



Building a better tomorrow.

Paula McNamee



THE CITY OF
EULESS

Mayor and City Council Reports

City Manager and Staff Reports

Presentation of the Vision North Texas Initiative



North Texas 2050

For a Future That's Better Than Business As Usual

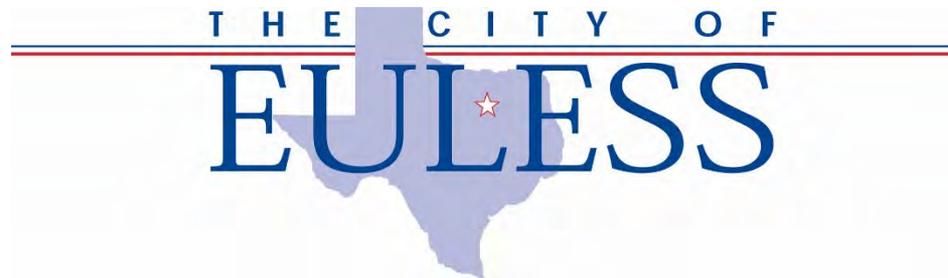
City of Euless -- June 24, 2014

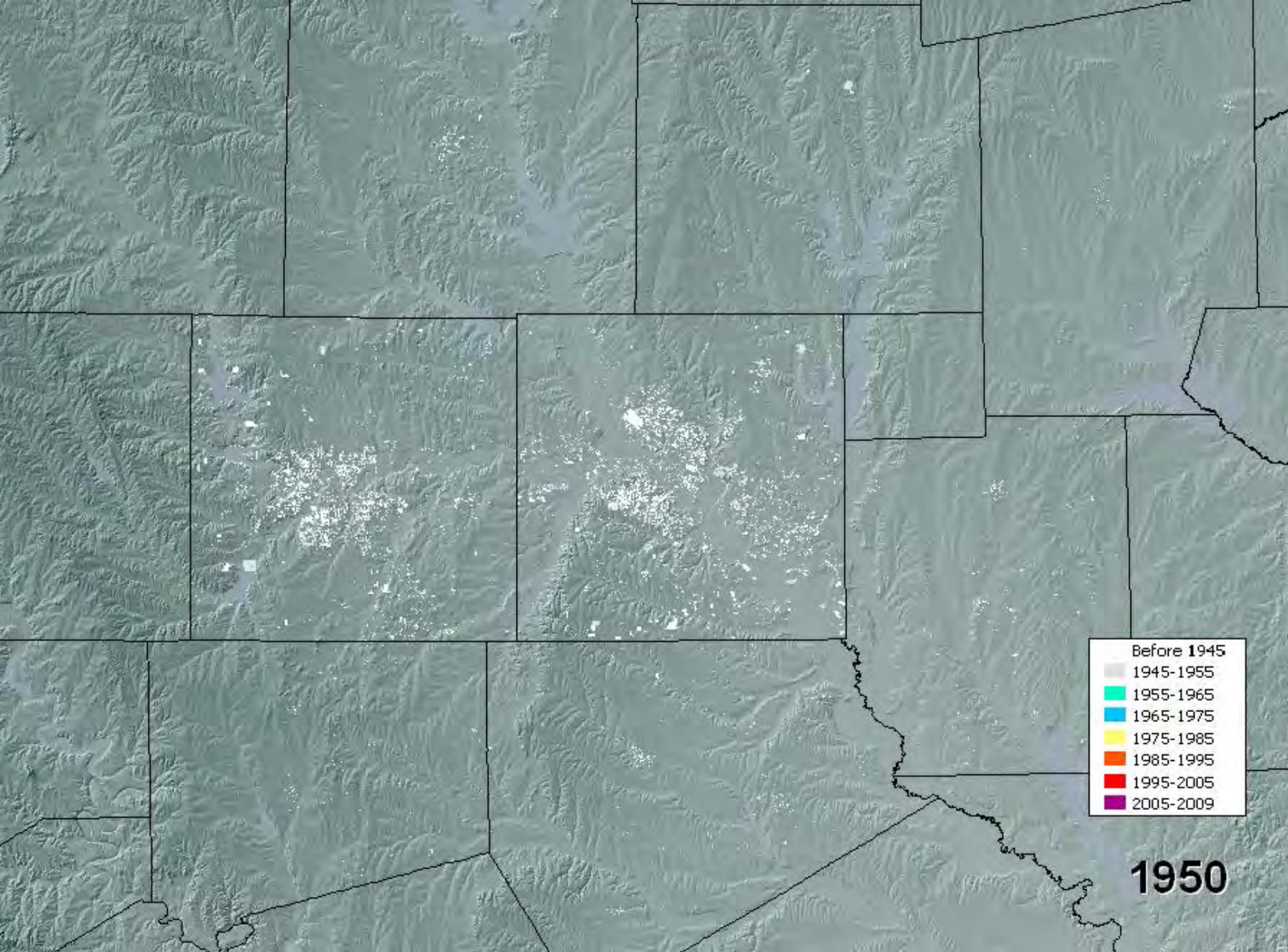
J.E. Tidwell, Jr., AICP, CFM
Manager of Environment and Development
North Central Texas Council of Governments



Three Questions

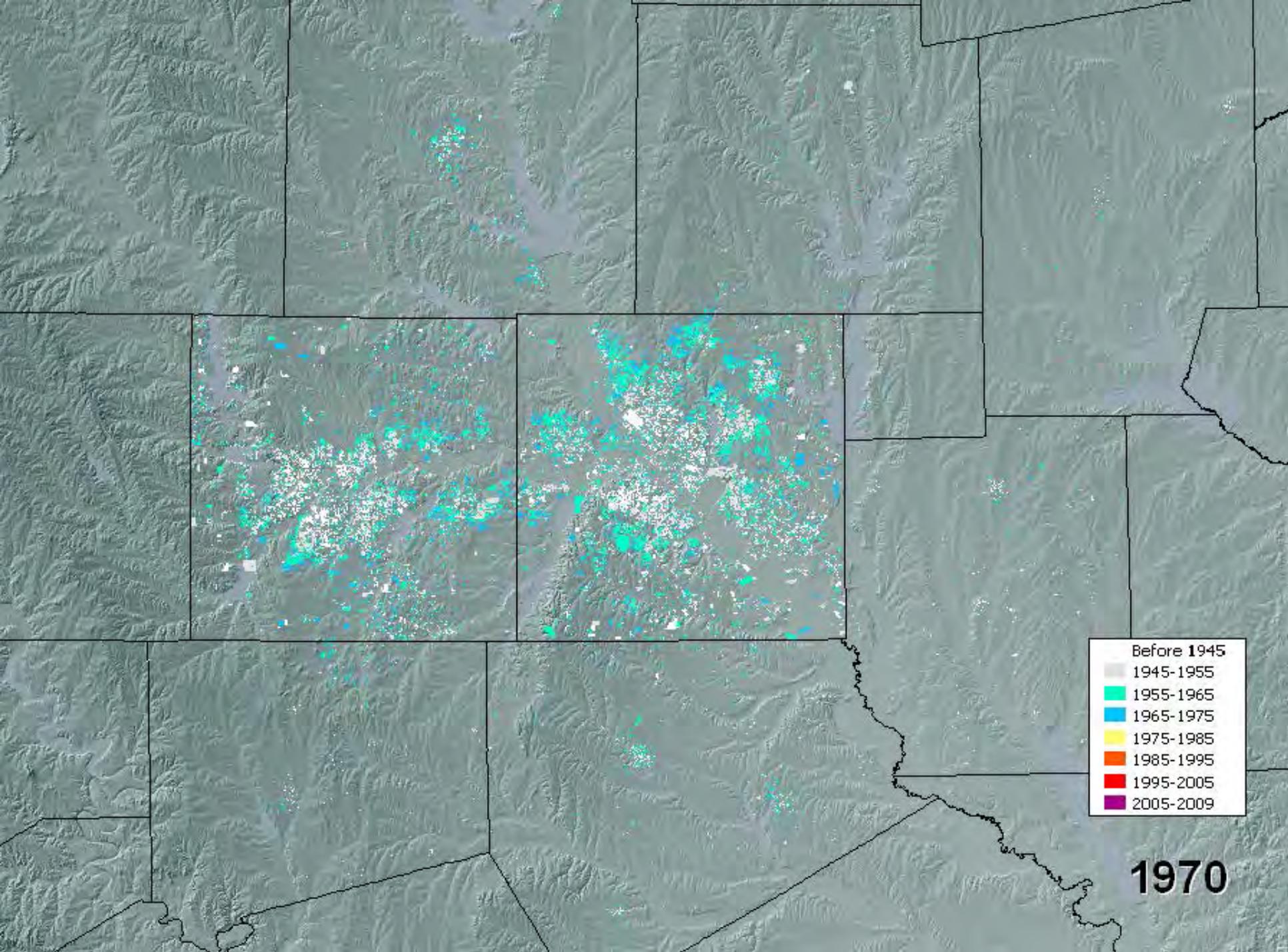
- How did we get here?
- Challenges under ‘business as usual’?
- How can we do better?



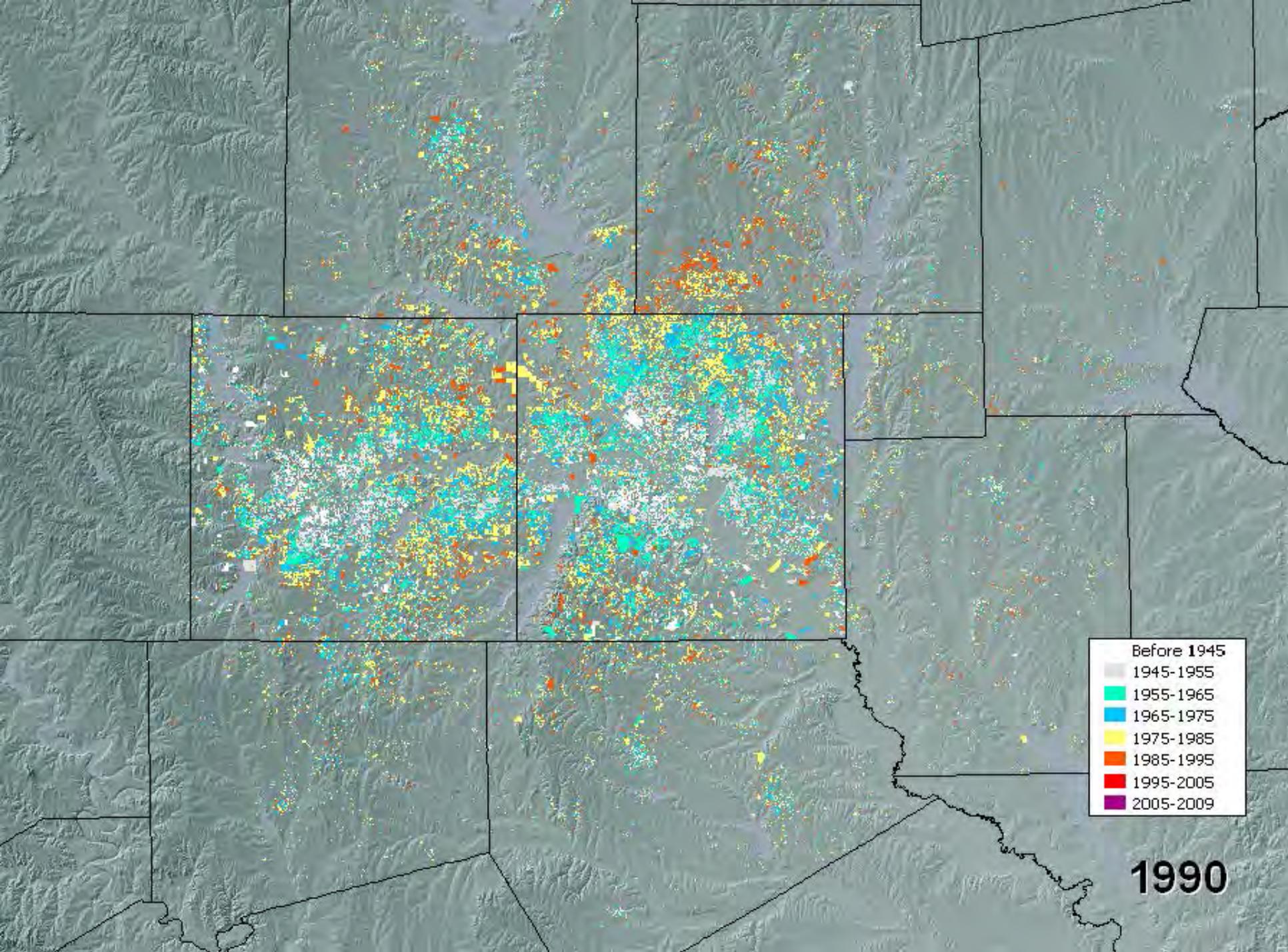


- Before 1945
- 1945-1955
- 1955-1965
- 1965-1975
- 1975-1985
- 1985-1995
- 1995-2005
- 2005-2009

