



**CITY COUNCIL
REGULAR SESSION MINUTES
APRIL 4, 2018**

PRESENT:

Rita G. Jonse, Mayor

COUNCIL MEMBERS:

Gene Kruppa, Place 1
Maria Amezcua, Place 2
Anne R. Weir, Mayor Pro Tem, Place 3
Zindia Pierson, Place 4 (Absent)
Deja Hill, Place 5
Todd Shaner, Place 6

CITY STAFF:

Thomas Bolt, City Manager
Scott Dunlop, Planning Coordinator
Heath Ferguson, IT Manager
Sammie Hatfield, Community Development Manager

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Rita G. Jonse at 7:00 p.m. on Wednesday, April 4, 2018, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Jonse, Sammie Hatfield, Community Development Manager, led the Pledge of Allegiance.

PRESENTATION

1. **Presentation of the Texas Main Street Program/Historic Preservation by Amy Miller, Community Development Director, City of Elgin.**

At the request of City Manager Bolt, Amy Miller, Community Development Director, City of Elgin, discussed her education and background experience in Economic Development and Community Development for the City of Elgin.

Ms. Miller presented the attached PowerPoint Presentation regarding the Texas Main Street Program. She discussed the process for the program that involves the following:

- Design
- Business Retention & Recruitment
- Organization
- Promotion Tourism

The discussion was held regarding the Economic Development Corporation Grants.

2. Presentation of the EntradaGlen PID Creation by Pete Dwyer, Dwyer Realty.

Pete Dwyer, 9900 Highway 290 East, Manor, Texas, presented the attached PowerPoint Presentation regarding the Entrada Glen PID.

Mr. Dwyer discussed the following:

- Concept Plans for Las Entradas and ShadowGlen
- History of ShadowGlen Development and Cottonwood South Commercial
- History of Las Entradas
- 2005 Letter of Intent with the City of Manor regarding Western Woods; Central Lakes; ShadowView Lakeside; and Eastern Woods
- The Gate Ways
- Presidential Glen MUD
- Businesses in Manor
- Town Center Roadway Network

The discussion was held regarding the structure of subdivision entrances.

Council Member Kruppa inquired about any Financial Institutions interested in the plan. The discussion was held regarding future Financial Institutions within the City.

Rick Rosenberg, 8140 N. Mopac Expressway, Austin, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

Danny Burnett, 9900 Highway 290 East, Manor, Texas, submitted a card in support of this item; however, he did not wish to speak but was available to address any questions posed by the City Council.

Sharon Smith, 100 Congress Avenue, Suite 1300, Austin, Texas, submitted a card in support of this item; however, she did not wish to speak but was available to address any questions posed by the City Council.

PUBLIC COMMENTS

No one appeared to speak at this time.

Council Member Hill recused herself from the Consent Agenda. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary.

CONSENT AGENDA

- 3. Consideration, discussion, and possible action to approve the City Council Minutes of the March 21, 2018, Regular Meeting.**
- 4. Consideration, discussion, and possible action on the second and final reading of an ordinance rezoning Lots 1-10 Block 8 Lane AE Addition, 1.25 acres more or less, locally known as 709 North Lexington, from Single Family Residential (R-1) district zoning to Neighborhood Business (NB) district zoning. Owner: Rebecca Davies. Applicant: Rebecca Davies.**

MOTION: Upon a motion made by Council Member Kruppa and seconded by Council Member Amezcua, the Council voted five (5) For and none (0) Against to approve and adopt all items on the consent agenda. The motion carried unanimously.

Mayor Jonse adjourned the regular session of the Manor City Council into Executive Session at 8:01 p.m. Wednesday, April 4, 2018, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The City Council convene into Executive Session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.074 Personnel Matters*, at 8:01 p.m., on Wednesday, April 4, 2018, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 8:13 p.m. on Wednesday, April 4, 2018.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code at 8:13 p.m. on Wednesday, April 4, 2018, in the Council Chambers of the Manor City Hall.

Mayor Jonse opened the floor for action to be taken on the items discussed in the Executive Session.

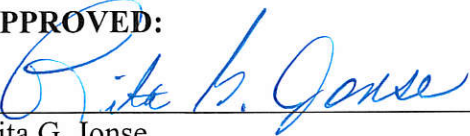
No action was taken.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 8:14 p.m. on Wednesday, April 4, 2018.

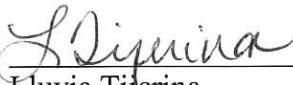
These minutes approved by the Manor City Council on the 18th day of April 2018.

APPROVED:



Rita G. Jonse
Mayor

ATTEST:



Luvia Tijerina
City Secretary





Sept.
1916

Smith
Studio

ELGIN TEX.

Elgin, Texas

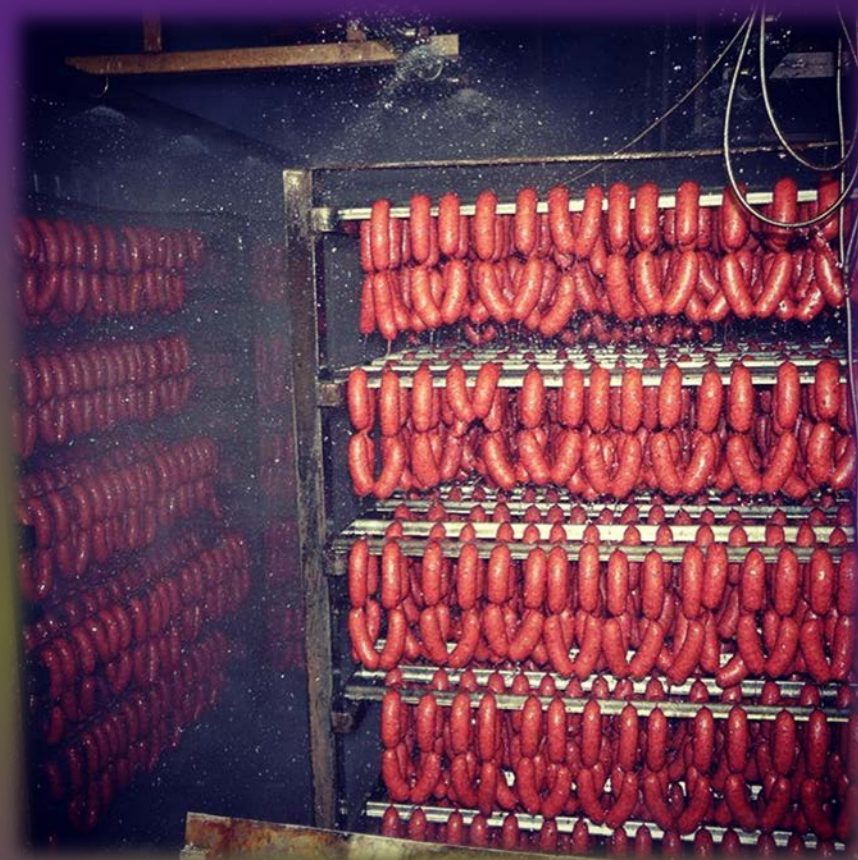
Texas Main Street City

Historic District Listed on the National Register of
Historic Places

National Accreditation Main Street Community

Sausage Capitol of Texas

Brick Capitol of the Southwest



ELGIN
CITY
HALL
310



ELGIN
CITY
HALL
310

Texas Main Street City

Texas Historic Commission

Preservation Based Economic Development

Volunteer Driven

Technical Support from THC

Financial Commitment from City and Community







Four Point Approach

Design

Business Retention & Recruitment

Promotion Tourism

Organization

Business Recruitment & Retention

Zoning Overlay

Façade Assistance program

Mega Grant program

State Franchise Tax Credit

National Historic Preservation Tax Credit

Roll-off Reimbursement

Paint Assistance

Property Lease for Sale List

DOWNTOWN HISTORIC DISTRICT MAP ELGIN, TEXAS















Design

Technical Assistance to Property & Business Owners

- Color selection, sign options, facades, sidewalk dining, sidewalk displays, window displays

