

This letter is intended to outline a new Specific Use Permit Request for a Medical Facility as part of the Manor Commons Phase 3 master development at the northeast corner of US-290 and FM-973 identified as Lot 2 Block “B” on the preliminary plat as shown on Exhibit A.

FourT Realty is a local development firm specializing in ground-up retail development within the Austin MSA. FourT is requesting this Specific Use Permit on an approximately one-acre pad for the development of an Ally Medical Emergency Room within the Manor Commons Phase 3 master-planned development.

Ally Medical currently operates nine locations in Central Texas, seven of which are located in the Austin MSA. The company is expanding throughout the Central Texas region currently adding locations in Austin, Dallas and Houston. Since opening its first Austin location four years ago, the company has been ranked as Austin’s Top Workplaces winner among mid-size companies for the past three years by the *Austin American Statesman*. Ally Medical is distinguished by its patient-centered care model and its physician-partnership structure, whereby each emergency room is owned in partnership with local, board-certified physicians who live and work in the communities they serve. This structure fosters long-term community involvement, accountability and continuity of care which the company feels provides an elevated level of service and collaboration and sets them apart from other companies in the healthcare sector.

Access to top rated schools and exceptional healthcare is a hallmark of a desirable community. Manor has experienced exponential growth in recent years, and regional projections indicate significant continued expansion in the Manor/Elgin area from 49,000 people currently to 150,000 in the next five to seven years. As the community grows, the demand for accessible, high-quality medical services will increase correspondingly. The proposed Ally Medical facility would contribute to meeting this need by providing essential healthcare services, professional employment opportunities and a reliable daytime activity generator within an established commercial corridor. Competition among providers supports best-in-class service and expanded access for residents, consistent with Mayor Harvey’s long-term planning and community development objectives.

FourT acknowledges that additional healthcare facilities have recently opened or been approved within the Manor area, including St. David’s Emergency Care Center, the TMX Micro Hospital and two medical office uses approved through the Specific Use Permit process. While these facilities expand overall healthcare availability, they are positioned differently and serve distinct functions, such that a gap remains in the market for the proposed Ally Medical facility.

The St. David's Emergency Center operates as part of a larger hospital system and functions as a traditional emergency department, with patient intake and care protocols aligned with system-wide hospital operations. This model serves an important role within the regional healthcare network but differs from the proposed use in patient flow, service delivery and operational structure.

TMX Micro Hospital represents a different healthcare product as well. In addition to emergency services, it includes inpatient care components and specialized services such as medical detoxification, extended inpatient treatment and surgical procedures. These services are distinct from the proposed outpatient emergency care model.

The proposed Ally Medical facility is designed as an outpatient emergency care provider, with patients typically treated and discharged within a short timeframe and a maximum stay of up to 23 hours before transfer to a full hospital, if necessary. This model prioritizes efficient treatment, rapid throughput and accessibility for acute but non-admitted emergency care needs, serving a patient population that is not directly overlapping with inpatient or hospital-based emergency services.

In addition, recently approved medical office uses represent a separate healthcare product type consisting of traditional, office-based practices with multiple practitioners and primarily scheduled appointments. Medical office uses do not provide emergency services and therefore serve a different function within the healthcare continuum than the proposed outpatient emergency care facility. Further, the two recently approved medical office sites are not designed to accommodate the operational requirements of an outpatient emergency room. The facility approved at 13420 E. US Highway 290 is configured for multiple traditional office tenants and does not provide the building systems or layout required for emergency care operations. The facility approved at 14305 E. US Highway 290 is designed as a smaller-format medical office building of approximately 5,000 square feet, which is substantially below the footprint required for Ally Medical's model. Outpatient emergency facilities require specialized infrastructure, including medical gas systems, enhanced life-safety features, and backup power generation, as well as site characteristics that support rapid access and visibility. These facilities function most effectively for both patients and emergency responders when located at highly accessible, well-trafficked commercial intersections, rather than smaller or more isolated office-oriented sites. As such, the proposed location within Manor Commons Phase 3 is uniquely suited to the operational and public service requirements of the proposed use.

Collectively, these uses demonstrate a diversifying healthcare landscape, rather than market saturation. Each facility type addresses different patient needs, care models and service levels. The proposed Ally Medical facility would complement, rather than duplicate, existing and approved healthcare uses by filling a distinct role within the continuum of care available to the growing Manor community.