1950

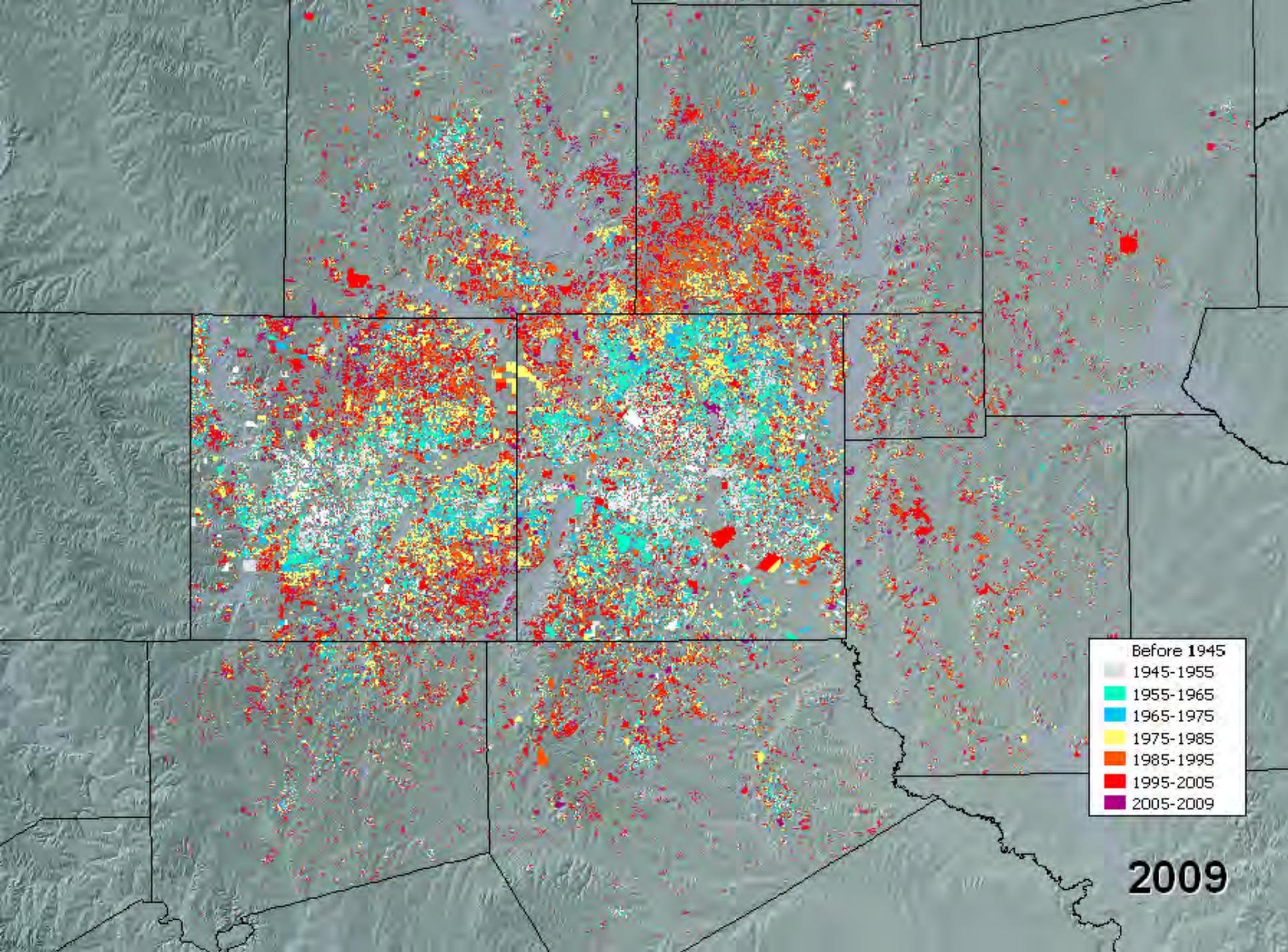


1970



- Before 1945
- 1945-1955
- 1955-1965
- 1965-1975
- 1975-1985
- 1985-1995
- 1995-2005
- 2005-2009

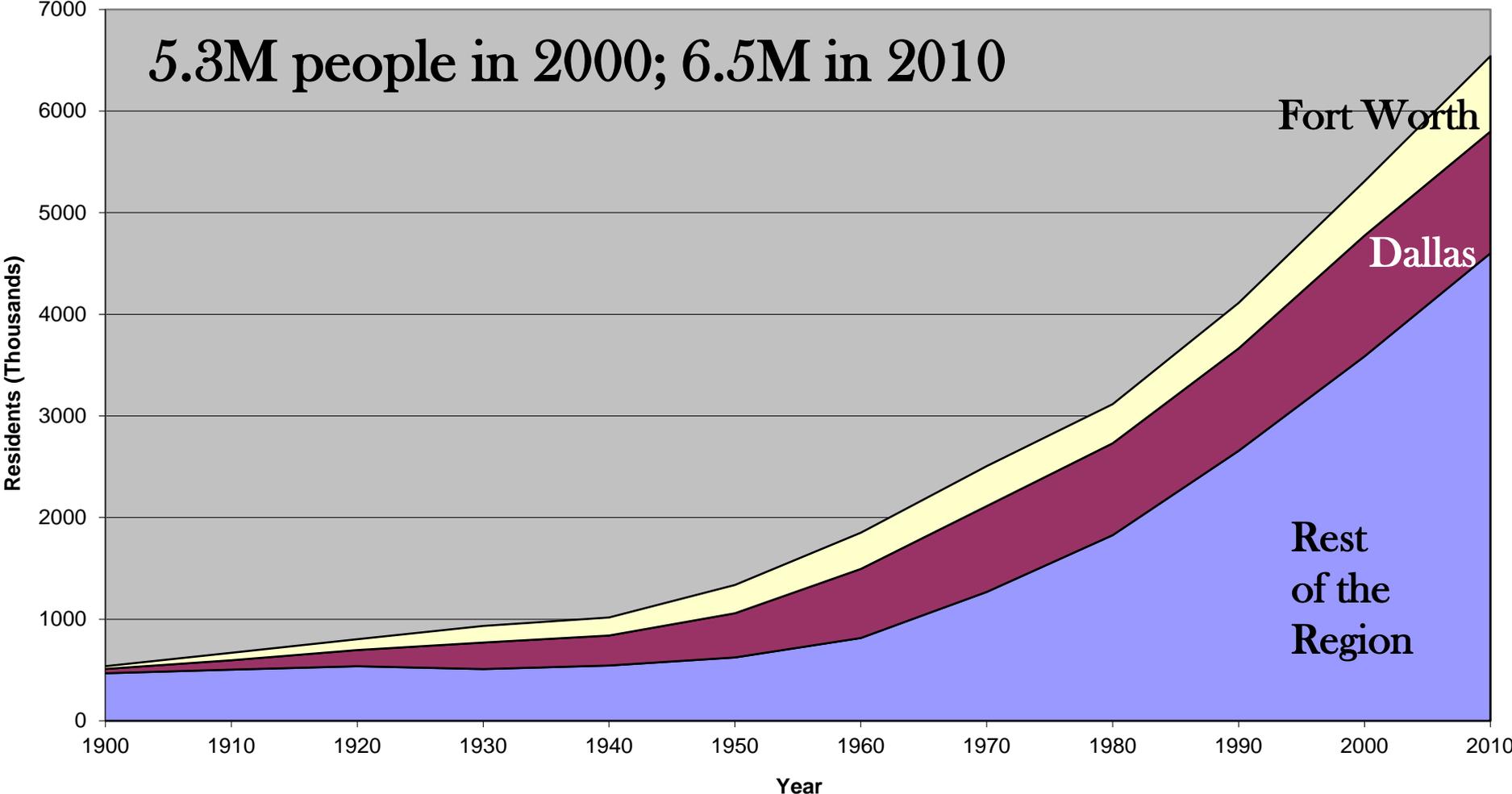
1990



North Texas Population



5.3M people in 2000; 6.5M in 2010



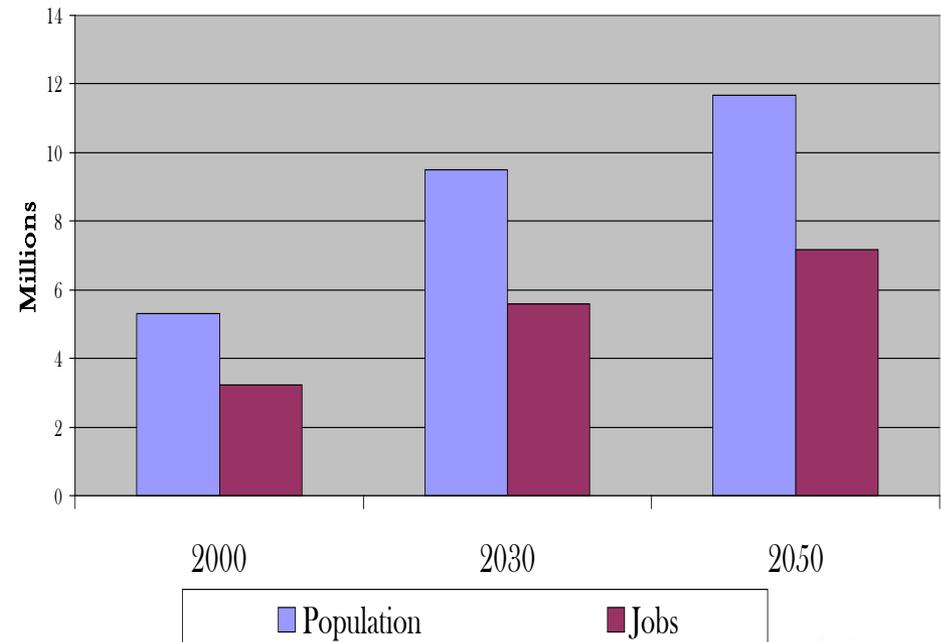
Regional growth is expected to continue

- Population

- 5.3 million people in 2000
- 9.5 million people in 2030
- 11.7 million people in 2050

- Employment

- 3.2 million jobs in 2000
- 5.6 million jobs in 2030
- 7.2 million jobs in 2050

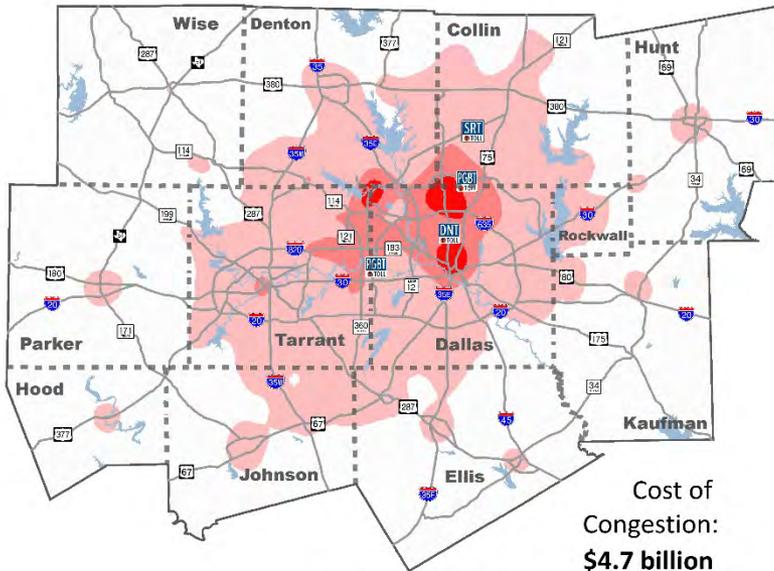


Challenges under 'business as usual'?

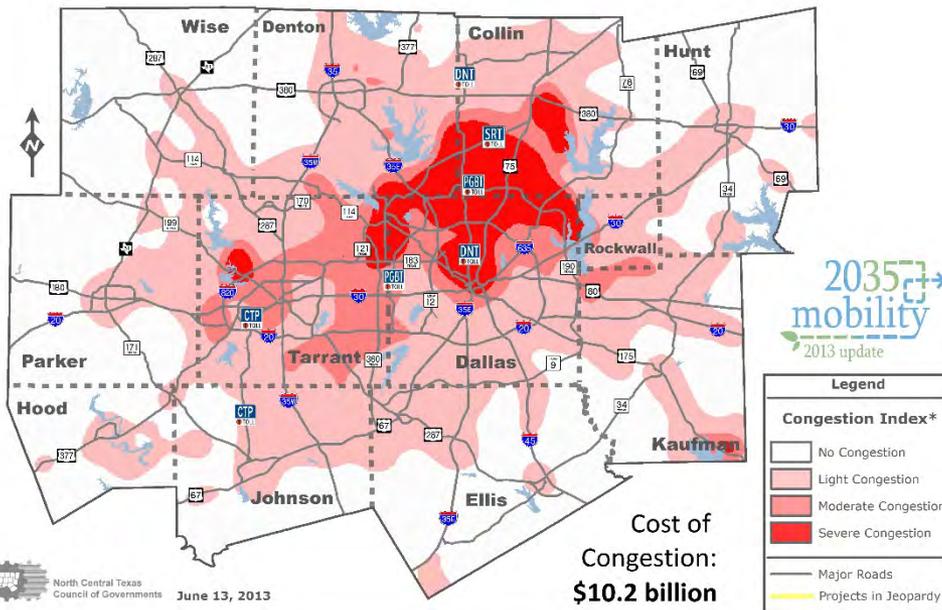


Cost of Congestion

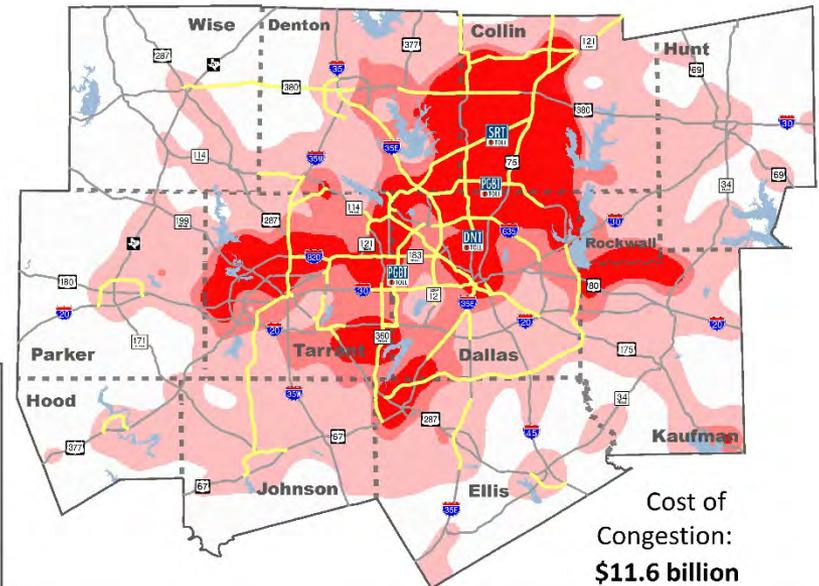
2013 Congestion Levels



2035 Congestion Levels



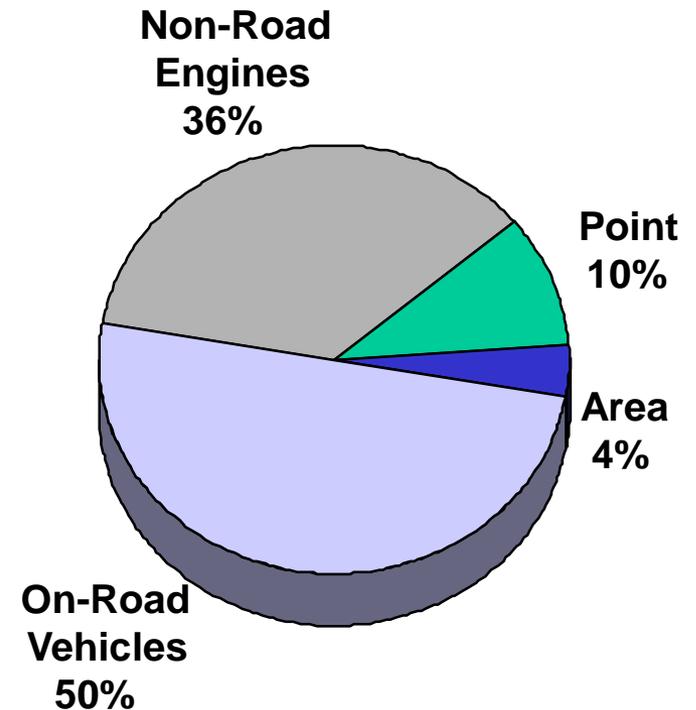
2035 No-build Congestion Levels



Maximize Existing System	Infrastructure and Maintenance • Maintain and Operate Existing Facilities • Bridge Replacement	\$28.9
	Management and Operations • Improve Efficiency & Remove Trips from the System • Traffic Signals and Bicycle & Pedestrian Improvements	\$4.8
	Growth, Development, and Land Use Strategies • More Efficient Land Use & Transportation Balance	\$3.9
Strategic Infrastructure Investment	Rail and Bus • Induce Switch to Transit	\$15.6
	HOV/Managed Lanes • Increase Auto Occupancy	\$45.5
	Freeways/Toll Roads and Arterials • Additional Freeway Capacity	\$45.5
Mobility 2035 Expenditures (Actual \$, billions)		\$98.7