Sidewalks

Park Planning & Development

Public Art

Benches, Trash Cans, Planters, Bike Racks

Banners









Organization

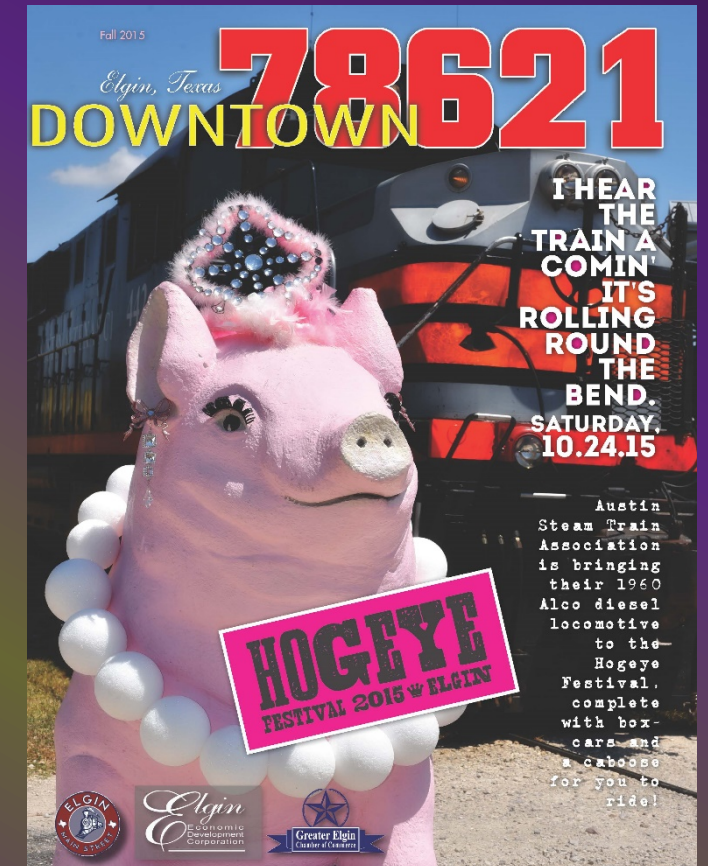
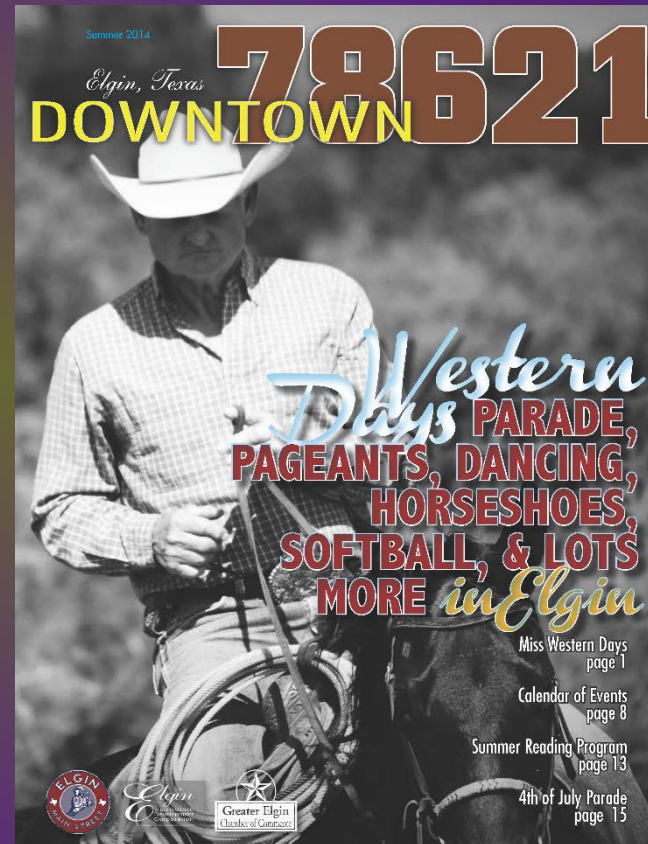
Downtown 78621

Volunteer Recruitment

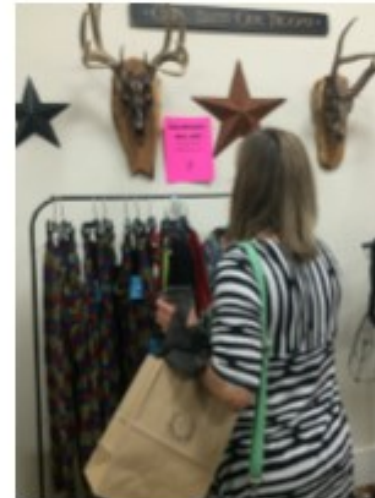
Volunteer Retention

Work Plan Development & Implementation

Marketing



shop
Elgin **First**



dine
Elgin **First**

Promotion Tourism

Sip Shop & Stroll

Music Series in Veterans Park

Local Lore

Elgin Art Studio Tour

Hogeye Festival

Small Business Saturday

Holiday By the Tracks Hot Cocoa Stroll

Events every Saturday through Christmas

EVERY
2nd
Thursday

Sip, Shop & Stroll

DOWNTOWN
Elgin
.....

5 PM
to
8 PM

May 12

June 9

July 14

Aug 11

Year Round!

sip a little wine

SHOP & STROLL

*in store specials
& live music*

Farmers Market

Art Venues

Festivals

*Music & Movies
in the Park*

& More!



like us on facebook or visit **www.elgintx.com**



Greater Elgin
Chamber of Commerce











MOVIES IN THE PARK

Elgin Memorial Park @ 8pm

FREE ADMISSION!
CONCESSIONS AVAILABLE!

Bring the family, blankets,
and/or lawn chairs



Friday Nights

MARTIN LUTHER

KING

JR. DAY

"A Day On, Not a Day Off"



Elgin Art Studio Tour



Buffy Perez
Studio 621

Elgin & Erin Flores
Elgin Art Studio

Elizabeth Sullivan
Elgin Art Studio

CHALK IT UP!

Children's Sidewalk Art Contest

EASTER EGG HUNT

17TH ANNUAL HALLOWEEN

SAFE TRICK OR TREAT TRAIL

VETERANS' MEMORIAL PARK & HISTORIC DOWNTOWN



Beach Party

Saturday
July 18

Waterslide
Lemonade

10am - 2pm



Water-
melon
&
MORE!

Elgin
Memorial
Park

Build a
Sand Castle



4TH OF JULY

Push - Pedal - Pull

People's Patriotic Parade



POLICE • COMMUNITY PARTNERSHIPS



The Elgin Juneteenth Organization
"Put Unity Back Into Community"

Elgin — Texas Main Street City
2015 – 2017
\$3.4 million reinvestment

Since 1990
\$17.2 million in reinvestment

By private & public sectors

ELGIN
YOU NEVER
SAUSAGE
A PLACE





Downtown Elgin, Texas

New businesses downtown

Luigi's Italian Restaurant
Cannon Insurance
Colorworks Salon
Cuban Barber Shop

Expansions

Tattered Shutter
Double R Hat
LML Appliances

2015-2017 Restorations

9 buildings restored
39,000 sq.ft.
15 new businesses

Restoration in process

109 South Avenue C
111 South Avenue C
109 North Main Street

Contract Pending

19 North Main formerly The Brique
Elgin Cotton Oil Mill

Shop Local Programs

Through partnerships with Main Street Board, Elgin Chamber & Elgin EDC: Sip Shop & Stroll every 2nd Thursday, Dine Elgin First, Shop Elgin First, events throughout the year, including Shop Small Saturday, holidays & more. Downtown 78621 direct mail publication to 12,000 households.