FourT is aware that the subject property is included within the Chapter 380 Agreement associated with Manor Commons Phase 3. The proposed medical facility would occupy approximately one acre within the approximately 48-acre master-planned development, representing just 2% of the overall project. The remainder of the development area is planned for retail and commercial uses consistent with the intent of the project. Given the limited size of the proposed pad relative to the overall development, the proposed use represents a minor component of the project, does not alter the commercial character of Manor Commons Phase 3 and contributes to the project by providing employment, generating consistent visitation to the project and supporting the broader commercial ecosystem of the development.

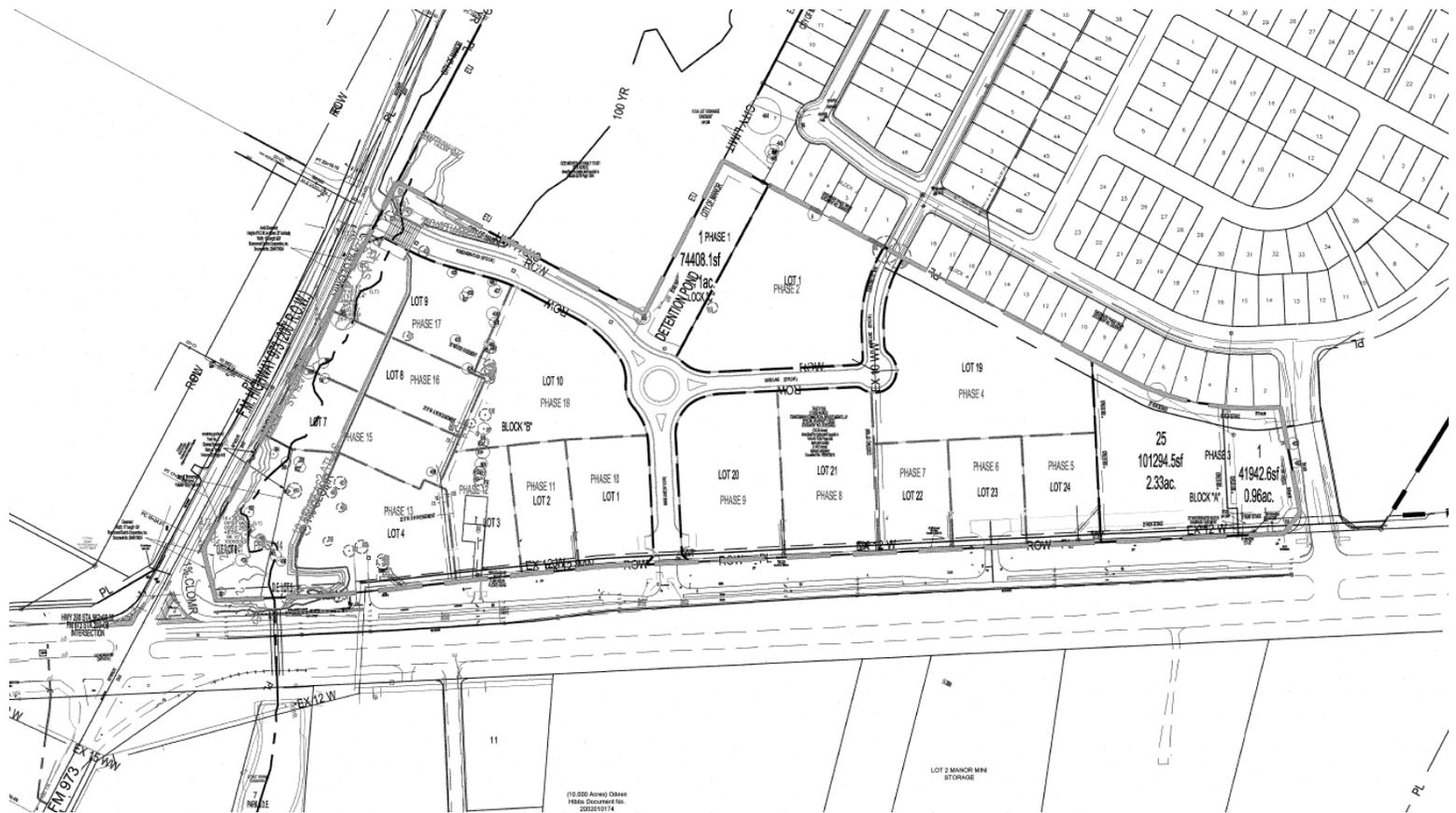
The Ally Medical pad is planned for Lot 2 as shown on the preliminary plat included in this submission and shown on Exhibit A. This lot fronts US-290 and is surrounded by existing and planned retail and commercial uses within the Manor Commons Phase 3 master development. No residential uses are located adjacent to this lot. Medical facilities are commonly and successfully integrated within master-planned commercial developments and are compatible and harmonious with surrounding retail uses. Ally Medical will be accretive to the overall development, contributing to its long-term success and market appeal.