Projected Growth & Air Quality

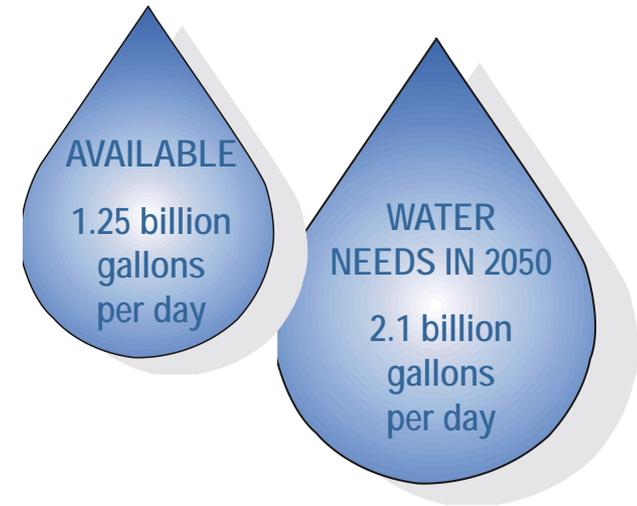
- Urbanized area of the region violates the 8-hour federal health standard for ground level ozone
- Transportation funding is dependent on air quality conformity
- Mobile Sources are the leading cause of Nitrogen Oxide emissions
- TCEQ is in the process of developing an 8-hour ozone attainment demonstration State Implementation Plan



Source: Revisions To The State Implementation Plan for the Control of Ozone Air Pollution - Attainment Demonstration for the Dallas/Fort Worth Ozone Nonattainment Area, TNRCC, February 24, 1999, Figure 2.7-4

Projected Growth & Water Supply

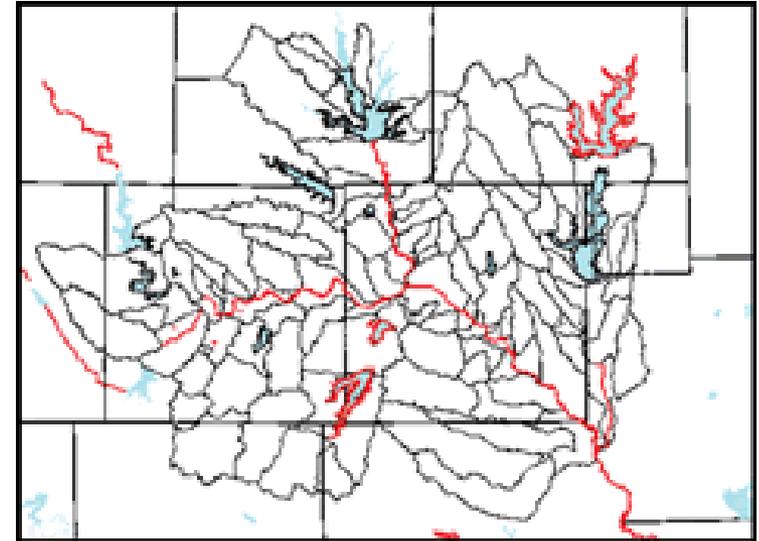
- By 2050, DFW urban counties¹ will require 2.1 billion gallons per day
- Available supplies would provide 1.25 billion gallons per day, representing a significant shortfall
- Satisfying demand will require:
 - Development of a major lake in East Texas and/or purchase of developed water from Oklahoma or other Texas sources
 - Increased reuse of treated wastewater
 - Local conservation programs
 - Protection of existing sources



¹ Collin, Dallas, Denton, Tarrant Counties from 2011 Region C Water Plan

Projected Growth & the Environment

- Each of our major rivers have sections that do not meet the state's designated water quality standards
- Storm water runoff from increases in impervious area may cause flooding, stream bank erosion, and pollution of streams and lakes
- More than 100 local governments are required by state-issued permits to address storm water pollution from development & redevelopment
- Loss of open space & Insufficient natural areas with functioning ecological systems in developed areas

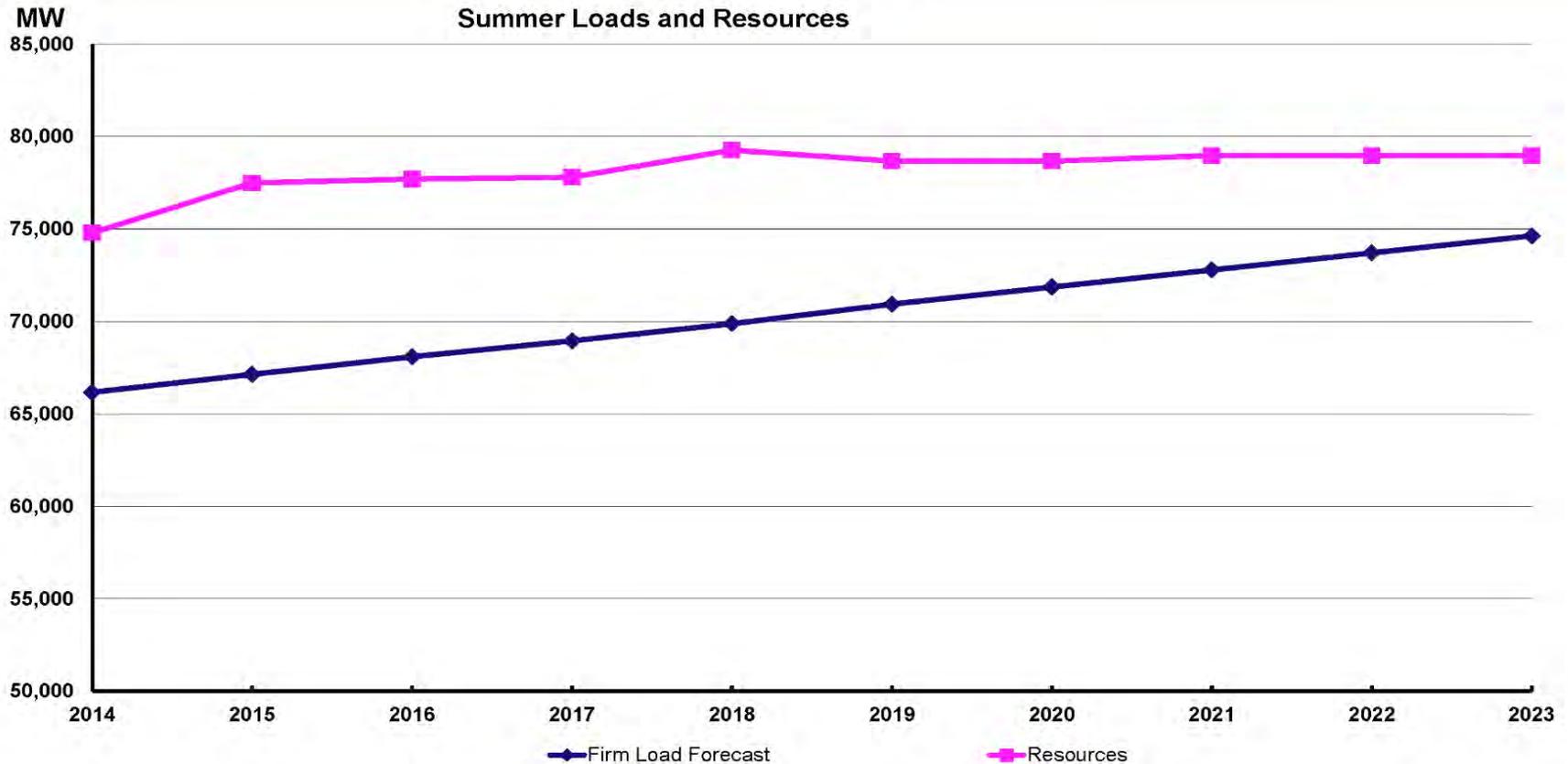


Projected Growth & Electricity



2014 Report on the Capacity, Demand, and Reserves in the ERCOT Region

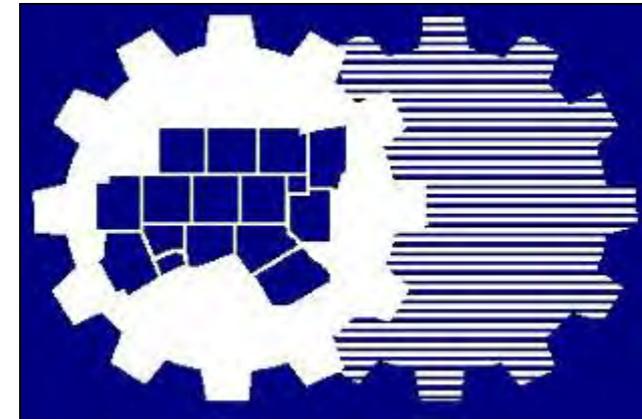
Summer Summary



How can we do better?

Vision North Texas is a private-public-academic **partnership** with three objectives:

- Increase **awareness** about expected growth,
- Serve as a forum for **discussion** among all stakeholders about critical issues, and
- Build support for **initiatives** that might create a successful and sustainable future for North Texas.



North Texas 2050 – Regional Gamebook



Wise
Denton
Collin
Hunt
Palo Pinto
Parker
Tarrant
Dallas
Rockwall
Kaufman
Navarro
Ellis
Johnson
Hood
Somervell
Erath

North Texas 2050



Download at www.visionnorthtexas.org

A Vision for North Texas

North Texas is recognized worldwide as a region that sustains its economic success and vitality because it contains many distinctive and highly desirable communities, supports innovative people and businesses and nurtures its varied natural assets.

- It contains diverse neighborhoods, mixed use centers and communities that appeal to people of all income levels and at all stages of their lives.
- It is a preferred location for the employees and businesses that comprise the broad-based and innovative local economy.
- It offers residents and businesses access to resources and opportunities that lead to their long-term success.
- It protects, manages and enhances critical natural areas and uses energy and natural resources responsibly.
- It supports resilient and effective responses to change through collaboration and cooperation within the region.



Guiding Principles

1. Development Diversity
2. Efficient Growth
3. Pedestrian Design
4. Housing Choice
5. Activity Centers
6. Environmental Stewardship
7. Quality Places
8. Efficient Mobility Options
9. Resource Efficiency
10. Educational Opportunity
11. Healthy Communities
12. Implementation



Policy Areas & Centers

- Natural Areas
- Rural Areas
- Separate Community Areas
- Outer Tier Areas
- Inner Tier Areas
- Employment Centers
- Mixed Use Centers



Preferred Future



- Accommodates anticipated growth
- Offers opportunities to all parts of North Texas
- Increases choice for future North Texans

Future North Texans



- From 2000 to 2030 in 16 county region:
 - **School aged children** are a slightly smaller share of the population
 - Smaller share of people in **labor force** (ages 20 - 64)
 - 61% in 2006; 57% in 2030
 - More **seniors** (ages 65 through 84)
 - 7% in 2006; 13% in 2030
 - More **diverse**
 - Higher %s of Hispanic & Asian residents
 - Larger share of **'transit-oriented'** households
 - Estimate of 46,429 in 2007; projected 270,676 in 2030

Conclusions

The neighborhoods, jobs, services & amenities that North Texans want and need in 2030 (or 2050) will not be the same as in 2000 (or earlier).

Market demand will not be met by 'business as usual'.

Wrap Up & Call to Action

**Continued Communication,
Cooperation and Partnership**



Thank You!

Swimming Pools

Driftwood Drive/Pipeline Road Update

Proposed Development (N. Industrial Boulevard/Ash Lane)



Proposed Nursing Center



MERIDIAN - EULESS NURSING



Proposed Nursing Center



Proposed Nursing Center

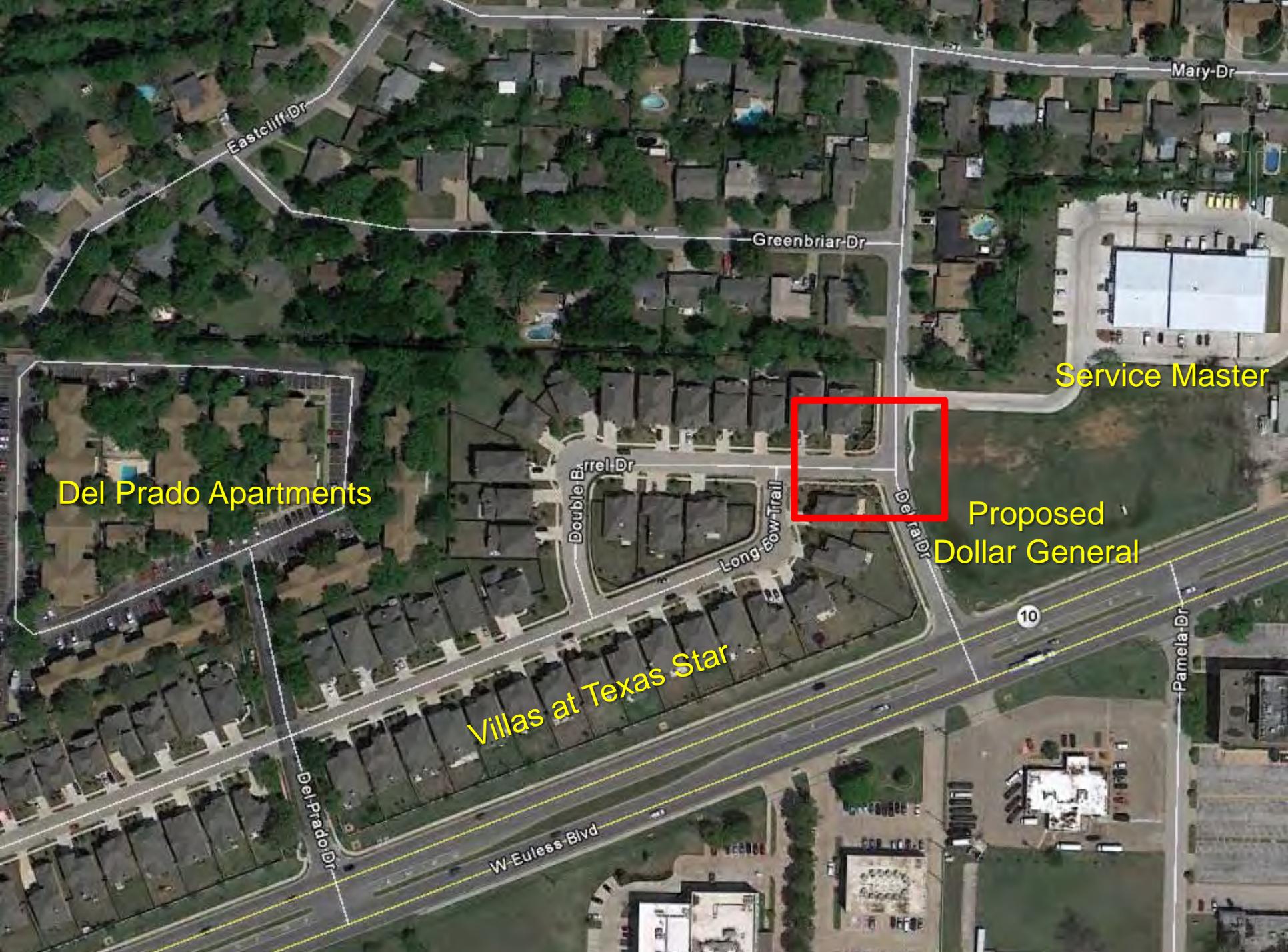


Proposed Nursing Center

Villas at Texas Star HOA Request Update

The background features a faded image of a large, multi-bladed windmill on the right side. On the left, there is a curved sign with the word "WELLES" in a serif font. The entire scene is overlaid with a semi-transparent blue filter. A decorative blue wavy line runs across the top of the image.