2015 – 2017

\$3.4 million reinvestment downtown by private and public sector

Since 1990

\$17.2 million in reinvestment downtown by private & public sectors

Historic district

Listed on the National Register of Historic Places
Eligible for State franchise tax credits, National Historic Preservation tax credits, Elgin Economic Development Corporation Mega grant program and façade assistance grant program

Downtown zoning overlay

Buildings in the blue zone, can have 50% of the rear of the structure in a residential use and 50% of the front in a commercial use. The yellow zone allows up to 100% residential uses. The overlay allows uses downtown such as food processing, wineries, breweries, metal smithing etc.
<http://www.elgintx.com/214/Zoning-Overlay>

Downtown Elgin Information

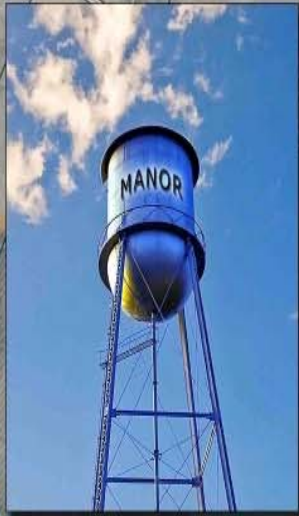
www.elgintx.com – Do Business Downtown
Amy Miller, Community Development Director, amiller@ci.elgin.tx.us
512-229-3213 (desk) 512-801-5748 (cell)

Las Entradas
ShadowGlen
EntradaGlen

PID Overview

Las Entradas and ShadowGlen are Gateway Mixed Use Master Planned Communities located on the Western Edge of Manor, Texas.

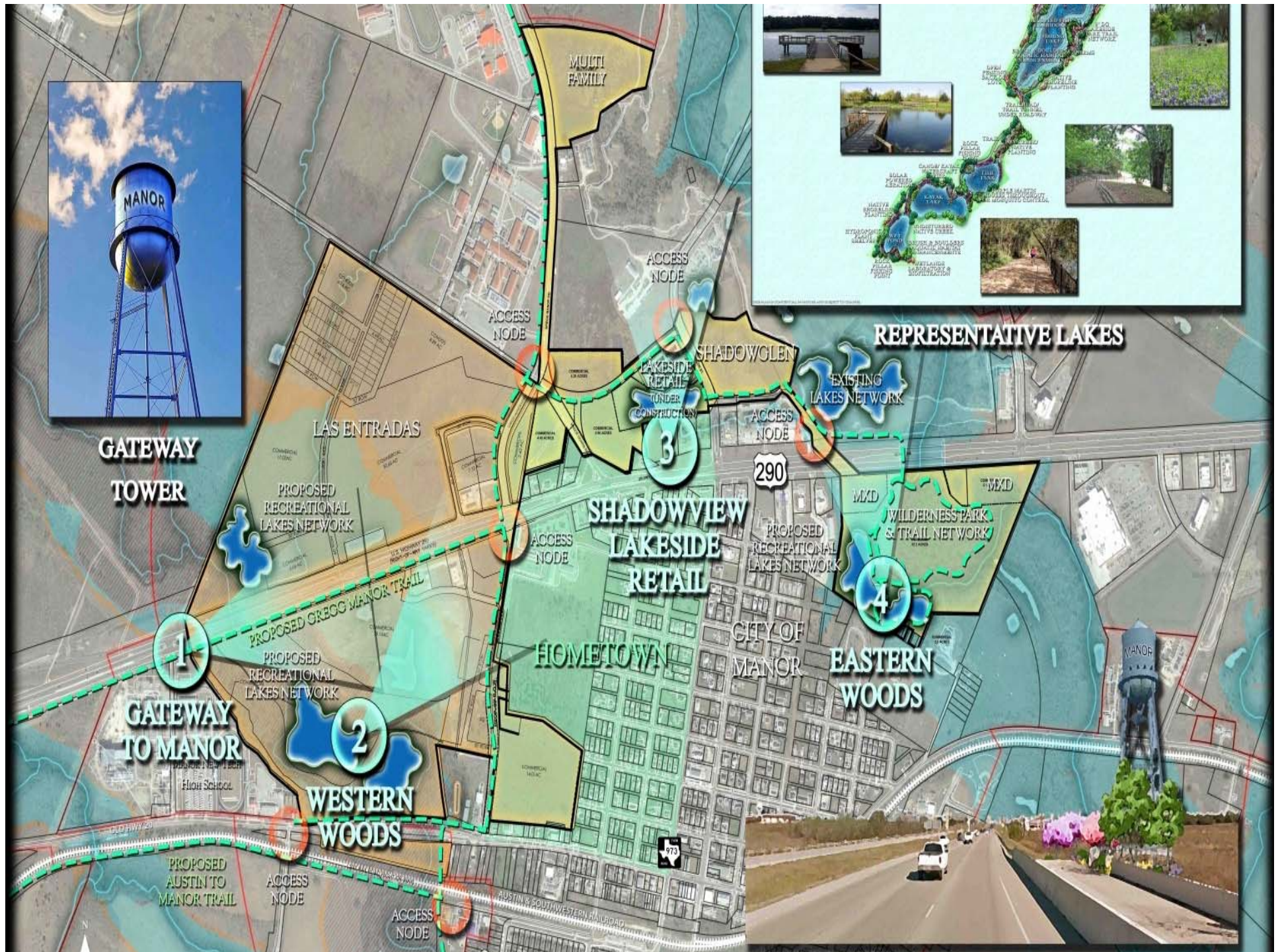
The Approved Concept Plans for both describe a upscale visions for a Live Work Play Developments that can provide a quality first impression when coming into the Community of Manor from the West.



