



June 11, 2026

City of Manor – Planning & Zoning
105 E Eggleston St,
Manor, TX 78653
ATTN: Scott Dunlop, Michael Burrell

Via email: sdunlop@manortx.gov , mburrell@manortx.gov

RE: Letter of Intent regarding applicant's intent to obtain an SUP in relation to "Medical Clinic" on Lot 11, Block A of Manor Crossing in Manor, Texas.

To whom it may concern,

This Letter of Intent ("LOI") shall formally represent applicant's intent to obtain a Specific Use Permit ("SUP") for the right to operate an Ascension Seton Urgent Care Clinic as a Medical Clinic use (as defined in Sec. 14.01.008 in the city's ordinance and shown below) up to 4,000 square feet on the parcel as shown on **Exhibit A** labeled as "Lot 11".

Any and all Medical Clinic or replacements thereof will be of the type and quality typically found in Class A shopping centers in Texas.

Medical Clinic Definition

"Medical clinic means the use of the site for the provision of medical, psychiatric, or surgical services on an outpatient basis. These facilities can be differentiated from a medical office in that such facilities would be primarily open to and operated for the general, walk-in public, and would not normally require an appointment. This use includes ambulatory surgical centers (ASC); end-stage renal disease facility (dialysis); outpatient services; and freestanding emergency medical care facility."

Reasons for Ascension Seton Urgent Care Clinic to be in Lot 11 of Manor Crossing

Visibility & Access Are Operational Requirements, Not Preferences

- Urgent care is a panic-driven decision. When a child breaks an arm or a parent has an accident, they go to the place they already know is there from driving past it daily. A clinic tucked away in an office park doesn't exist in that moment of crisis.
- High traffic counts and clear sightlines ensure the community is passively aware of the clinic before they ever need it. Location becomes the most effective form of healthcare outreach.
- Ground-floor, front-door access with close parking is essential for patients arriving injured or in distress. Retail centers are purpose-built for this; traditional office buildings are not.

Why It Can't Just Go in an Office Building

- Signage and wayfinding matter. Retail locations allow prominent, illuminated signage visible from the road. Office buildings typically limit tenants to a name on a lobby directory—useless for a use case that depends on instant recognition.
- Retail centers are designed for public-facing, high-traffic uses. The operational profile of an urgent care clinic aligns far more closely with retail than with traditional office.
- HVAC limitations are a real operational barrier. Traditional multi-tenant office buildings run HVAC on standard business hours. Urgent care's extended hours require climate control 7 days a week—

triggering expensive overtime charges or, worse, a landlord who simply won't accommodate it. Retail spaces offer dedicated, tenant-controlled HVAC with no restrictions.

Expanded Healthcare Services

- For a hospital-affiliated operator, an urgent care clinic is a strategic entry point into communities they are interested in serving.
- Hospital systems routinely expand successful urgent care locations by adding primary care, imaging, lab services, and specialty clinics over time. This might not be feasible within Manor Crossing but could lead to other services being offered to the Manor community.
- This is not a start-up operator. Ascension is the largest non-profit healthcare provider and a reputable national provider who continues to grow across Central Texas.

A Win for the Center & the Community

- Urgent care is a community amenity, not just another medical tenant. It serves the same families already shopping, dining, and running errands at this center - making the entire development more valuable as a one-stop destination.
- It generates consistent daily traffic across all dayparts, including evenings and weekends, benefiting neighboring retailers.
- This could be just the beginning of Ascension's expanding footprint throughout Central Texas and could lead to additional services being offered to the community from primary care.
- Granting this specific use permit positions the city as proactive in expanding healthcare access for its residents. It's a tangible, visible investment in community well-being and should be a win-win for all parties.

What the Community gets along with Ascension Seton

- In addition to the 4,000sf of medical, Lot 11 will be developed with approximately 3,800sf of additional gross leasable area, for a total planned building area of 7,800sf (rendering attached as **Exhibit B**).
- The remaining uses for the 3,800sf will be retail and restaurant uses like those found in Manor Crossing that add additional services, sales revenue and employment to the Manor community.