Villas at Texas Star



Eastcliff Dr

Mary Dr

Greenbriar Dr

Service Master

Del Prado Apartments

Double Barrel Dr

Long Bow Trail

Del Prado Dr

Proposed Dollar General

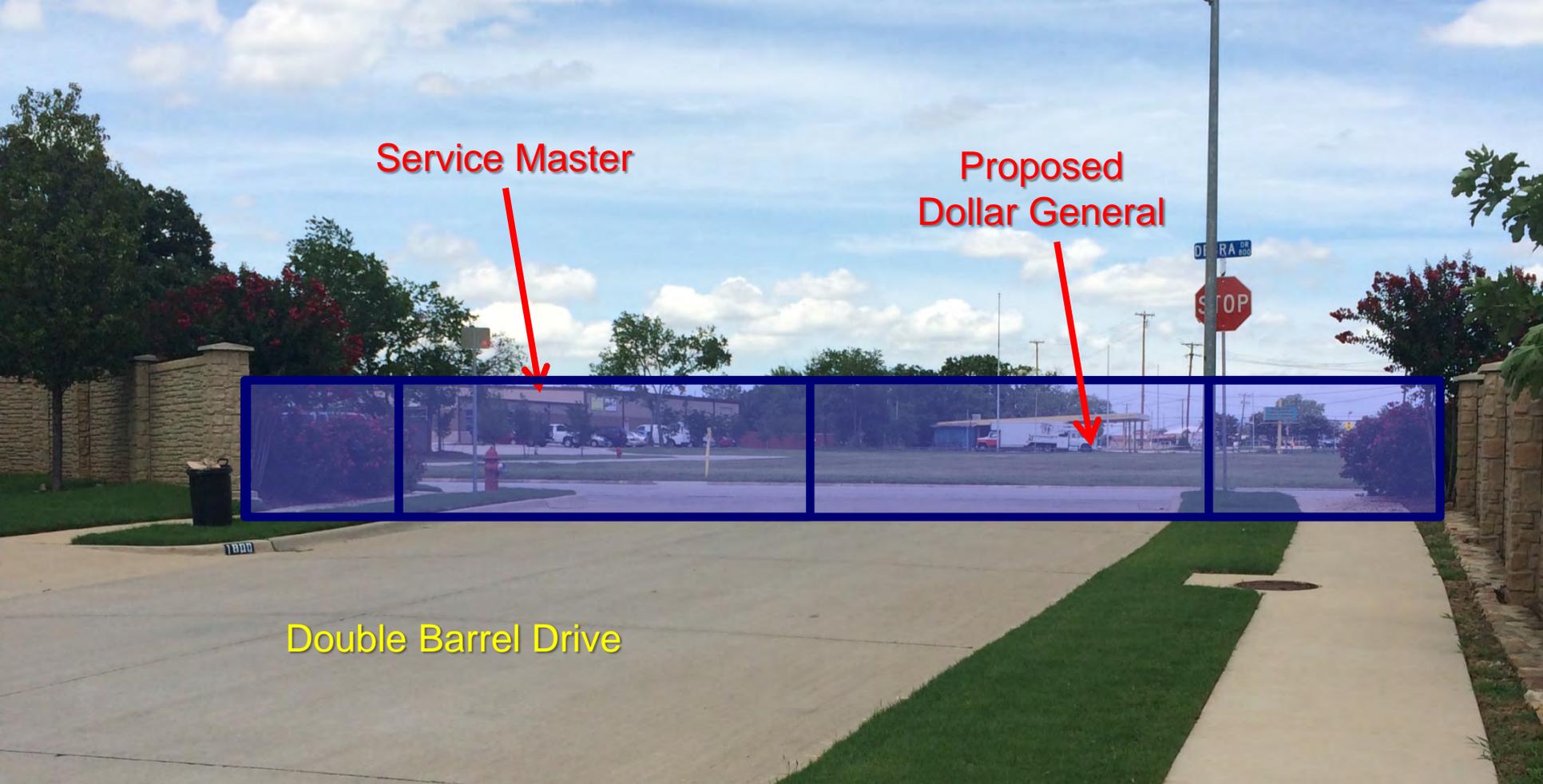
Villas at Texas Star

Del Prado Dr

W Euless Blvd

Pamela Dr

10



Service Master

Proposed Dollar General



Double Barrel Drive



Fire Hydrant

Double Barrel Drive

Villas at Texas Star



Gate Example – Enclave at Wilshire Park

Development Update

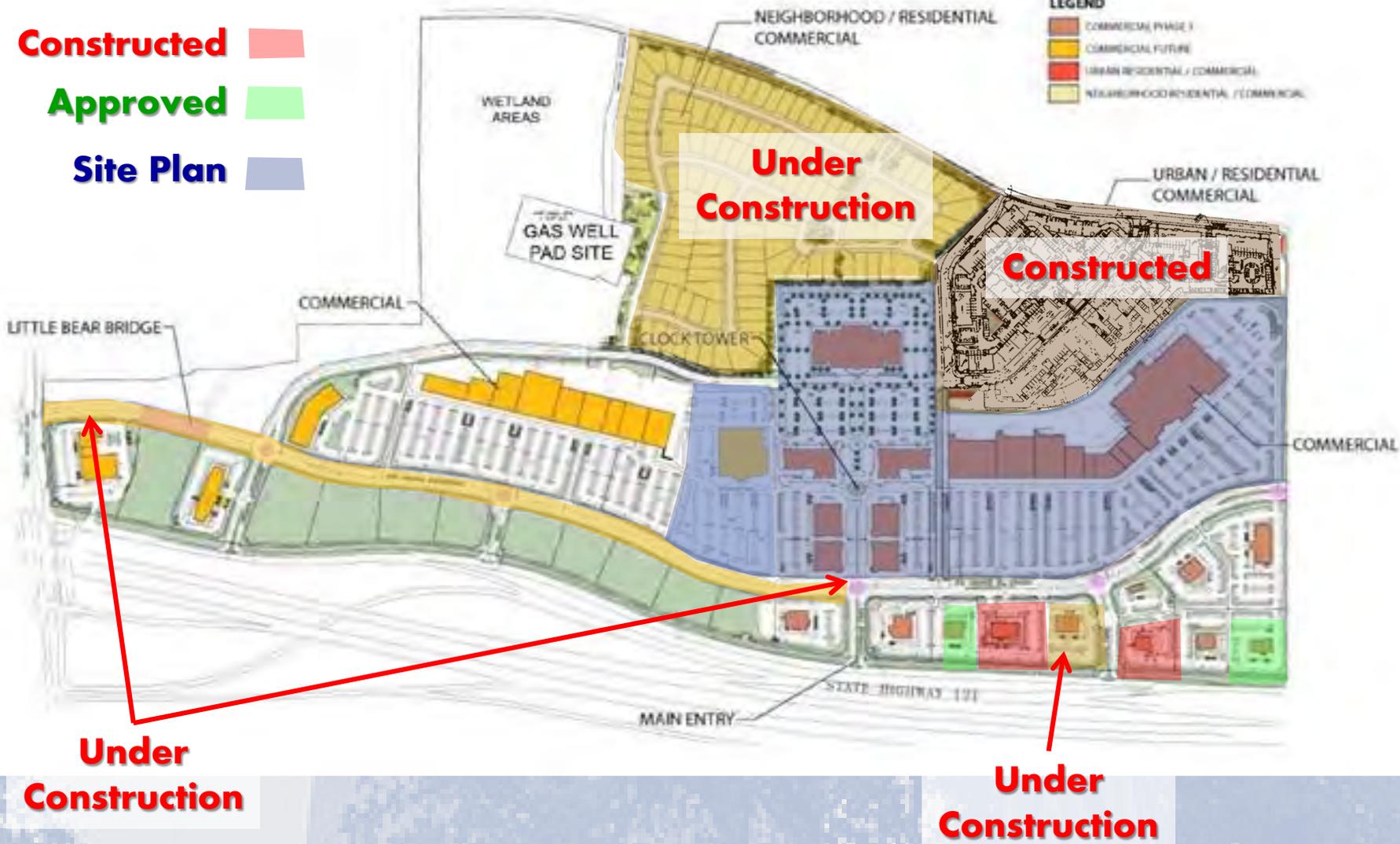


Development Report

Glade Parks

- Constructed** 
- Approved** 
- Site Plan** 

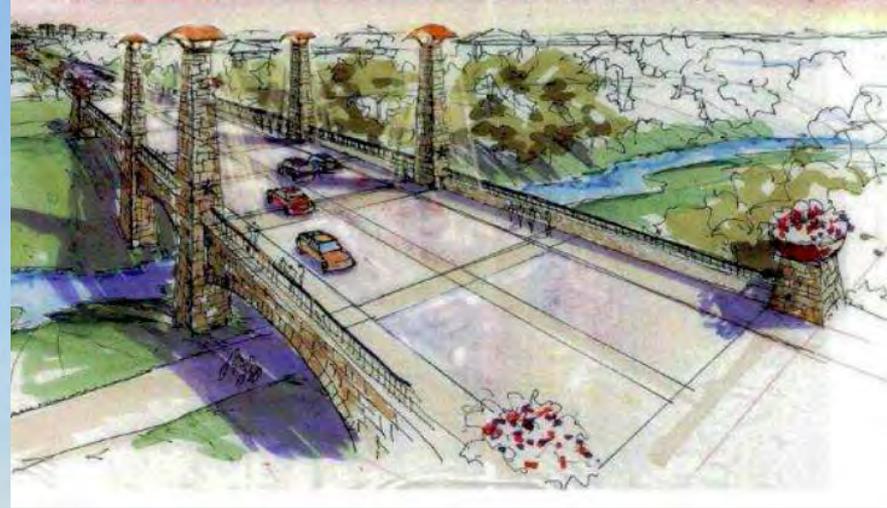
- LEGEND**
-  COMMERCIAL PHASE I
 -  COMMERCIAL FUTURE
 -  URBAN RESIDENTIAL / COMMERCIAL
 -  NEIGHBORHOOD RESIDENTIAL / COMMERCIAL



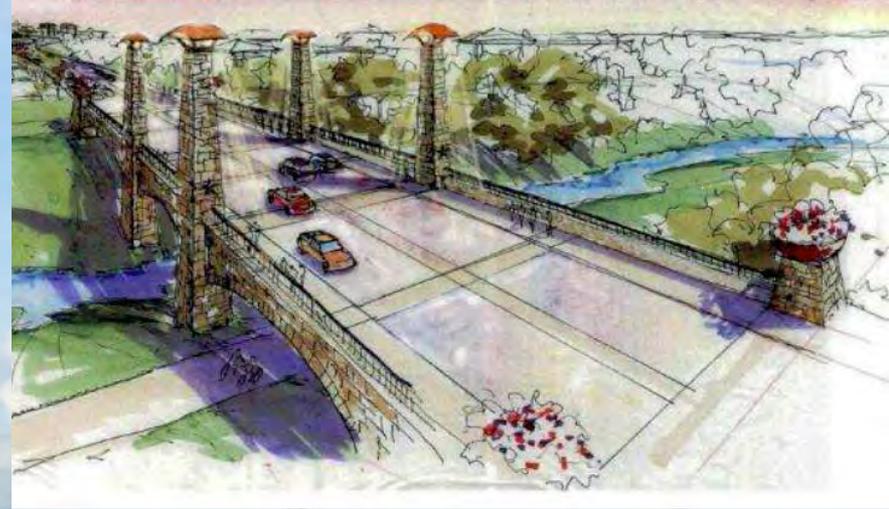
Glade Parks Building 21



Rio Grande Boulevard



SH 121 Frontage Road



Glade Parks Entry Feature Construction Chisholm at SH 121



Glade Parks KHov Single Family Residential Subdivision Wall Example



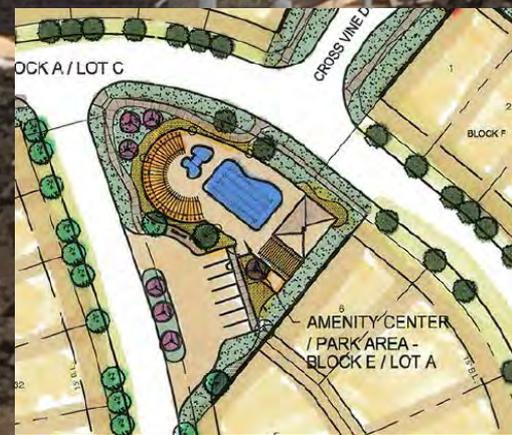


Gateway Court
Gateway Blvd at Centurion Way



the carolina elevation e

The Dominion at Bear Creek
Amenity Center
Bear Creek Parkway and Midway Drive



The Dominion at Bear Creek
New Homes
Bear Creek Parkway and Midway Drive



Ice Monkeys Snow Cones
2501 N. Main Street



1441 W. Airport Freeway
Building Demolition and
New Parking Area



1201 W. Airport Freeway
Skechers



Financial Report

CITY OF EULESS

FY 2013-2014

**For the Eight Month
Period Ending
May 31, 2014**

Fund Balance Summary

Governmental Operating/Debt Funds As of May 31, 2014 Budgetary Basis (Unaudited)