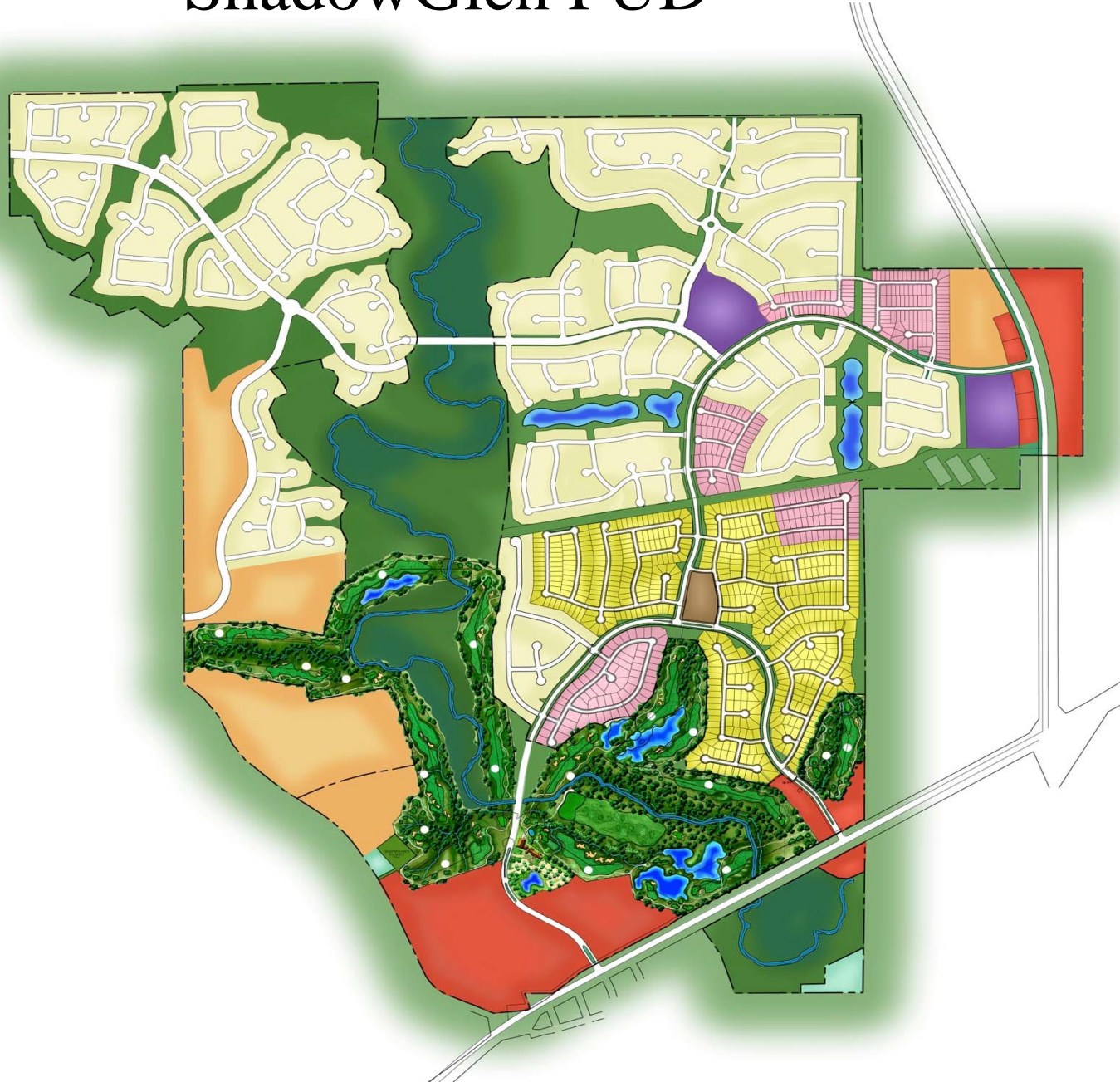
**GATEWAY
TOWER**



REPRESENTATIVE LAKES



ShadowGlen PUD

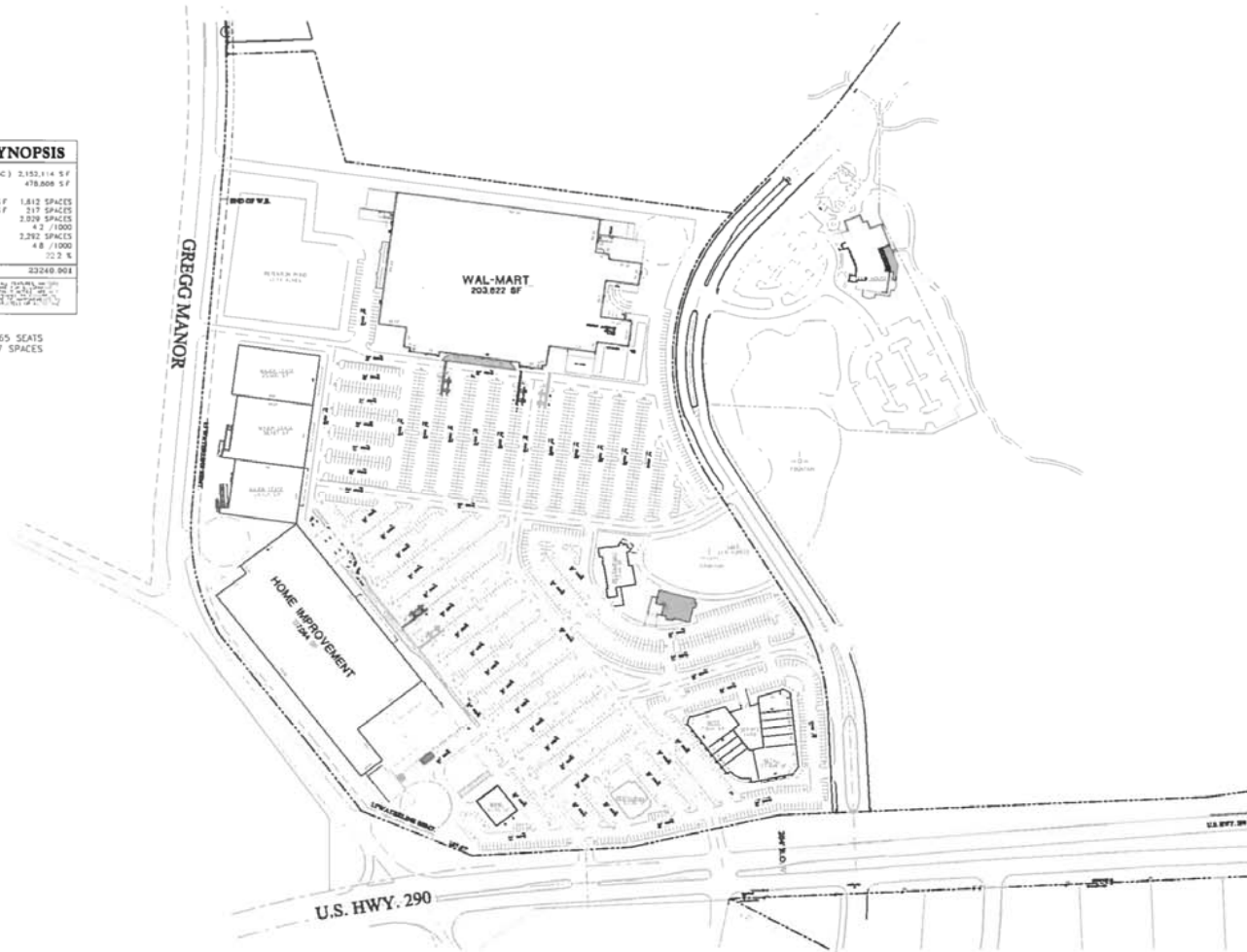


History of ShadowGlen Development and Cottonwood South Commercial

- Outside City of Manor
- 3 MUDs which combined provide \$160 Mil in Infrastructure
- Moved Travis County MUD 2 and voluntarily annexed into City of Manor (show ShadowGlen Master Plan)
- Secured Levine Development Agreement
- Sweeping S we never liked killed Levine
- Market Crashed

DEVELOPMENT SYNOPSIS			
TOTAL LAND AREA	(8.49 ± AC)	2,153,114 SF	
TOTAL BUILDING AREA		478,808 SF	
PARKING REQUIRED			
RETAIL/BANK	452,865 SF	1,612 SPACES	
RESTAURANTS	23,943 SF	217 SPACES	
TOTAL PARKING REQUIRED		2,029 SPACES	
PARKING RATIO REQUIRED		4.2 /1000	
TOTAL PARKING PROVIDED		2,292 SPACES	
PARKING RATIO PROVIDED		4.8 /1000	
DENSITY		22.3 K	
SP-02	10-7-02	22240 001	

ASSUMPTION
 30SF/FIXED SEAT, 25,943/30 = 865 SEATS
 865 SF/4 = 217 SPACES



SITE PLAN
MANOR TOWN CENTER
PRELIMINARY STUDY
 U.S. HWY. 290 & GREGG MANOR
 CITY OF MANOR, TEXAS

DEVELOPMENT SYNOPSIS			
TOTAL LAND AREA	(8.49 AC)	2,132,114 S.F.	
TOTAL BUILDING AREA		478,808 S.F.	
PARKING REQUIRED			
RETAIL/BANK	452,865 S.F.	1,812 SPACES	
RESTAURANTS	23,943 S.F.	217 SPACES	
TOTAL PARKING REQUIRED		2,029 SPACES	
PARKING RATIO REQUIRED		4.2 / 1000	
TOTAL PARKING PROVIDED		2,292 SPACES	
PARKING RATIO PROVIDED		4.8 / 1000	
DENSITY		22.3 %	
SP-02	18-7-03	23240.001	

*ASSUMPTION:
 30SF/FIXED SEAT, 25.943/30 = 865 SEATS
 865 SF/4 = 217 SPACES



SITE PLAN
MANOR TOWN CENTER
PRELIMINARY STUDY
 U.S. HWY. 290 & GREGG MANOR
 CITY OF MANOR, TEXAS

Article III.