Let us know if there are further questions.

Sincerely,

THE RETAIL CONNECTION, LP

By: 

Name: Matt Wilson, Managing Director

Exhibit A

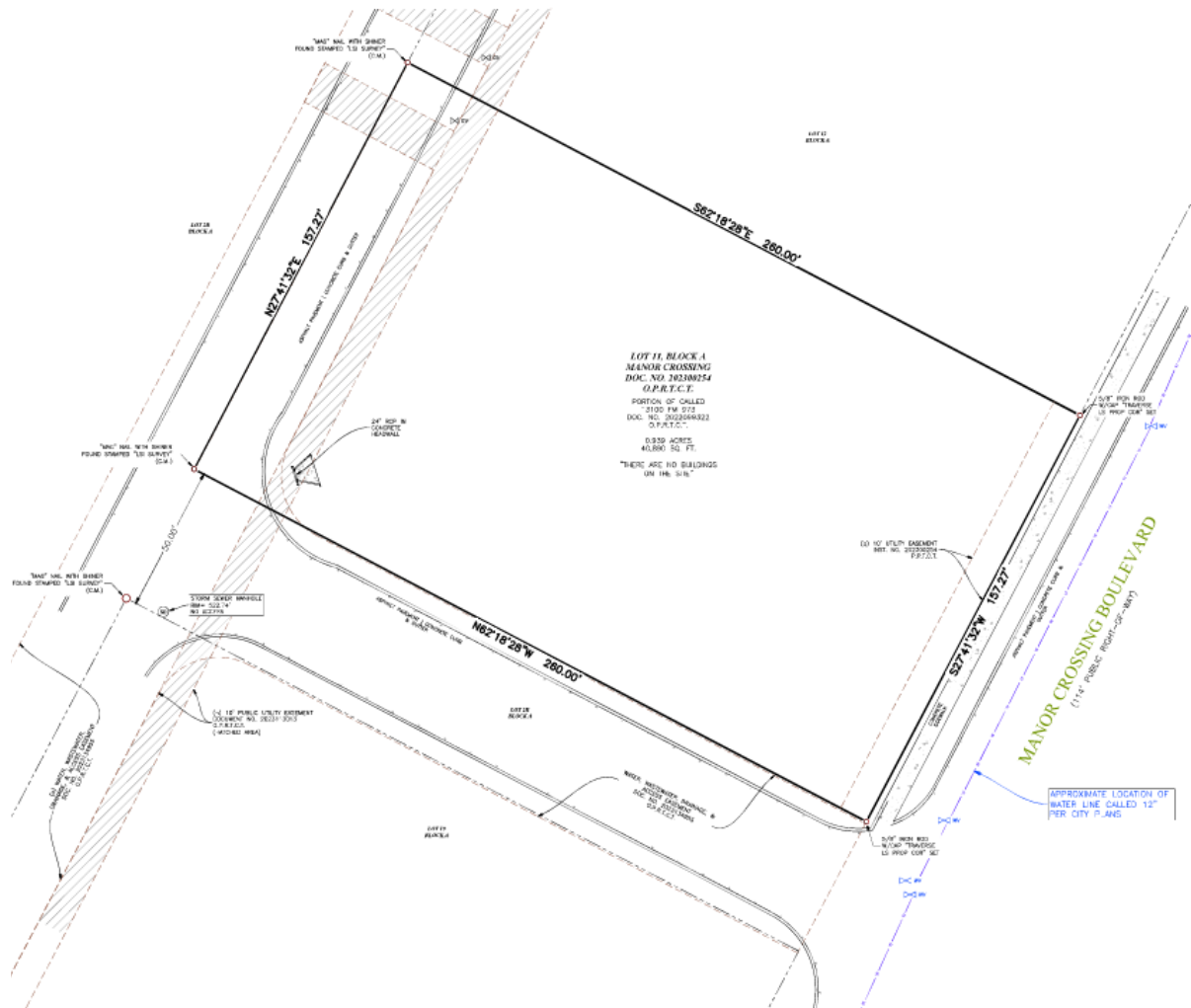


Exhibit B