(Presented in 000's)	Beginning Fund Balance	FYTD Revenues	FYTD Expenses	Ending Fund Balance
Governmental Operating/Debt Funds				
General	8,891	26,467	21,487	13,871
Hotel/Motel	255	159	203	211
Juvenile Case Fund	133	70	46	157
1/2 Cent EDC Operating	2,091	2,822	2,527	2,387
1/4 Cent CCPD	605	1,401	1,254	751
Police Seized Assets Fund	2,429		1,535	894
Police Drug Fund - DEA Award	15	-	-	15
Police Drug Fund - State/Eules	112	5	5	111
Public Safety Grant Fund	75	41	48	68
Motor Vehicle Rental Tax Operating	3,873	6,739	6,984	3,628
Glade Parks Public Imp. District	56	718	-	774
Glade Parks TIRZ #3	-	121	-	121
Cable PEG Fund	290	67	19	339
Debt Service-Other Funds	1,721	4,273	2,479	3,515

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Fund Balance Summary

Proprietary Operating/Debt Funds

As of May 31, 2014 Budgetary Basis (Unaudited)

(Presented in 000's)	Beginning Fund Balance	FYTD Revenues	FYTD Expenses	Ending Fund Balance
Proprietary Operating/Debt Funds				
Water & Wastewater	5,369	11,858	12,414	4,813
Service Center	19	809	765	62
Drainage	313	473	393	394
Recreation Classes	353	315	329	339
Arbor Daze Fund	34	76	82	28
TX Star Sports Complex	80	976	918	139
TSSC Debt Reserve/Debt Service	914	167	158	923
TX Star Golf Course	(75)	2,734	2,597	62
TSGC Debt Reserve/Debt Service	1,898	647	598	1,946
Water & Wastewater Debt Resv/Emerg	805		-	805
Rate Stabilization Reserve	2,154	227	121	2,260
Water & Wastewater Debt Service	9	352	57	305

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Fund Balance Summary

Internal Service and Fiduciary Funds
As of May 31, 2014 Budgetary Basis (Unaudited)

(Presented in 000's)	Beginning Fund Balance	FYTD Revenues	FYTD Expenses	Ending Fund Balance
<u>Internal Service Funds</u>				
Equipment Replacement	2,711	761	986	2,486
Insurance	2,647	3,737	3,475	2,909
Risk/Workers Compensation	1,349	535	543	1,341
<u>Fiduciary Funds</u>				
Stars Center Escrow	1,421		-	1,421
Total Operating	40,542	66,551	60,019	47,075

Fund Balance Summary

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Fund Balance Summary

Capital Project Funds

As of May 31, 2014 Budgetary Basis (Unaudited)

(Presented in 000's)	Beginning Fund Balance	FYTD Revenues	FYTD Expenses	Ending Fund Balance
Capital Funds				
Developers Escrow	1,448	138	67	1,518
Street CIP	1,657	604	854	1,407
EDC CIP	1,043	52	79	1,016
General CIP	681	91	-	772
Redevelopment CIP	205		138	68
Police Facility CIP	78		-	78
Car Rental Tax CIP	763	168	409	522
Water/Wastewater CIP	4,012	1,163	2,738	2,437
Water Impact Fee CIP	1,600	26	247	1,378
Wastewater Impact Fee CIP	481	169	-	649
Drainage CIP	1,247	26	20	1,253
Texas Star Sports Complex CIP	753		-	753
Fiduciary Funds				
Glade Parks Escrow #1	284	(284)	-	-
Glade Parks Escrow #2	-	5,871	634	5,237
Total Capital Funds	14,251	8,024	5,187	17,088

Consolidated Statement

As of May 31, 2014 (Presented in 000's)

	PYTD Actual	FYTD Actual	FYTD Budget	Variance		Annual Budget
				\$	%	
Operating Revenues						
Property Tax	12,393	13,201	12,767	434	3.40%	13,235
General Sales Tax	10,520	11,260	10,742	517	4.82%	16,297
Selective Sales Tax/Car Rental Tax	6,792	6,927	6,630	297	4.48%	13,801
Gross Receipts Tax	2,787	3,010	2,820	190	6.73%	4,226
Penalties	219	204	226	(22)	(9.86%)	344
Licenses & Permits	739	700	579	122	21.06%	849
Intergovernmental Revenue	202	236	201	35	17.41%	469
Charges For Service	16,797	16,961	17,404	(443)	(2.54%)	27,681
Fines & Court Costs	2,320	2,706	2,495	212	8.49%	3,493
Interest/Rent/Misc.	1,691	1,505	1,146	359	31.37%	1,813
Insurance/Risk Contributions	3,802	3,948	4,179	(232)	(5.54%)	6,359
	<u>58,264</u>	<u>60,659</u>	<u>59,190</u>	<u>1,470</u>	<u>2.48%</u>	<u>88,565</u>
Transfers For						
Transfer For Operating/Debt	5,036	5,892	6,007	(115)	(1.92%)	9,628
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Operating Revenues	63,300	66,551	65,197	1,354	2.08%	98,194
Other Sources-Bond Proceeds	1,239	-	-	-	100.00%	-
Operating Revenues & Other Sources	64,539	66,551	65,197	1,354	2.08%	98,194

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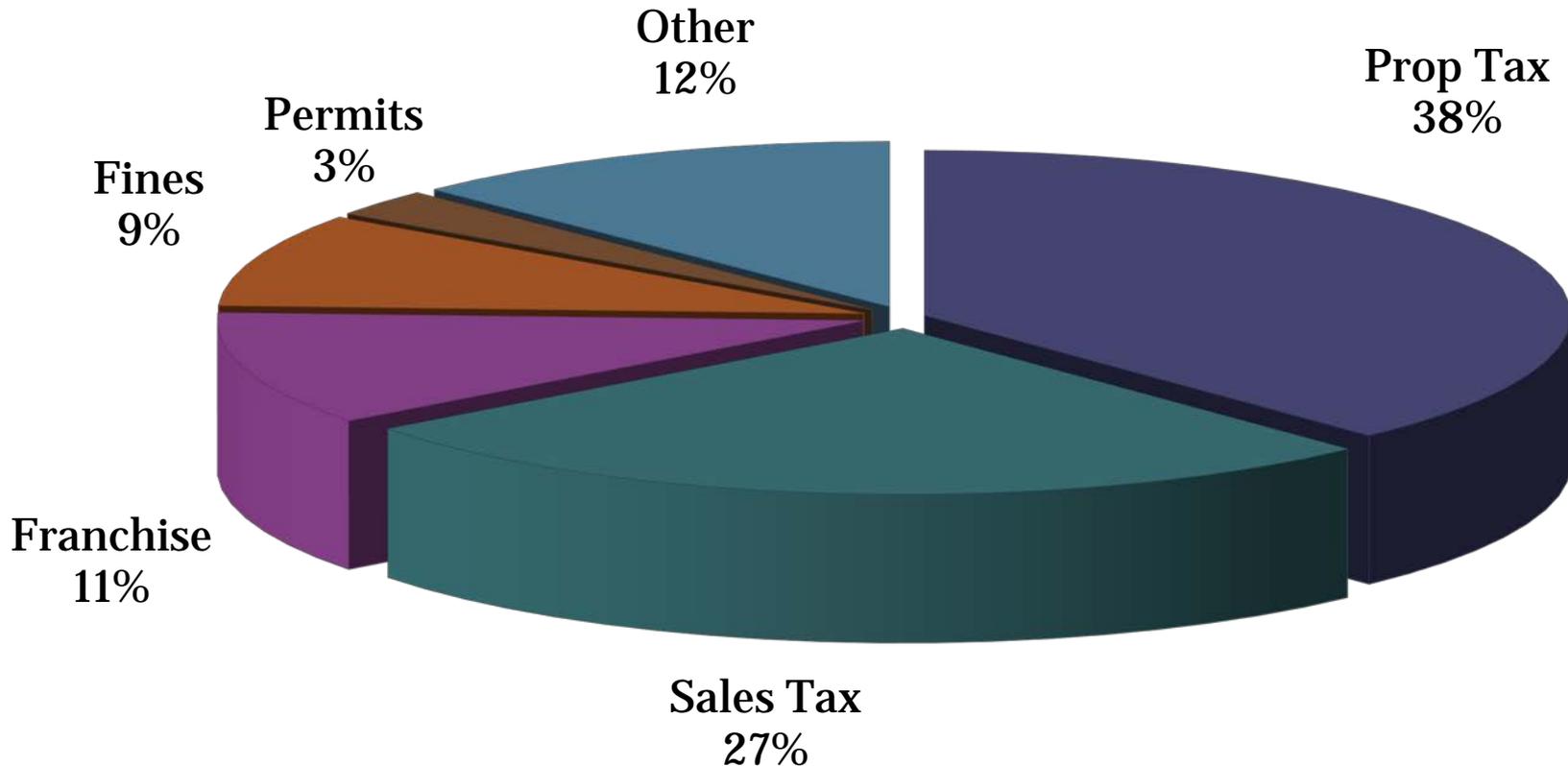
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Operating Revenues	63,300	66,551	65,197	1,354	2.08%	98,194
Other Sources-Bond Proceeds	1,239	-	-	-	100.00%	-
Operating Revenues & Other Sources	64,539	66,551	65,197	1,354	2.08%	98,194

Consolidated Statement

As of May 31, 2014 (Presented in 000's)

	PYTD Actual	FYTD Actual	FYTD Budget	Variance		Annual Budget
				\$	%	
Operating Expenses						
Salaries	16,374	17,010	17,229	219	1.27%	27,494
Benefits	6,323	6,435	6,805	369	5.43%	11,208
Prof/Tech/Contract Services	2,060	1,973	2,235	263	11.75%	3,536
Water Purchase/Utility	5,887	6,993	6,810	(183)	(2.68%)	12,877
Maintenance	881	1,172	1,200	28	2.30%	1,757
Other Purch Svcs/Contingency	210	115	142	27	19.26%	1,094
Insurance	3,941	3,820	3,370	(450)	(13.36%)	5,739
G&A-Other	163	137	190	53	28.01%	295
Rebates/Incentives	5,381	5,752	5,530	(222)	(4.01%)	10,767
Supplies	1,915	1,927	2,027	100	4.94%	3,124
Capital Expenses	2,120	2,487	5,163	2,675	51.82%	7,915
Debt	3,544	4,664	4,667	3	0.06%	7,929
	<u>53,555</u>	<u>52,484</u>	<u>55,367</u>	<u>2,883</u>	<u>5.21%</u>	<u>93,736</u>
Transfers						
Operating/Debt	4,863	5,645	5,760	115	2.00%	9,257
Capital	4,287	1,890	1,890	-	0.00%	1,890
	<u>9,149</u>	<u>7,535</u>	<u>7,650</u>	<u>115</u>	<u>1.51%</u>	<u>11,147</u>
Operating Expenses	62,704	60,019	63,017	- 2,998	4.76%	104,883
Other Uses-Refunded Bonds	1,211	-	-	-	100.00%	-
Operating Expenses and Other Uses	63,916	60,019	63,017	2,998	4.76%	104,883

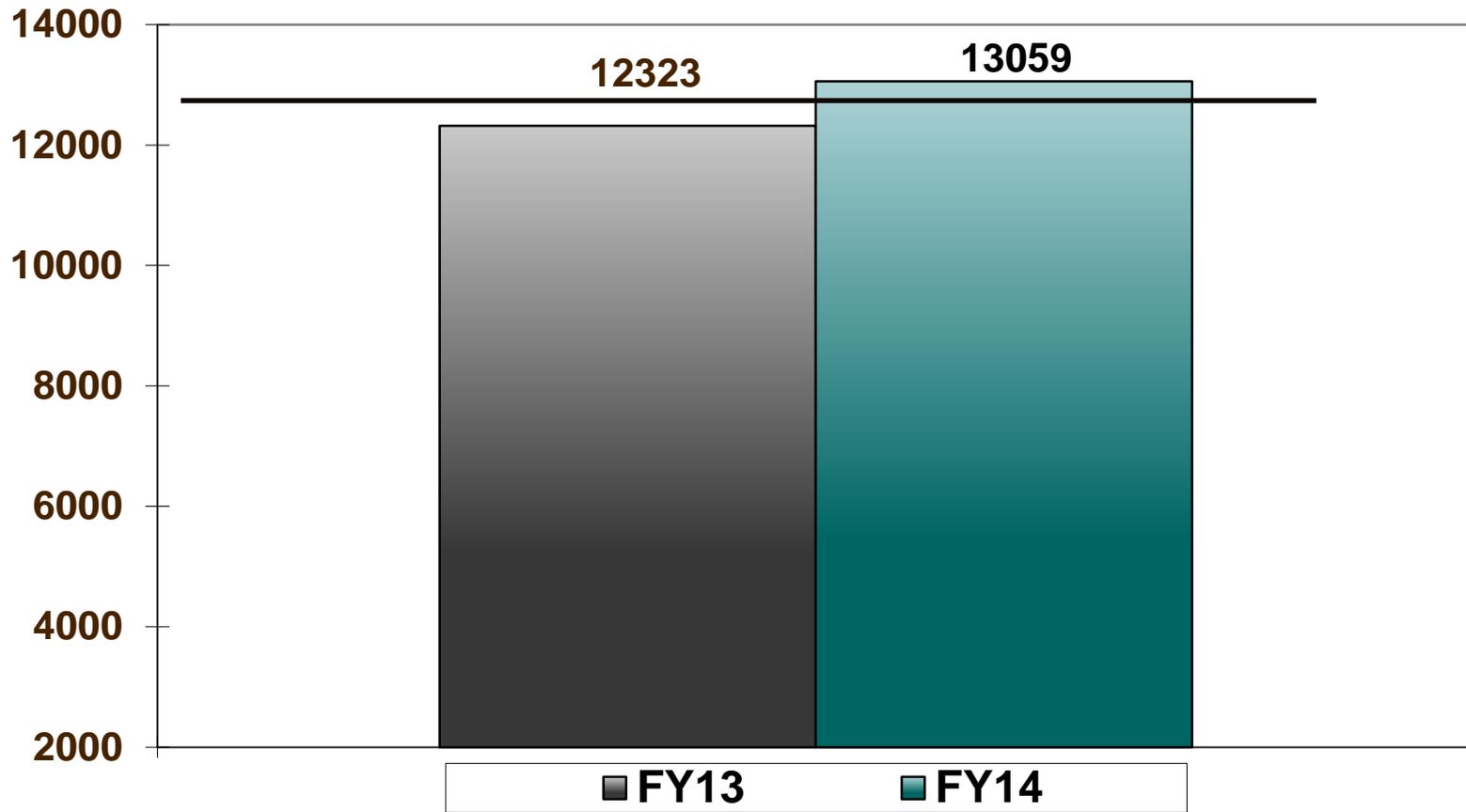
General Fund Revenues By Major Type



FYTD May 2014 Revenues Total \$26.4M (78.1%)