Plan Amendment, Subdivision Approvals

3.01. **Plan Amendment.** The City intends to amend the Plan to replace the "S" Road with the ROW. In the event that the City does not amend the Plan, Cottonwood's subdivision and development of the Remainder Parcels shall be subject to this Addendum to the extent of any conflict with the Applicable In-City Regulations. The City will make good faith efforts to cause the roadways shown in the Plan to be included in the CAMPO 2040 Regional Transportation Plan, as appropriate, so that construction of such roadways will be eligible for funding from outside sources; provided that nothing shall relieve Cottonwood of its obligations under this Addendum and the Agreement.

History of Las Entradas

- Signed Letter of Intent with City of Manor to get Infrastructure in 2005 (show clip of Agreement)
- Good Faith Negotiations for 3 – 4 years
- Market Crashed and Presidential Glen's builder left stalling Presidential Glen out. Barney knight and Phil Tate linked any further Development Agreements (Las Entradas)

Along came CVS

- We funded Advanced Funding Agreement for Gregg Manor North (\$525,000)
- Built Las Entradas South Section 1 for CVS, began to fill for Flood Plain Reclamation
- Built Las Entradas North Section 1 to secure Gregg Manor North Funding

City of Manor Letter of Intent

June 15, 2005

City of Manor
201 E Parsons
PO Box 387
Manor, TX 78653

RE: Manor Gateways Growth Corridor Acceleration Plan

Letter of Intent

This Letter of Intent, based on preliminary discussions with The Eppright Family, and Cottonwood Holdings, Ltd. dba ShadowGlen by and through their representative Pete Dwyer ("Dwyer") and the City of Manor by and through its Planning and Zoning Commission and its City Council; is entered into effective as of the date of this letter by Dwyer and the City of Manor ("Manor"). It is the intent of Dwyer and Manor to proceed in good faith to attempt to negotiate, execute, and escrow the necessary Agreements by the and between Eppright, ShadowGlen, Dwyer and Manor, within 90 days from the date hereof that would allow to be carried out and effectuate the components of the attached Manor Gateways Growth Corridor Acceleration Plan ("MGGCA Plan") dated June 15th, 2005. P
7/6/05
90

Development Agreement:

A Development Agreement that, among other things would allow the planning, zoning, design and development of the general roadway, utility, drainage and parkland improvements consistent with the attached MGGCA Plan. The estimated value and cost of the Development Agreement being approximately \$35,000,000.

Consent Agreement:

A Consent Agreement that will consent to and support Dwyer's formation of a Municipal Management District ("MMD") and Chapter 380 Agreement within the city limits of Manor containing the referenced property consistent with the MGGCA Plan in an aggregate value not to exceed \$35,000,000.

Manor Gateways Growth Corridor Acceleration Plan
Letter of Intent
June 15, 2005
Page 2

Annexation Petition:

Upon the approval, execution, and escrow of the above documents, Dwyer will file a petition requesting annexation of the property by Manor subject to the aspects of the Agreement and Plan. Upon the completion of the annexation the documents will be in full force and effect.

Dwyer represents that he owns the property or he has full and sufficient written and documented legal authority to contract for and with respect to the property, and that upon satisfactory completion of the Plan and Agreements, Dwyer and Eppright will petition for annexation of the property.

Dwyer recognizes and understands that Manor does not have the resources available to fund the legal and engineering services reasonably required by the City to complete the studies and reviews reasonably required to accomplish the purposes of this Letter of Intent, and to negotiate the above referenced documents. Upon the execution of this Letter of Intent, Dwyer will deposit with Manor the sum of \$10,000.00 (the "deposit") to be used and applied by Manor to fund and pay the costs and expenses incurred by Manor in completing the studies, reviews, and negotiations to give effect to this Letter of Intent.

Agreed and Approved:


Jeff Turner
City of Manor

Agreed and Approved:


Peter A. Dwyer
6/15/05

Consistent with our 2005 Letter of Intent, we began working on Master Plan for:

- Western Woods
- Central Lakes
- ShadowView Lakeside
- Eastern Woods

Central Lake - ShadowView Lakeside Lake #1 or Lake Rita





THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



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ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT
SHADOWVIEW LAKESIDE RETAIL