The site is currently zoned C-1 as shown on Exhibit B and is located at a major commercial intersection. Surrounding properties within 300 feet are zoned and developed for commercial uses as illustrated in Exhibit C and included in this submittal. The proposed building will be constructed in a first-class manner consistent with the requirements of the code, development agreement and design standards of the master development.

The conceptual site plan is included in this submission and shown on Exhibit D. The site will be served by shared access drives connected to the primary driveways within Manor Commons Phase 3, with regional access provided via curb cuts off US-290 and FM-973. Pedestrian connectivity will be maintained through connection to the development's internal sidewalk system, and all required landscaping, setbacks, parking, and access standards will be met. The proposed use generates predictable traffic patterns and does

not require special operational characteristics beyond those typical of emergency care facilities.

For the reasons outlined above, the requested SUP satisfies the criteria set forth in the City's zoning ordinance, is compatible with surrounding development and provides meaningful community and economic benefits. FourT respectfully requests favorable consideration of this application.



(10,000 Acres) O'Brien
 Phase Document No.
 2002010114

Exhibit B
Zoning Map

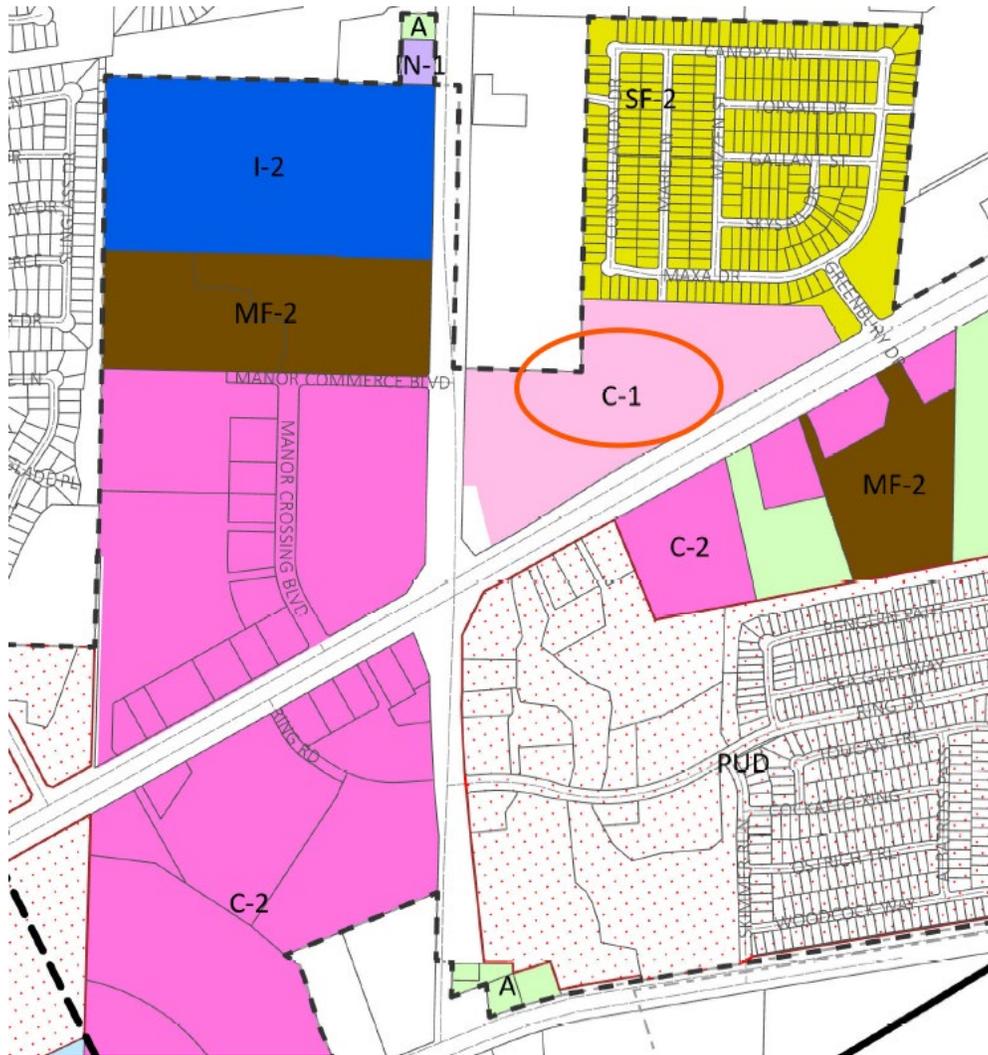
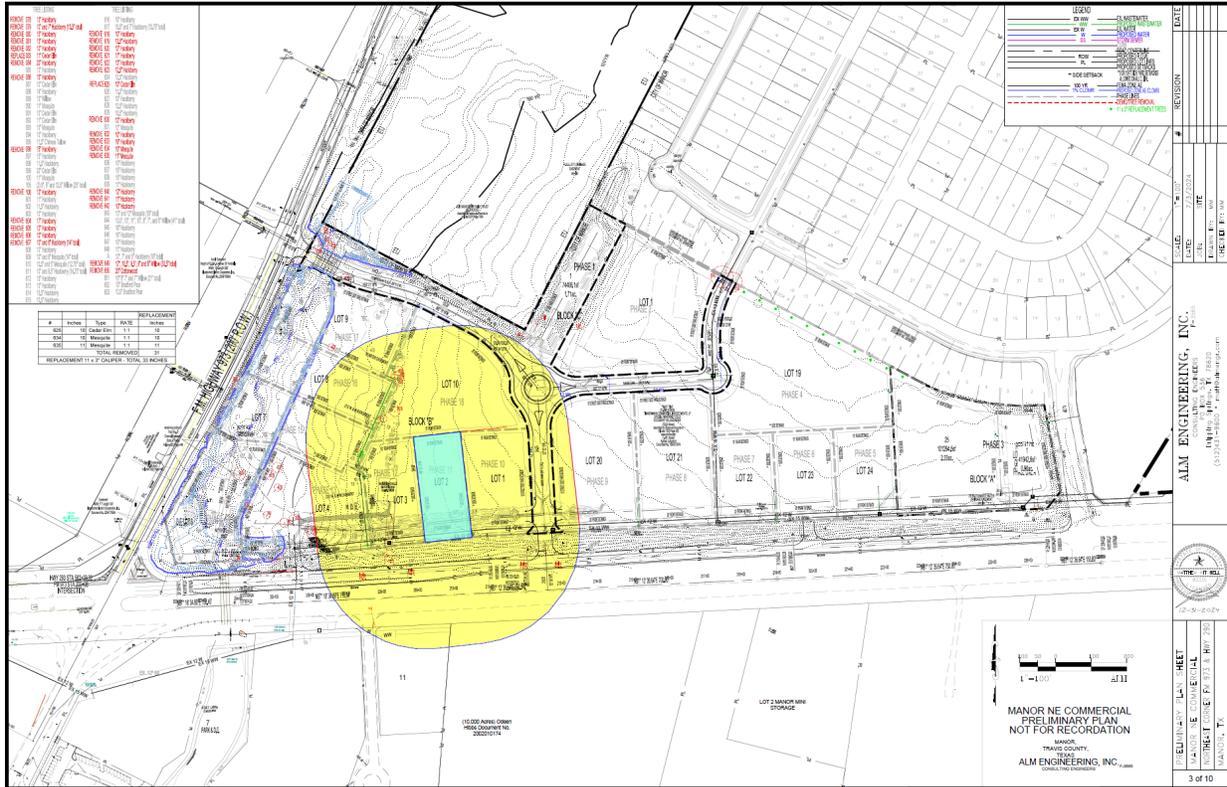


Exhibit C
Neighboring Map





Surrounding 300ft from perimeter of the proposed lot highlighted in yellow