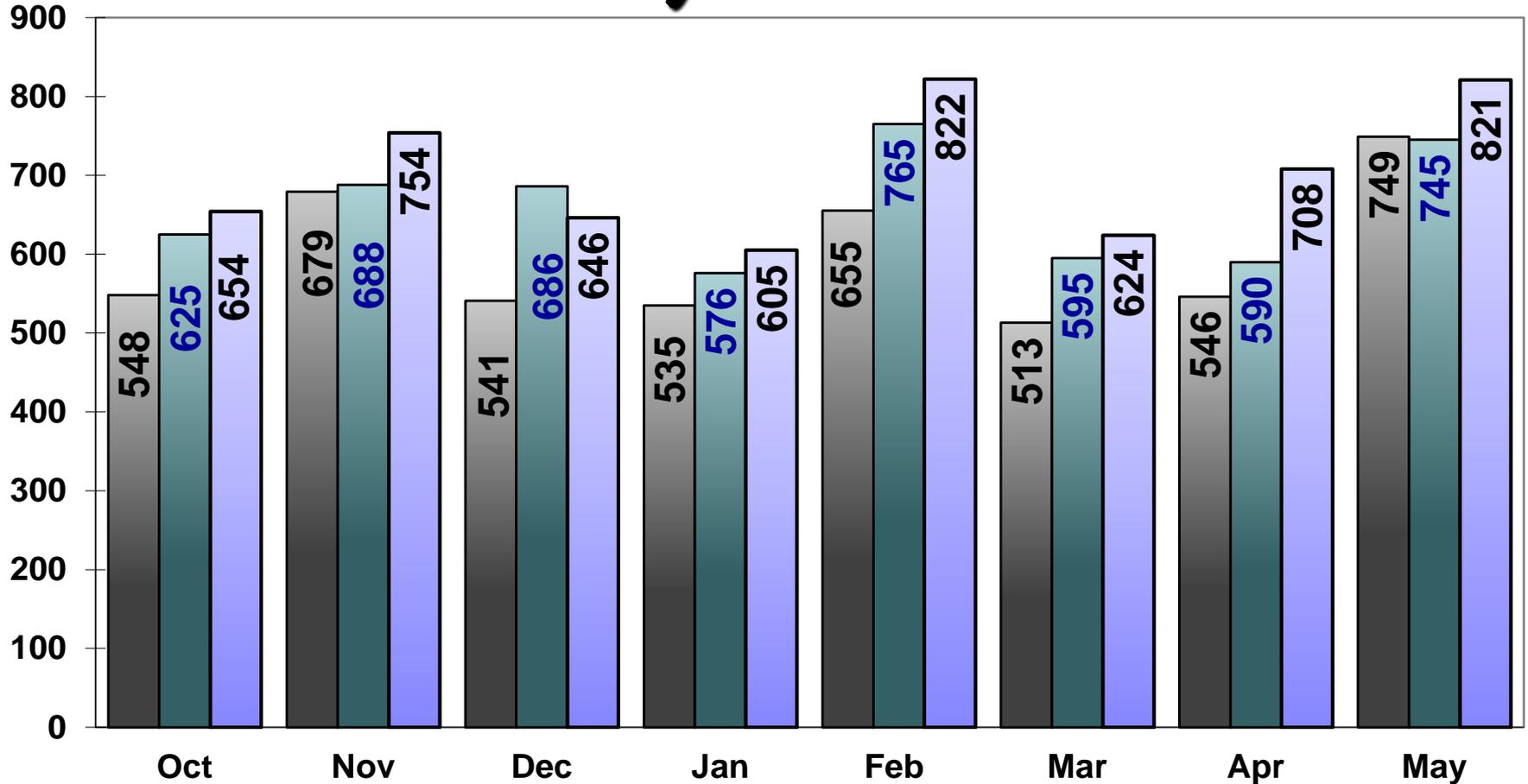
Property Tax Revenues

Fiscal Year to Date



Presented in 000's

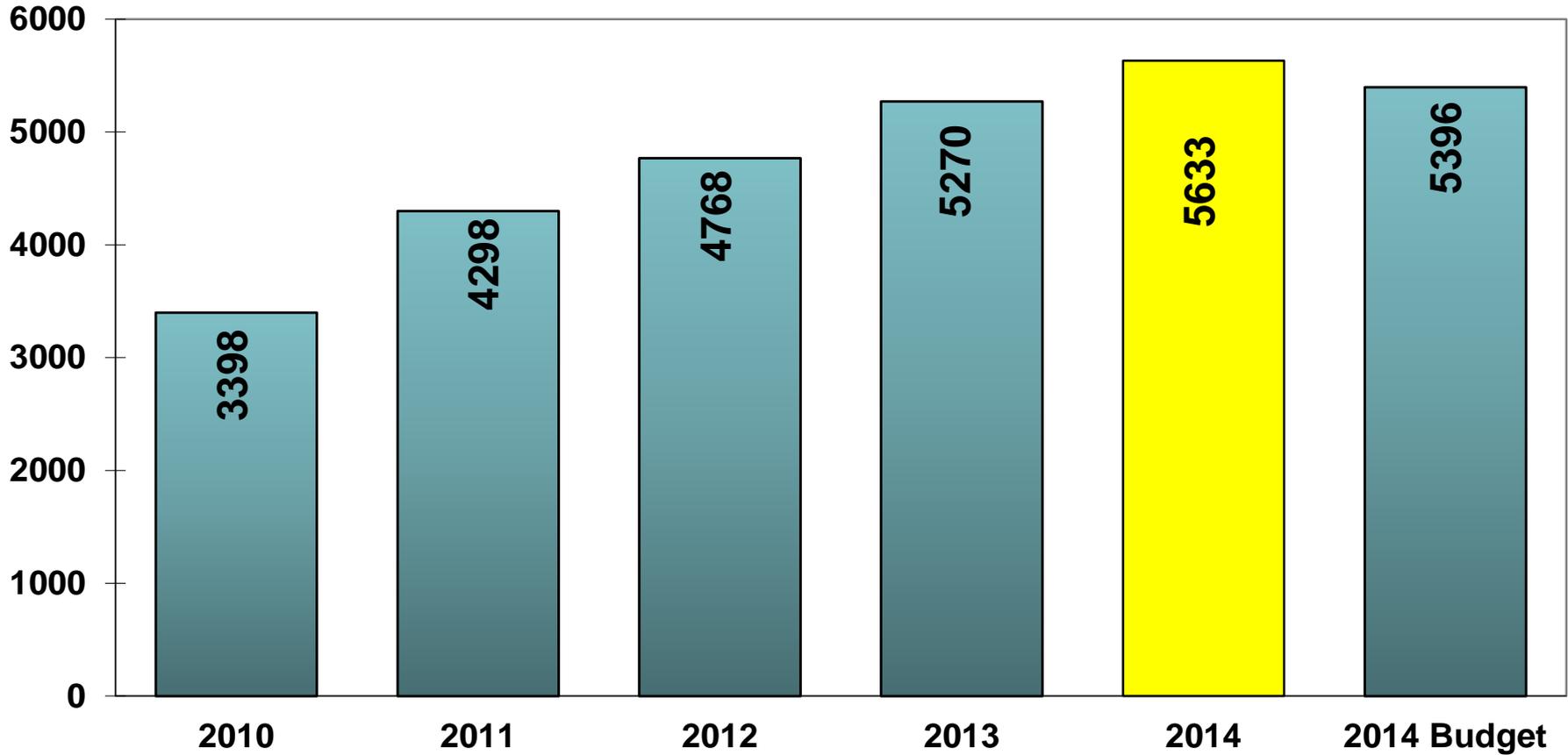
Sales Tax Revenues Monthly Collections



■ FY12 ■ FY13 ■ FY14

Presented in 000's

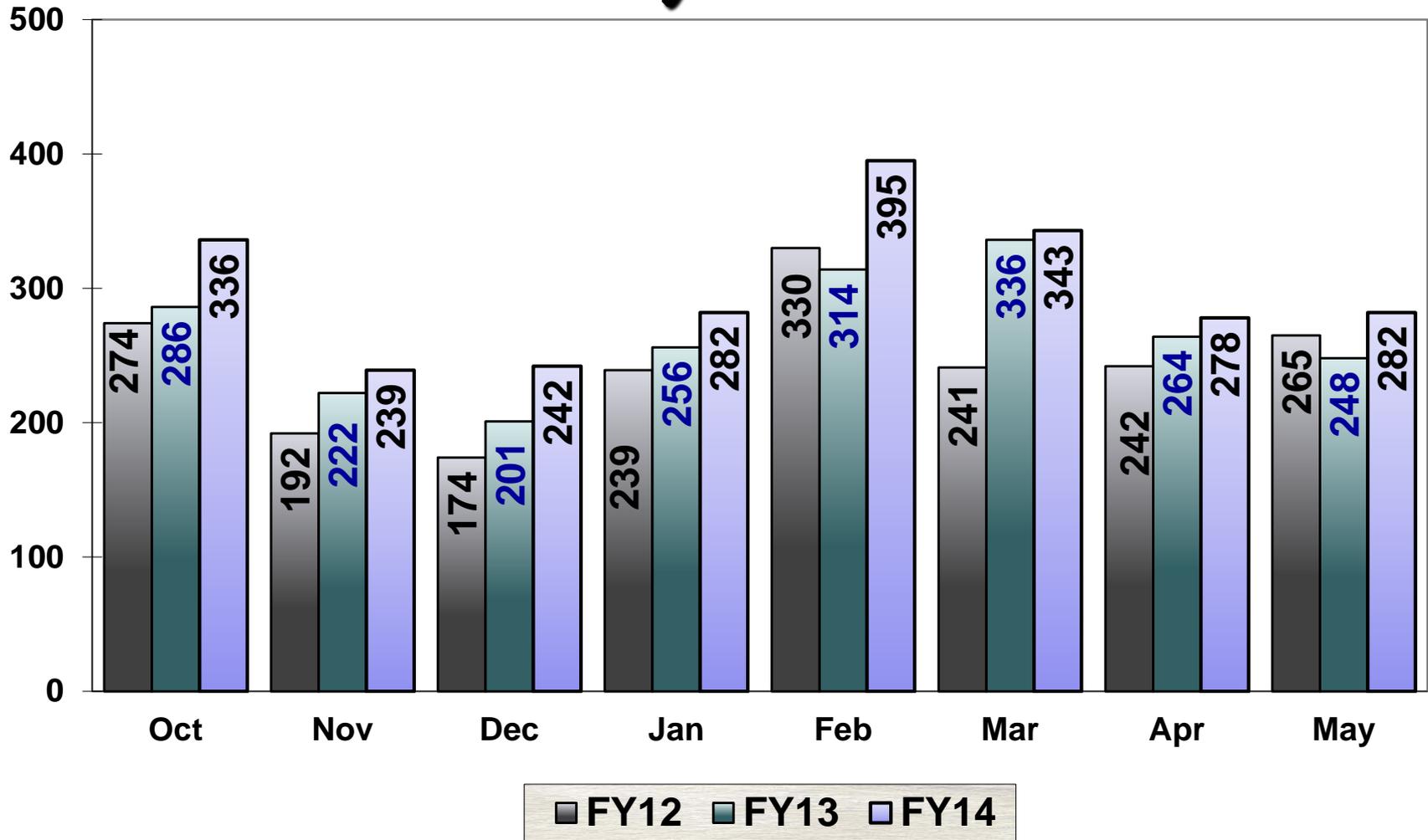
Sales Tax Revenues Fiscal Year to Date



Presented in 000's

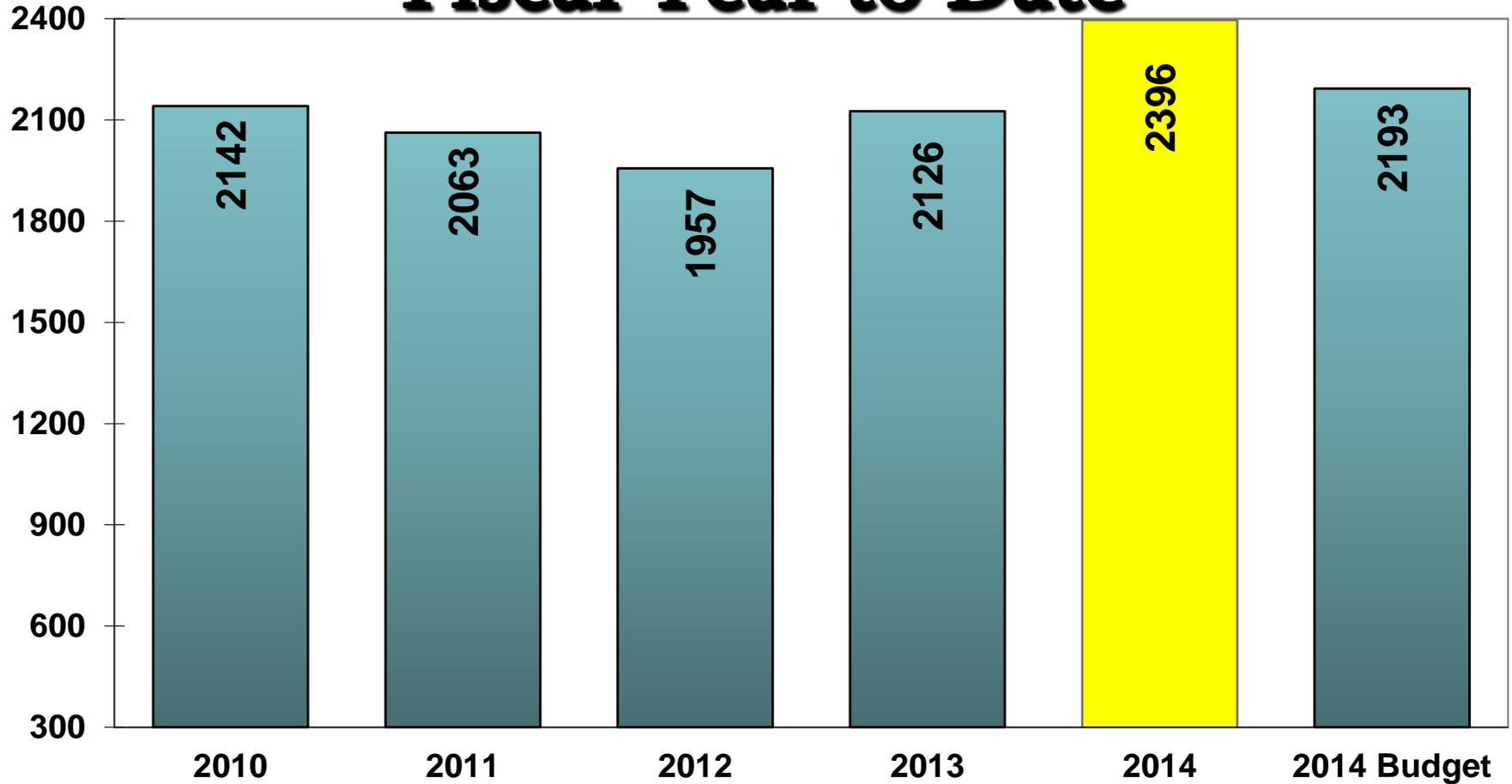
Municipal Court Revenues

Monthly Revenue



Presented in 000's

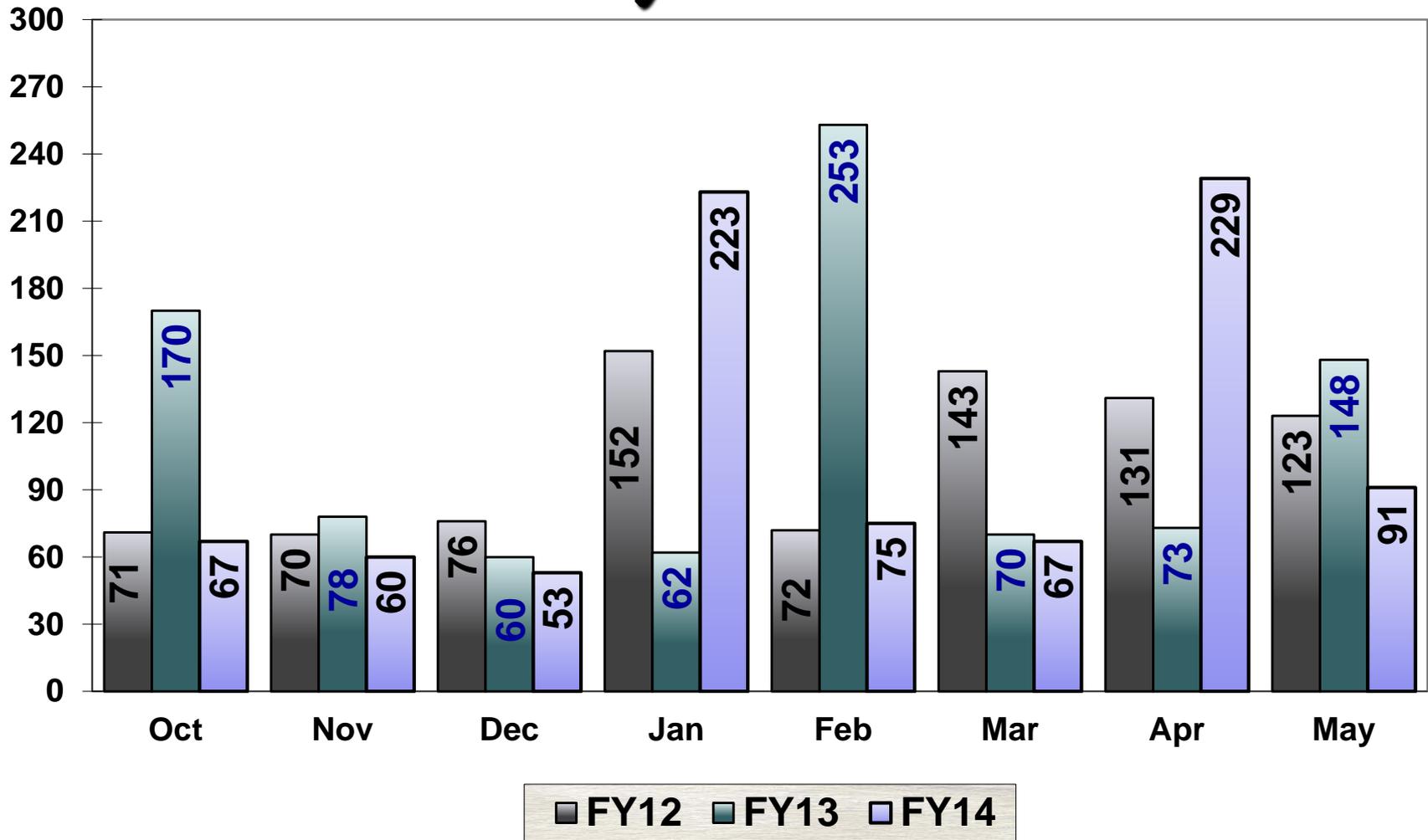
Municipal Court Revenues Fiscal Year to Date