3/27/2018

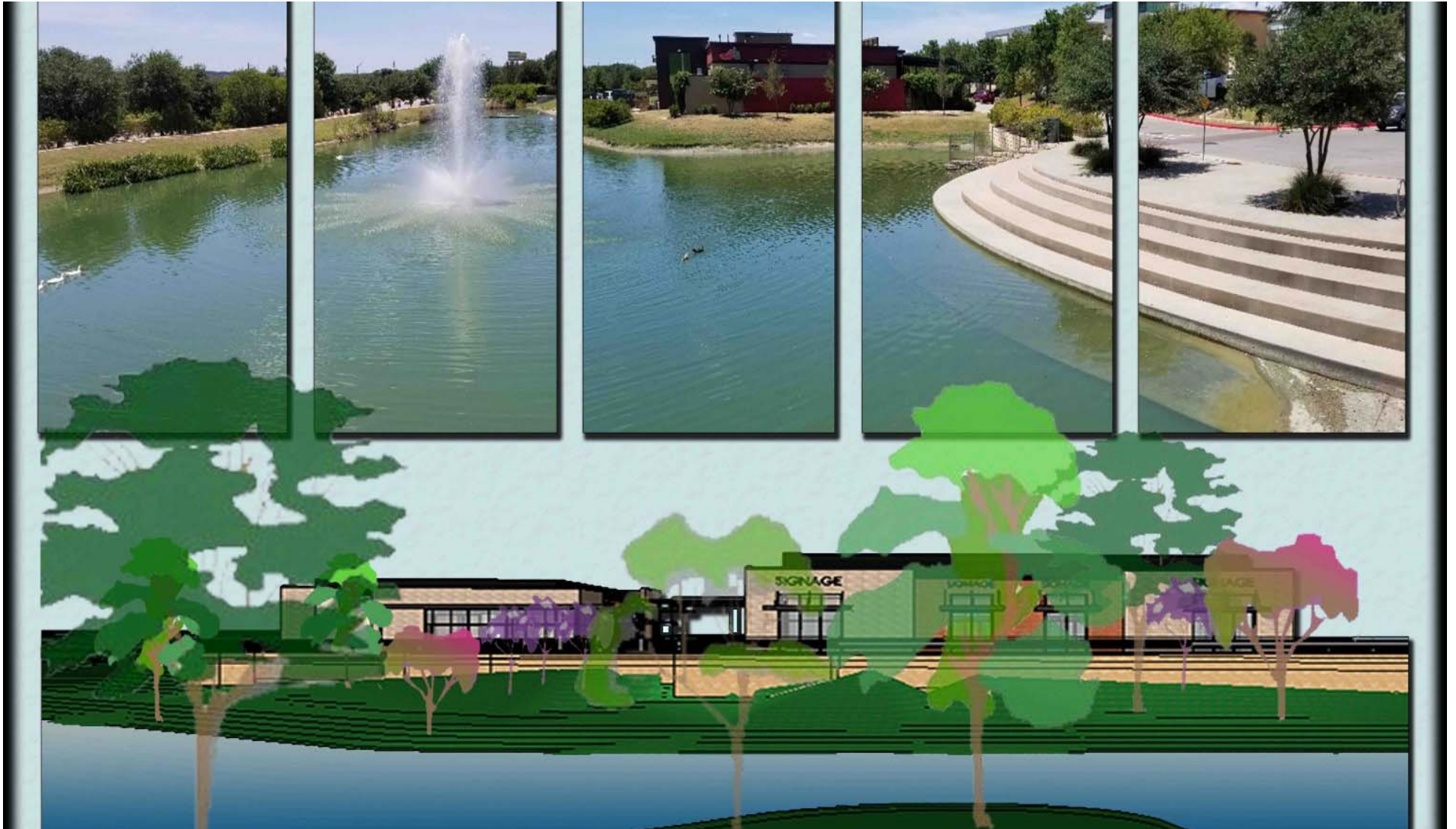
ShadowView LakeSide Center



Hill Lane Enhancements



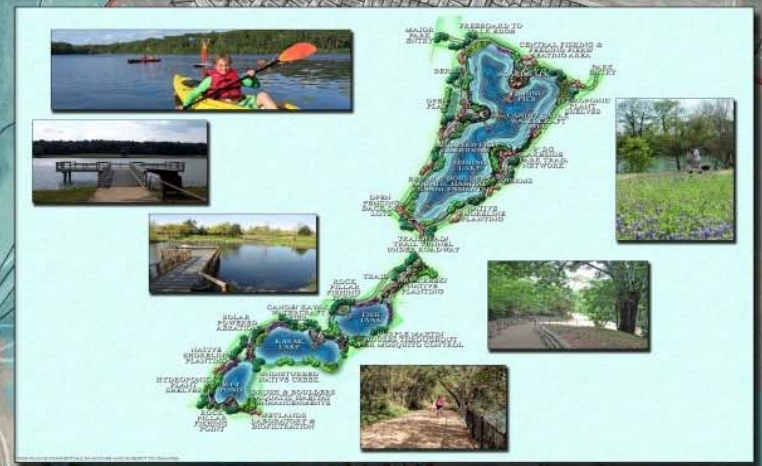
Eastern Woods and Eastern Lakes and Walls



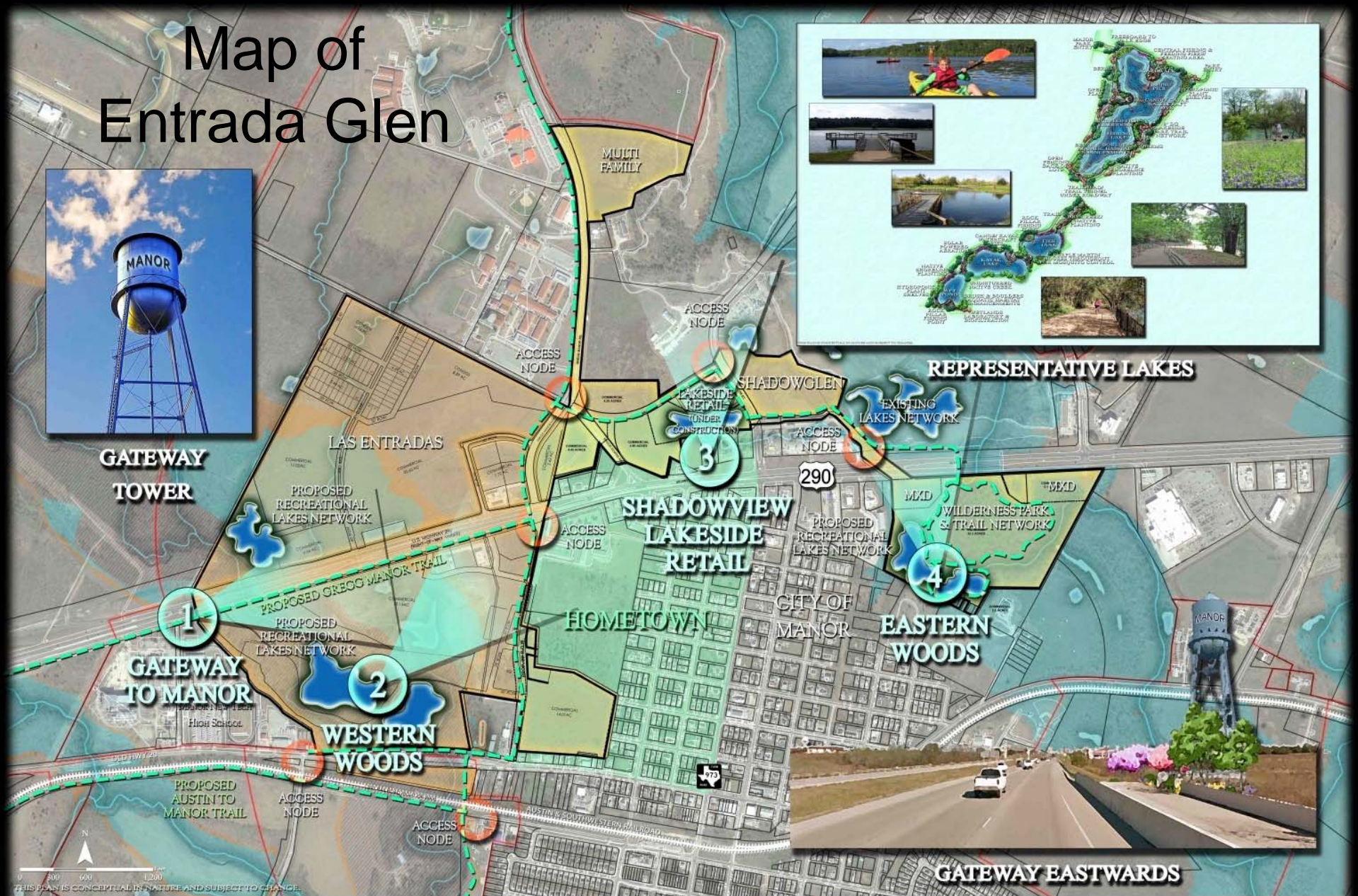
Map of Entrada Glen



GATEWAY TOWER



REPRESENTATIVE LAKES



CITY OF
MANOR

GATEWAY EASTWARDS

ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT





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PLANNED ENVIRONMENTS, INC. BECHTOLD GOLF DESIGN WATERS OF AMERICA
9104 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5458 fax pelhg@pelhg.com



