

February 26, 2026

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

**RE: Special Use Permit Application 12420 Tillgang Pass | C-1 Zoning | Medical Office Use**

Dear Members of the Planning & Zoning Commission,

We respectfully submit this Special Use Permit (SUP) request for medical office use within our Las Entradas North shopping center development at 12420 Tillgang Pass, situated on 6.7695 acres (Property ID 994730). Upon full build-out, this project will deliver approximately 50,000 square feet of commercial space to the City of Manor — with 12% (5,725 square feet) reserved exclusively for medical office tenants.

**The Community Need is Well-Documented**

Manor is one of the fastest-growing cities in the United States, with a current population of approximately 34,000 residents projected to reach 80,000 within the next five to seven years. Despite this explosive growth, healthcare access remains one of the city's most pressing unmet needs. A July 2025 Business View Magazine feature on the City of Manor noted that "there is a significant need for hospitals and healthcare access within the city," reflecting the city leadership's stated economic development priorities.

Dental care is among the most acute gaps. According to the American Dental Association, the current national average is 59.5 dentists per 100,000 residents — approximately one dentist per 1,681 people. Applying that benchmark to Manor's current population of 34,000 suggests the city should be served by approximately 20 dental providers. Our research identified approximately 10 dental practices currently operating within the city, meaning Manor has roughly half the dental coverage the national average would suggest is needed. That gap will only widen as the population grows — the City's own 2025 Retail Trade Area Retail Demand Outlook projects the broader trade area population reaching 148,801 by 2030.

**Deca Dental: A Best-in-Class Healthcare Tenant**

One of the proposed medical tenants is Deca Dental, a clinician-founded dental service organization operating over 200 locations across 9 states. Deca will occupy 2,225 square feet and will represent the first Deca location in the City of Manor. Critically, this location will be the dental practice most proximate to Manor Elementary Early Learning Center, Manor Middle School, and Manor High School — directly serving the families and children at the heart of this community. Staff employed at this location will live in Manor and surrounding areas, further contributing to the local economy.

**A Compatible, High-Quality Development**

This development has attracted best-in-class retailers and restaurants including Chuy's Tex-Mex, Einstein Bros. Bagels, Bojangles, and Brakes Plus. The proposed medical office use is fully compatible with these co-tenants and enhances the overall tenant mix. Medical office users

provide measurable benefits to shopping center performance: they generate steady weekday traffic that complements restaurant peak hours, have lower parking demand per square foot than retail, and create stable, long-term tenancy that anchors a center. Two high-traffic restaurant users in the same building will benefit directly from the consistent customer flow that a dental practice generates.

### **Significant and Immediate Fiscal Benefit to the City**

This development carries no Chapter 380 Agreement, meaning the City of Manor retains 100% of all sales tax and ad valorem tax revenue generated — revenue that did not exist on the tax rolls prior to this year. At full build-out, our projections show:

- \$187,216 in new Year 1 sales tax revenue to the City of Manor
- \$169,589 in new Year 1 ad valorem tax revenue to the City of Manor
- \$214,831 in new Year 1 ad valorem tax revenue to Manor ISD

These figures include the 12% of the development reserved for medical uses. Denying medical tenancy would not increase these numbers — it would risk reducing them by leaving square footage vacant or attracting lower-performing tenants.

### **No Adverse Impacts**

This use presents no adverse effects on surrounding properties or the broader community. Adequate parking has been designed to accommodate the varying demands of restaurant and medical office users across different peak hours. There will be no negative noise or traffic impacts. Medical office uses of this nature have been approved in comparable nearby developments and are consistent with the character and trajectory of this corridor.

### **Conclusion**

Approving this SUP directly advances goals the City of Manor has already publicly committed to: expanding healthcare access, supporting a growing population, attracting quality businesses, and building a tax base that funds city services and Manor ISD. This is not a marginal or speculative use — it is a documented community need being fulfilled by a proven national operator in a well-designed, fiscally beneficial development.

We appreciate the Commission's time and consideration, and we welcome any questions.

Respectfully submitted,

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Signature

Jacob Clark  
As agent for LVE Las Entradas REG, LP