Presented in 000's

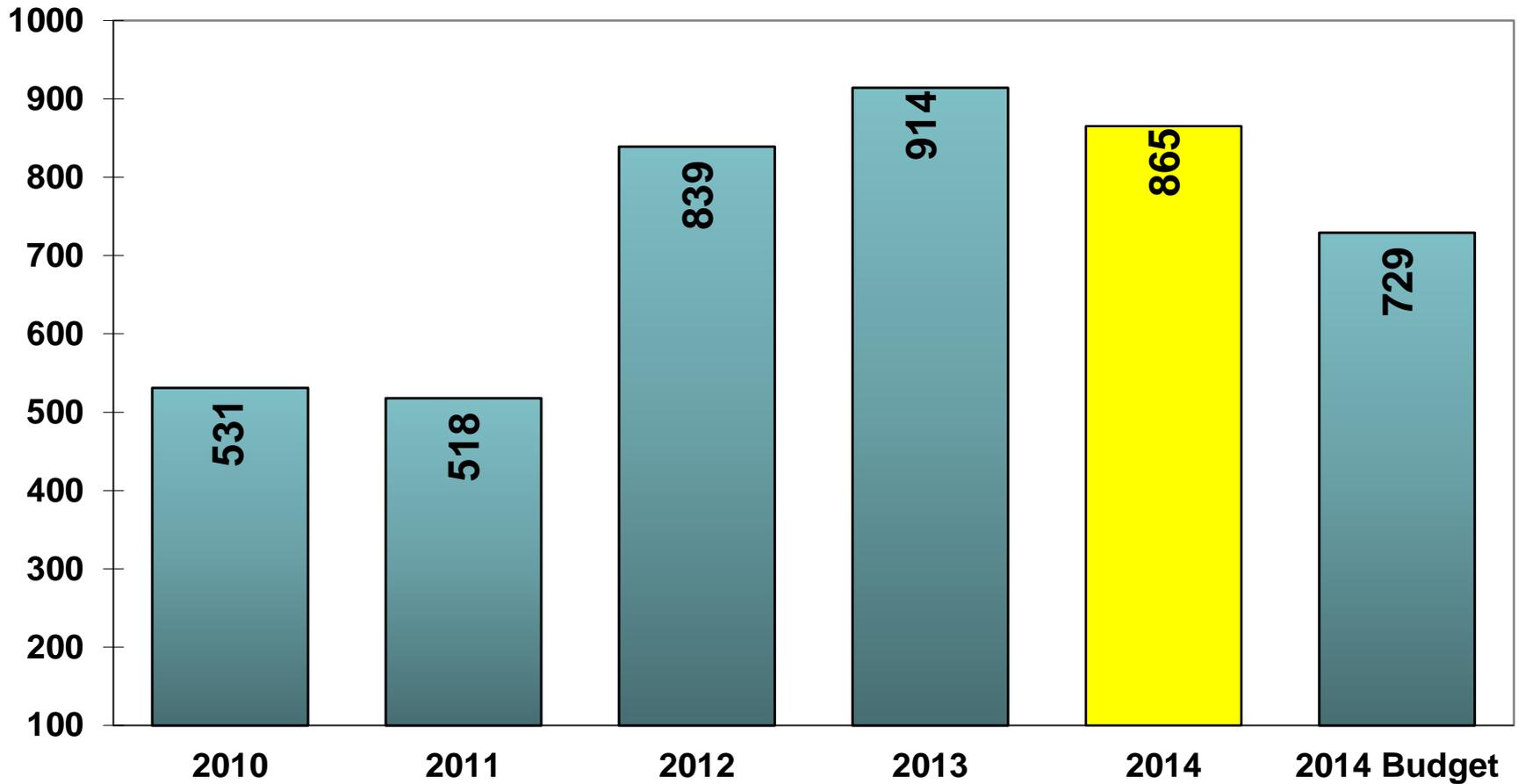
Development Revenues

Monthly Revenue



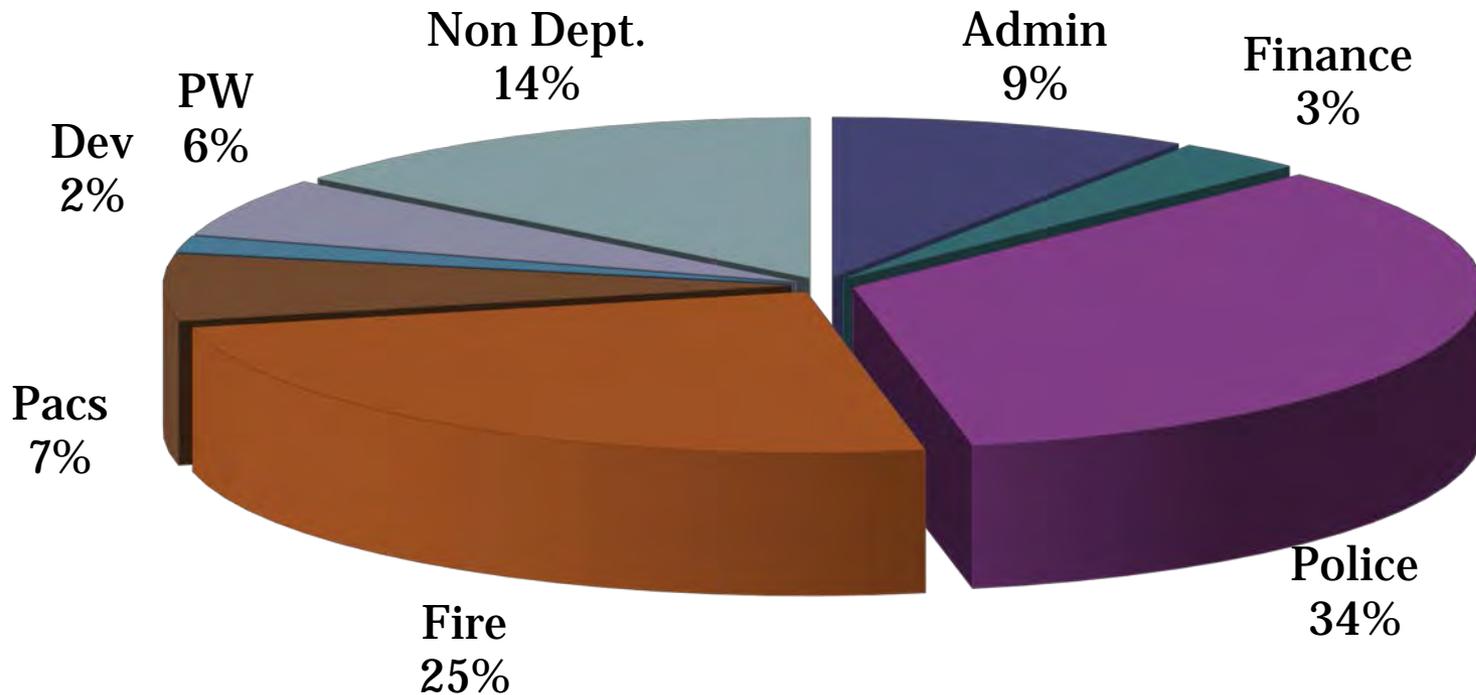
Presented in 000's

Development Revenues Fiscal Year to Date



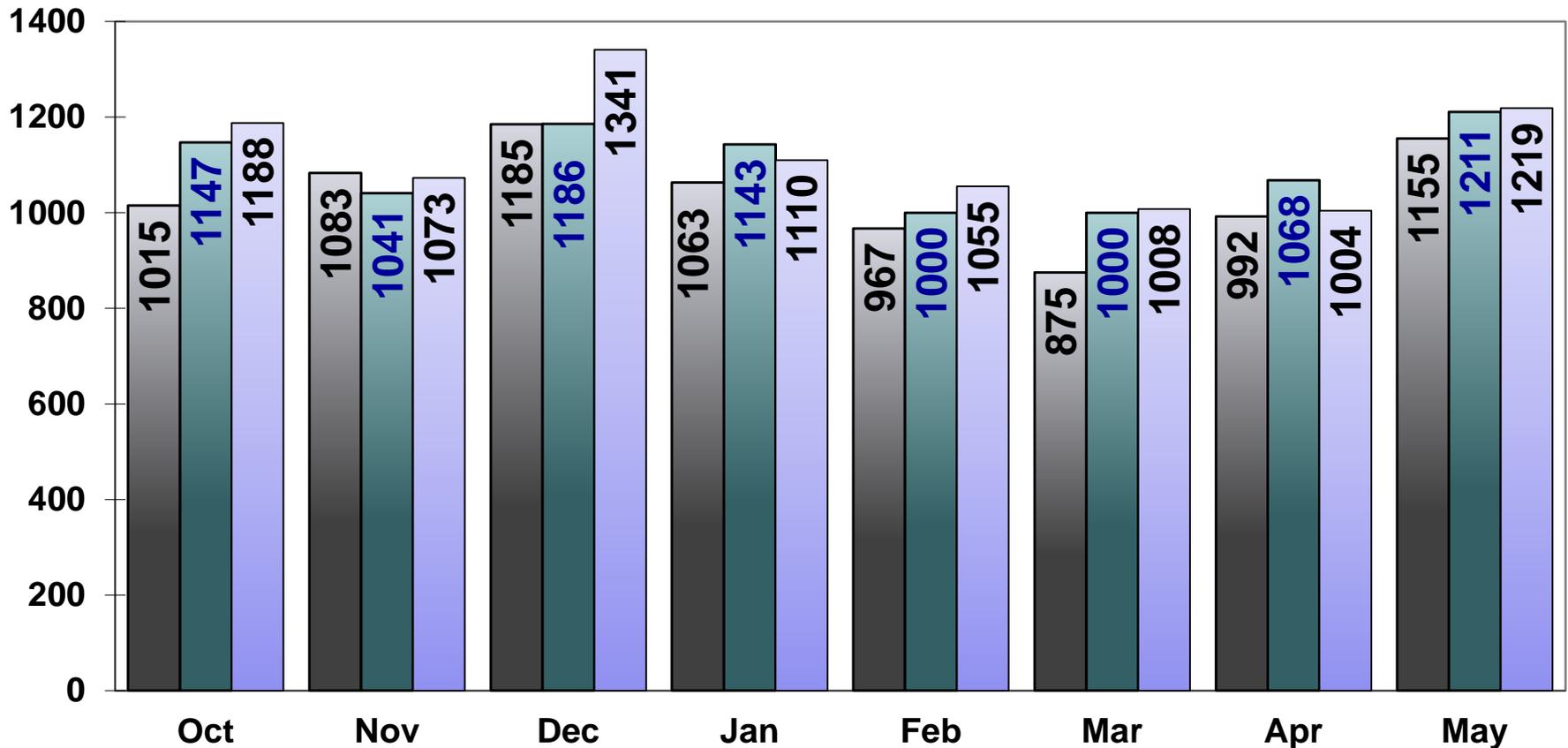
Presented in 000's

General Fund Expenditures By Department



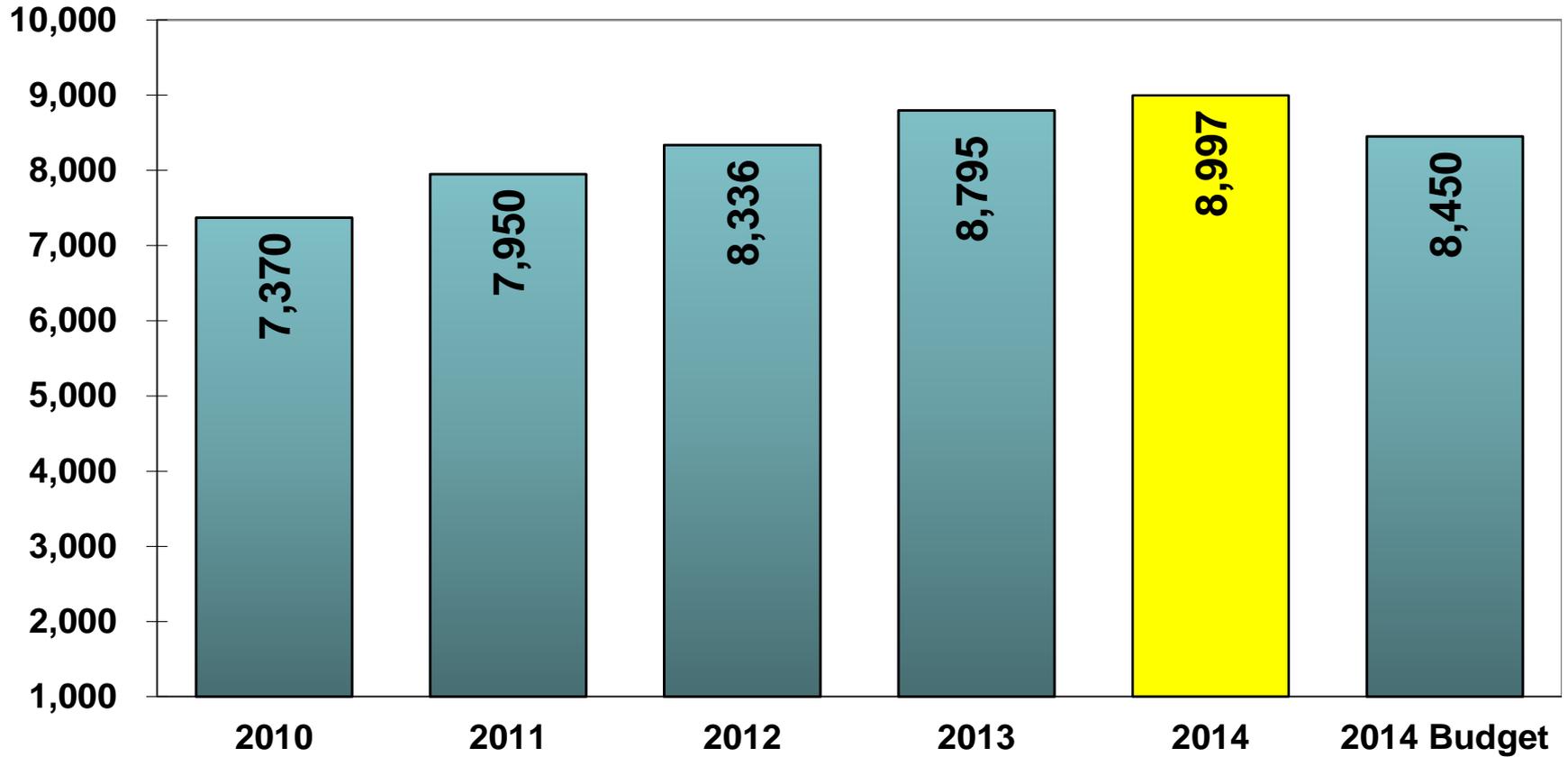
FYTD May 2014 Expenditures Total \$21.4M (59.0%)

Car Rental Tax Revenues Monthly Collections



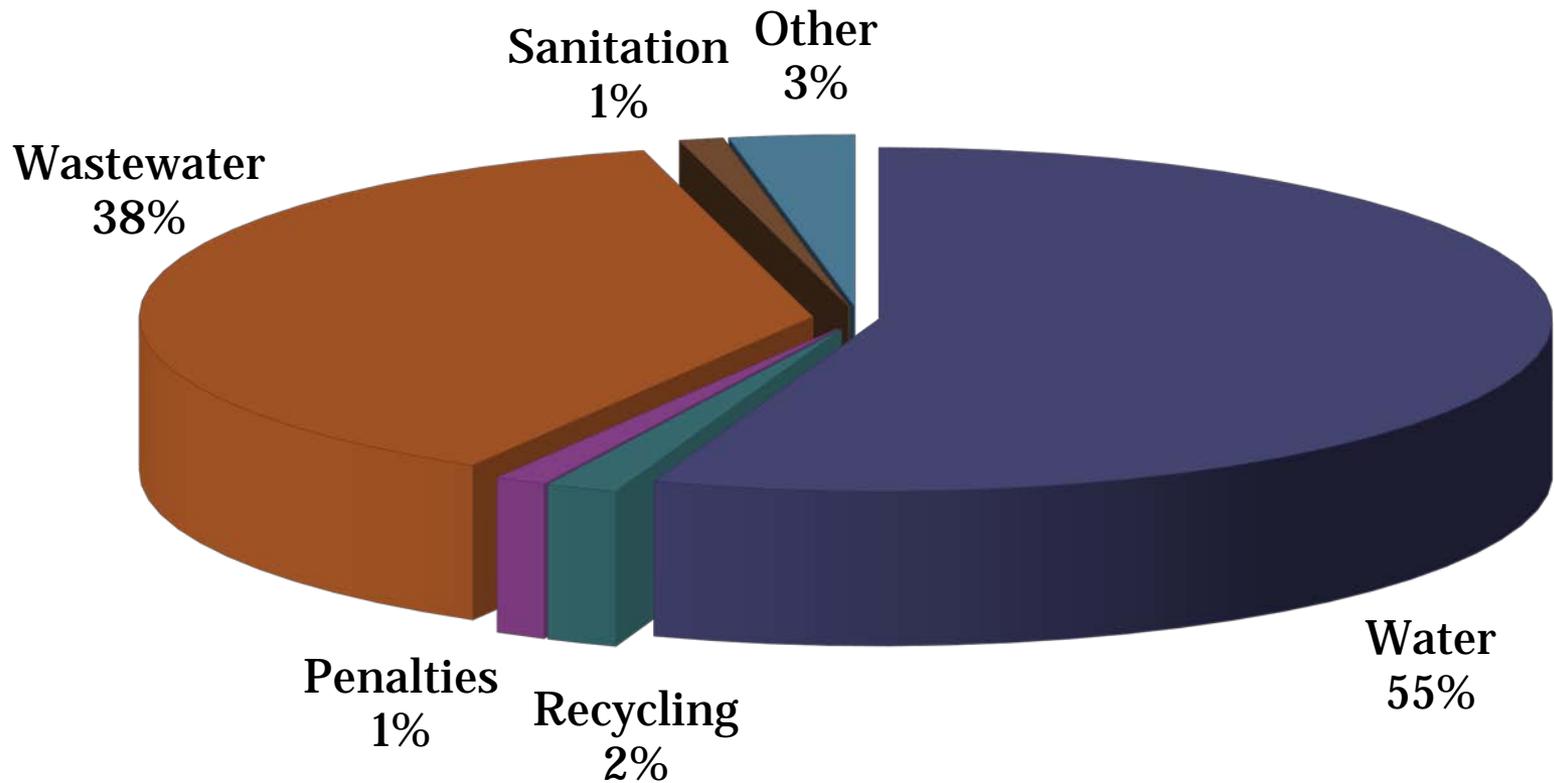
Presented in 000's

Car Rental Tax Revenues Fiscal Year to Date



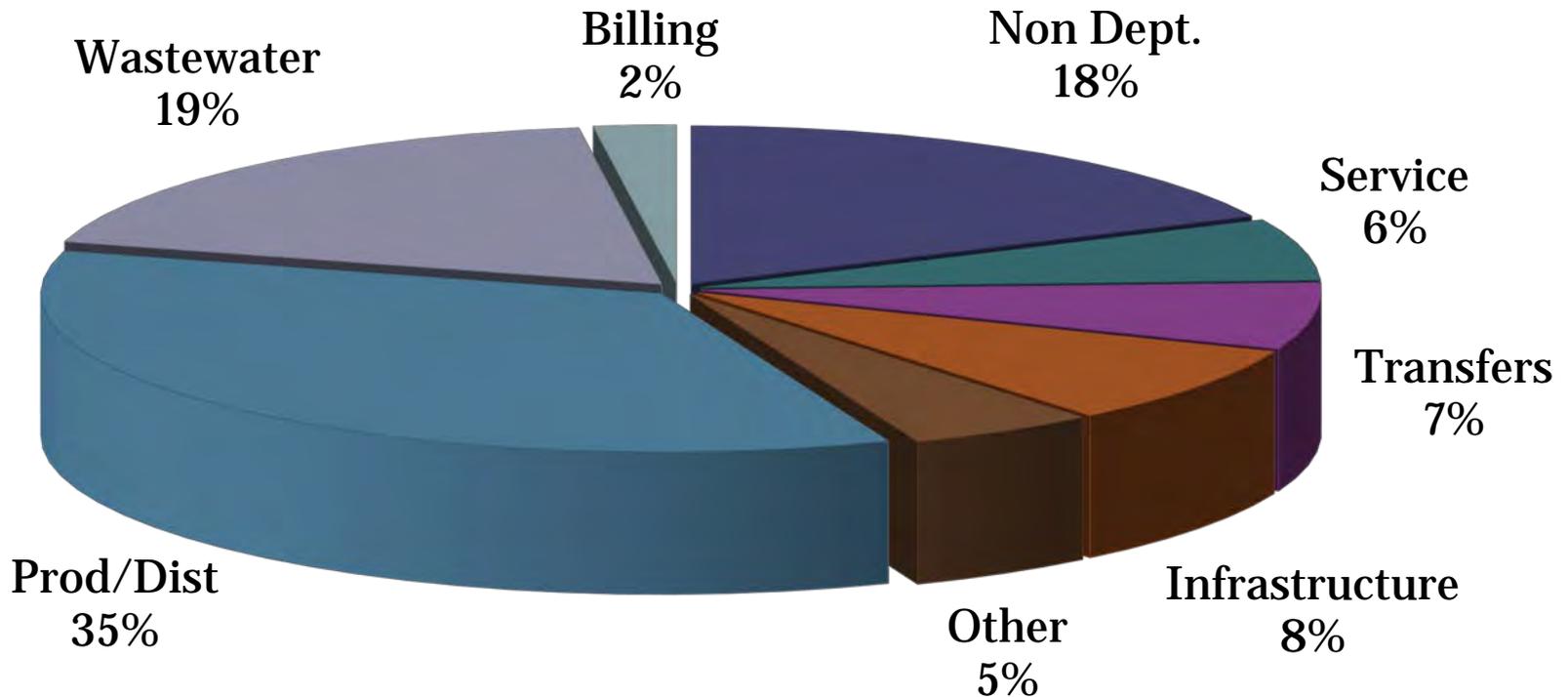
Presented in 000's

Water & Sewer Revenues By Major Type



FYTD May 2014 Revenues Total \$11.8M (57.0%)

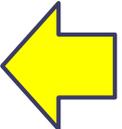
Water & Sewer Expenditures By Division



FYTD May 2014 Expenditures Total \$12.4 (58.5%)

Texas Star Golf Course

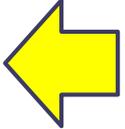
Key Performance Indicators For the Eight Month Period Ending May 31, 2014

	<u>PYTD</u> <u>ACTUAL</u>	<u>FYTD</u> <u>BUDGET</u>	<u>FYTD</u> <u>ACTUAL</u>	<u>FYTD</u> <u>VARIANCE</u>
Rounds	21,305	22,402	19,882	(2,520) 
Green/Cart Avg.	48.22	45.92	48.25	2.33

Texas Star Golf Course

Key Performance Indicators For the Eight Month Period Ending May 31, 2014

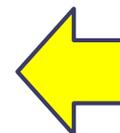