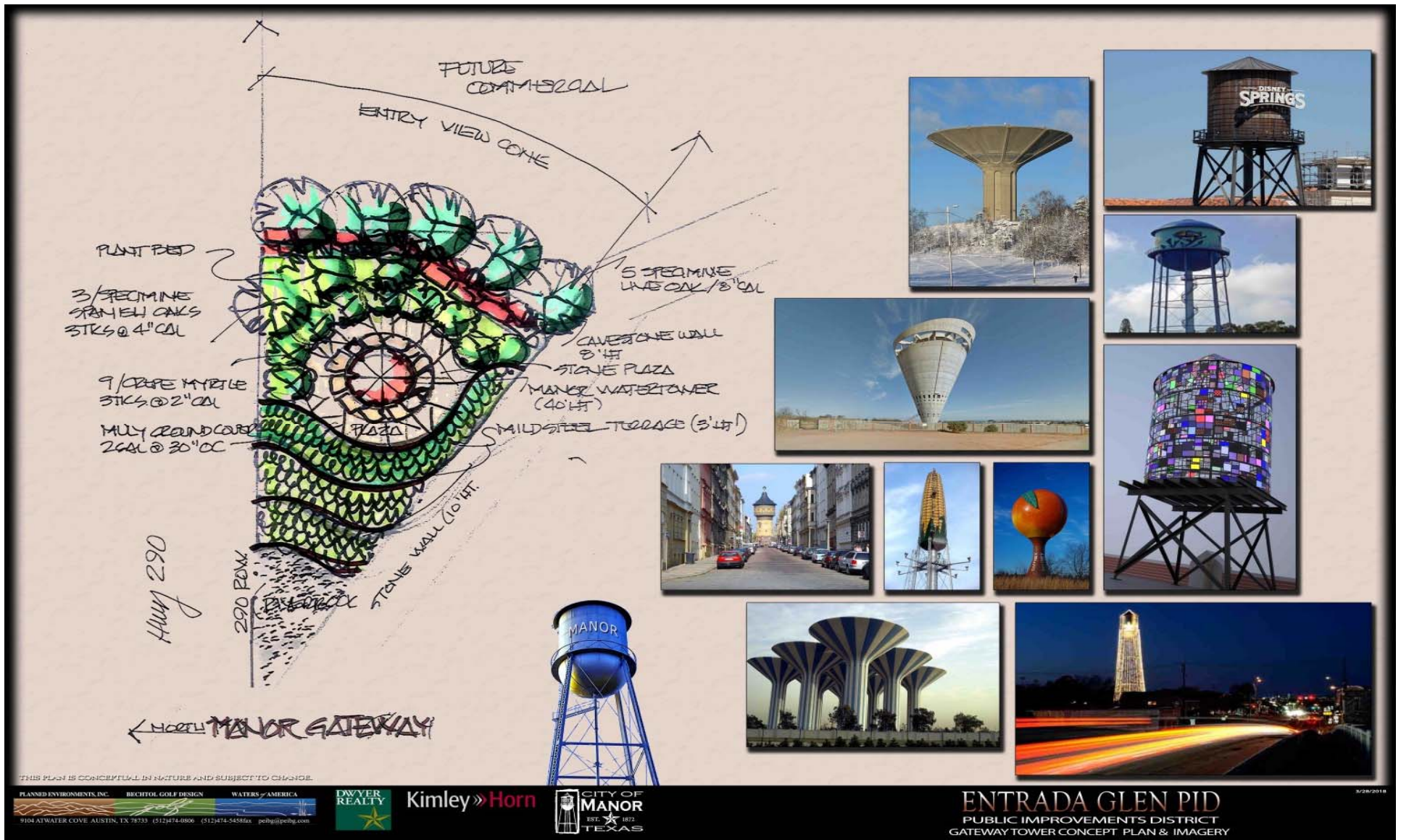
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ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT
WESTERN WOODS

3/28/2018

The GateWays



ENTRADA GLEN PID

PUBLIC IMPROVEMENTS DISTRICT

Gateway Icon

PLANNED ENVIRONMENTS, INC.

BECHTOL GOLF DESIGN

WATERS / AMERICA



9104 ATWATER COVE AUSTIN, TX 78758 (512) 474-0806 (512) 474-5458 Fax peibg@peibg.com



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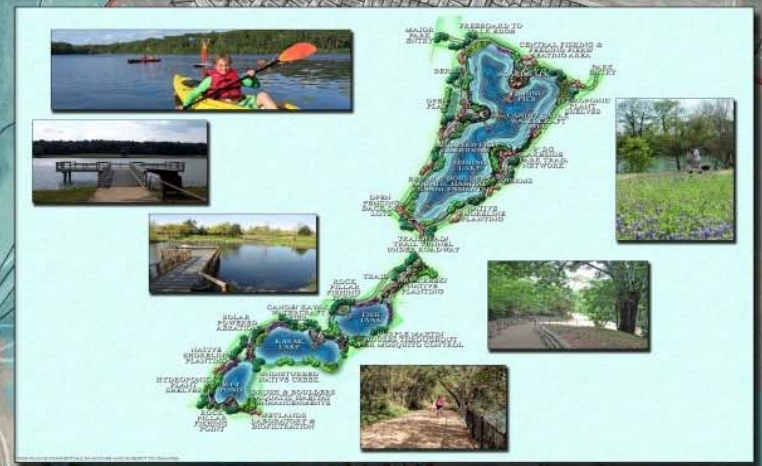


