

EntradaGlen Public Improvement District Project

Update to City Council

Public Improvement District

The EntradaGlen Public Improvement District (PID) was commenced by a Petition for the Creation of a Public Improvement District to Finance Improvements to Las Entradas and ShadowGlen Subdivisions (EntradaGlen Public Improvement District) dated September 16, 2016 and signed by property owners Cottonwood Holdings, ShadowGlen Development Corporation and Las Entradas Development Corporation. The PID project area contained a total of 322.6 acres. The PID creation resolution (Resolution No. 2018-06) was approved by a unanimous City Council action on July 18, 2018.

The original petitioners have filed a Petition for the Dissolution of the Original EntradaGlen PID of 322.6 acres and for the Creation of a new PID for Las Entradas and ShadowGlen of 262.091 acres. This is part of a proposal to remove three parcels which were formerly known as ShadowGlen (SG) 6, SG-7 and SG -8. The property owners and the City discussed that those parcels were more remote from the part of the PID where most of the road and improvement construction will take place, i.e., in or near the core area of the PID, the Master Improvement Area. The City and the property owners considered several options, including amending the boundaries to exclude the three parcels. The City bond counsel and PID consultant recommended that the simplest path going forward would be to dissolve the original PID boundaries and create a new PID without the three parcels but otherwise including the remainder of the original PID area.. The second part of the Petition asks to concurrently approve the new PID at the reduced acreage reflecting the removal of parcels SG 6, SG 7 and SG 8.

Development Agreements

With the new PID, a Development Agreement for Las Entradas will be presented to the City Council and will elevate the standards for the Development. ShadowGlen, which is already a Planned Unit Development with a Development Agreement, will be amending its Development Agreement for consistency with the Las Entradas Development and the PID project. Gregg



Manor Road South will start construction as soon as the Las Entradas Development Agreement is approved. The Hill Lane extension is anticipated to be constructed within a year of final approvals.

The Development

Las Entradas Development Corporation sponsors Las Entradas as a Gateway Mixed Use Master Planned Community located on the Western Edge of Manor Texas. The Approved Concept Plans for both the Las Entradas North and the Las Entradas South describe an upscale vision for a Live Work Play Development that can provide a quality first impression when coming into the Community of Manor from the West.

The name "Entrada" is Spanish for "entry" or "entrance" or the use of "de entrada" connotes a beginning, so Las Entradas is meant to signify the Entry, or Beginning of the City of Manor when coming from the west.

Cottonwood Holdings and its wholly owned subsidiary ShadowGlen Development Corporation are the original developers of ShadowGlen, another Mixed Use Master Planned Community that will consist of nearly 4,000 homes, 2,000 apartments and hundreds of thousands of square feet of commercial, retail and service business space at full build out, not to mention the world class ShadowGlen Golf Course.

The common thread of Dwyer Realty within the ownership of Las Entradas and ShadowGlen, and the connectivity of the new roads and trails being built, led to a joint pursuit of the EntradaGlen PID. Created as an economic development tool, the EntradaGlen PID will be used to develop enhancements within the community. New roads, new sidewalks and trails, green spaces. The most well known roads which will be created first are the extension of Gregg Manor Road south of Riata Ford to Parsons Street and the extension of Hill Lane from Manor High School to Lexington Street.

Trails and Bike/Pedways: Substantial 6, 8 and 10 foot wide bicycle and pedestrian trails will be able to be developed connecting the Highway 290 "Manor Expressway" trail to the Austin to Manor Rail Trail; the Parmer Lane trails, and the future Gilleland Creek Greenway Trails.



The Developers continue to work with City Staff and the City's PID Consultants on the PID Financing Agreement, Development Agreements and other Agreements and those efforts have led to a request and agreement to change the shape of the PID Boundaries.

R. M. M. M.
10/29/2000