercial lots (Bojangles & vacant lots).

The future uses according to the FLUM are: North, South, East, and West are Community Mixed-Use

The use of 2,200 SF tenant space for Medical Office is harmonious and compatible to the surrounding retail, restaurant, and other office uses within the development. The project was developed as commercial center with numerous tenant suites to house a range of commercial activities.

(2) Whether the activities requested by the applicant are normally associated with the requested use;

Medium to large-scale commercial centers typically have a range of uses, including those requested by the applicant. It would be typical to see one or more of the requested uses in a multi-tenant building similar to what the applicant is constructing.

(3) Whether the nature of the use is reasonable; and

The percentage of the development requested to be permitted Medical Office use at 4.4% is reasonable and below the 10% limit that staff would not typically support. When adding the other permitted by right office and financial uses to this Medical Office request, the development is would be at 33.47%, which is within the 40% suggested by Comprehensive Plan for the Community Mixed-Use district.

(4) Whether any adverse impact on the surrounding area has been mitigated.

The project was developed per applicable regulations, and no known or anticipated additional mitigations are necessary if the specific use of Medical Office is approved for this location.

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
FORM 1295 FILED: Not Applicable
PRESENTATION: Yes
ATTACHMENTS: Yes

- Letter of Intent
- Presentation
- Location Map
- Project Plan
- Aerial Image
- Future Land Use Map
- Community Mixed-Use Dashboard
- Mail Notice and Map
- Notified Property Owners

STAFF RECOMMENDATION:

The city staff recommends that the City Council conduct the public hearing on a Specific Use Permit for 5,725 square feet of Medical Office, one (1) lot on 6.76 acres, more or less, and being Las Entradas North, also known as 12420 Tillgang Pass, Manor, TX.