CITY OF
MANOR
EST. 1872
TEXAS

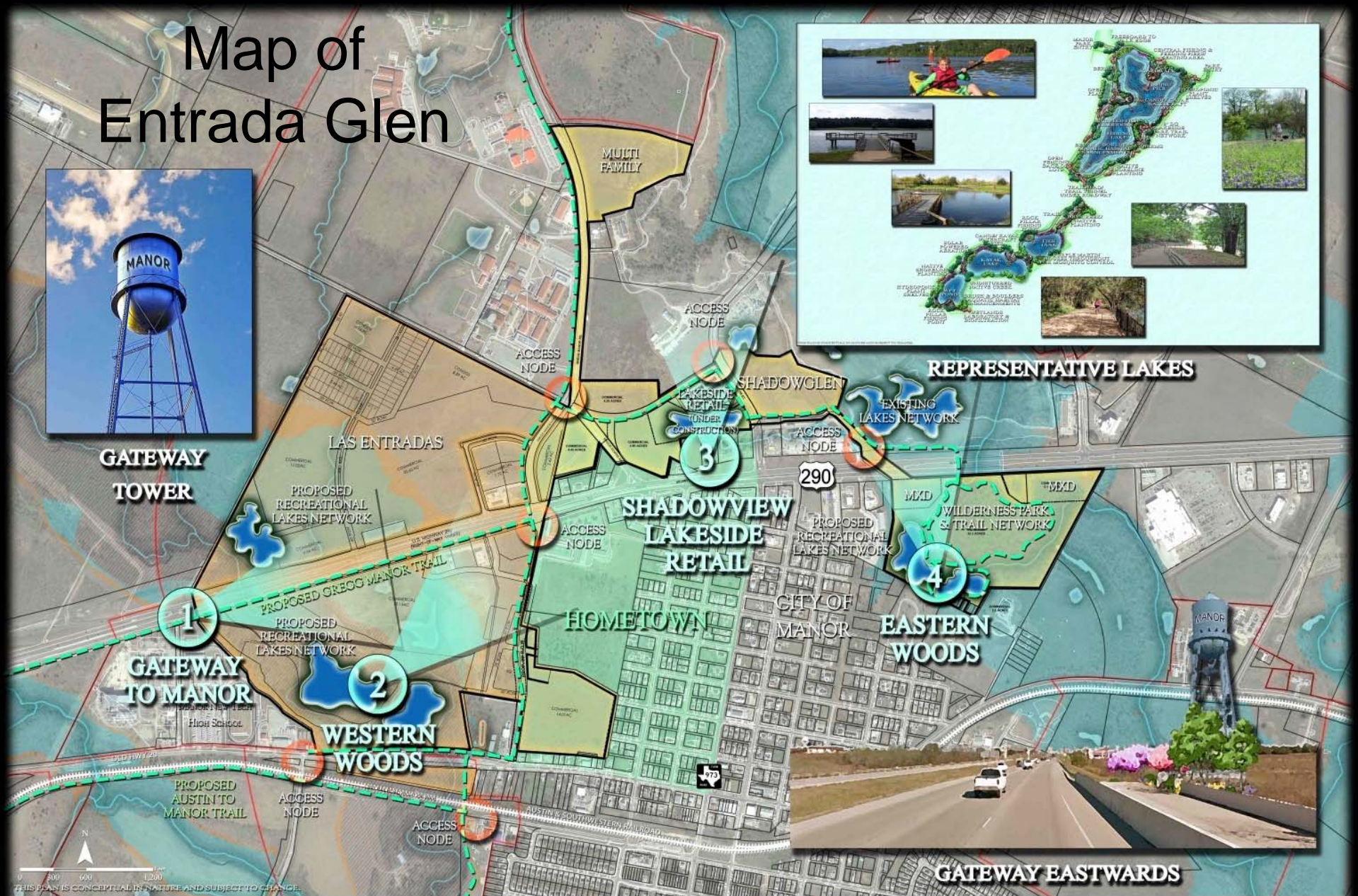
Map of Entrada Glen



GATEWAY TOWER



REPRESENTATIVE LAKES





A. 60' WATER TOWER OPTION - MANOR GATEWAY



B. 50' WATER TOWER OPTION - MANOR GATEWAY

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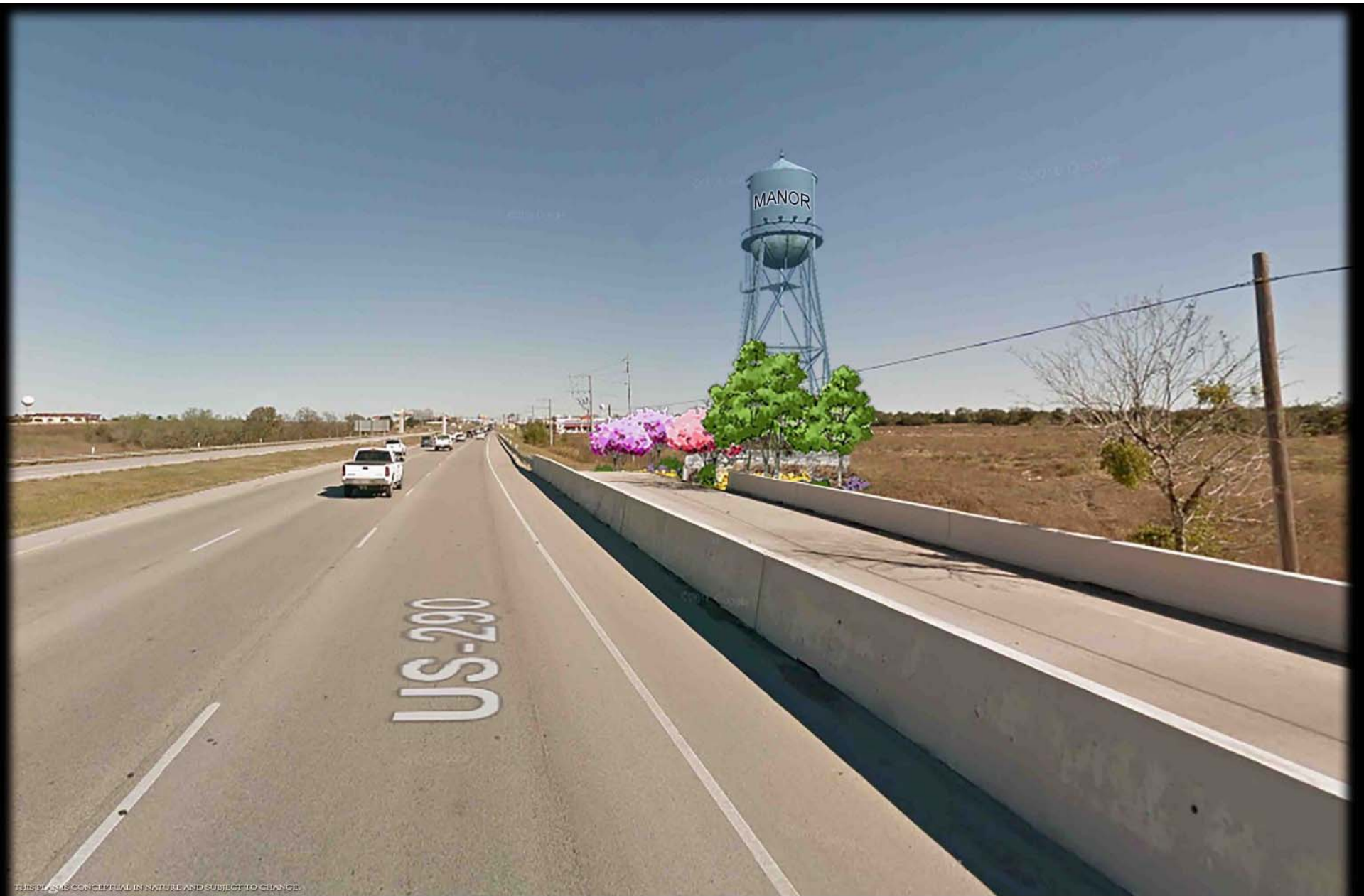


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ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT
ROADWAY SECTIONS

3/30/18



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

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9104 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5458 fax pcg@pehg.com



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ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT
GATEWAY TOWER CONCEPT

3/28/2018



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ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT
GATEWAY TOWER CONCEPT PLAN

8/28/2018



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

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 9101 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5428 fax pelhg@pelhg.com



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ENTRADA GLEN PID
 PUBLIC IMPROVEMENTS DISTRICT
 EASTERN WOODS

3/28/2018



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

PLANNED ENVIRONMENTS, INC. RECTOR GOLF DESIGN WATERS OF AMERICA
9104 ATWATER COVE, AUSTIN, TX 78733 (512)474-0806 (512)474-5438fax pcibg@peibg.com



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ENTRADA GLEN PID
PUBLIC IMPROVEMENTS DISTRICT

3/28/2018

Our Communities...



Have allowed us to bring the following businesses to Manor:









COMING SOON
SPACE AVAILABLE



For more information please contact
KEVIN MURPHY // RETAIL SOLUTIONS

★ DWYER REALTY ★
COMPANIES

(512) 689-3731



Possible Positive Fiscal Impact

**DWYER REALTY COMPANIES - ENTRADA GLEN
ENTRADA GLEN PUBLIC IMPROVEMENT DISTRICT
FISCAL IMPACT ANALYSIS SUMMARY
6/21/2017**

	Rate	30 Year Total	Stabilized Build Out at Year 10
A.) Ad Valorem Tax Revenues:			
City of Manor	0.774	\$ 148,279,759	\$ 4,947,254
Travis County	0.384	\$ 73,545,840	\$ 2,453,807
Travis County Healthcare	0.111	\$ 21,182,467	\$ 706,739
Manor ISD	1.515	\$ 290,312,528	\$ 9,686,081
Austin Community College	0.102	\$ 19,545,794	\$ 652,132
Travis County ESD #12	0.100	\$ 19,162,543	\$ 639,345
Total	2.985	\$ 572,028,931	\$ 19,085,359
B.) Sales Tax Revenues:			
City of Manor	1.0%	\$ 191,647,102	\$ 6,394,176
Capital Metro	1.0%	\$ 191,647,102	\$ 6,394,176
Total	2.0%	\$ 383,294,205	\$ 12,788,352
C.) Hotel Occupancy Tax Revenues:			
City of Manor	2.00%	\$ 9,129,454	\$ 304,598
D.) Total City of Manor Revenues		\$ 349,056,315	\$ 11,646,028

Town Center Roadway Network