	<u>PYTD</u> <u>ACTUAL</u>	<u>FYTD</u> <u>BUDGET</u>	<u>FYTD</u> <u>ACTUAL</u>	<u>FYTD</u> <u>VARIANCE</u>
Rounds	21,305	22,402	19,882	(2,520)
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Texas Star Golf Course

Income Statement For the Eight Month Period Ending May 31, 2014

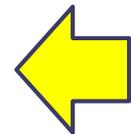
(in 000's)	<u>FYTD</u> <u>BUDGET</u>	<u>FYTD</u> <u>ACTUAL</u>	<u>VARIANCE</u>
Revenue			
Golf Operations	1329	1254	(75)
F&B Operations	<u>1381</u>	<u>1480</u>	<u>99</u>
	2709	2734	25
Operating Exp.	2175	2152	22
Net Operating Income	535	582	47
Debt/Capital	445	445	-
Net Income/Loss	90	137	47



Texas Star Golf Course

Income Statement For the Eight Month Period Ending May 31, 2014

(in 000's)	<u>FYTD</u> <u>BUDGET</u>	<u>FYTD</u> <u>ACTUAL</u>	<u>VARIANCE</u>
Revenue			
Golf Operations	1329	1254	(75)
F&B Operations	<u>1381</u>	<u>1480</u>	<u>99</u>
	2709	2734	25
 Operating Exp.	 2175	 2152	 22
 Net Operating Income	 535	 582	 47
 Debt/Capital	 445	 445	 -
 Net Income/Loss	 90	 137	 47



Texas Star Golf Course

Income Statement For the Eight Month Period Ending May 31, 2014

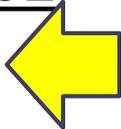
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Texas Star Sports Complex

Income Statement

For the Eight Month Period

Ending May 31, 2014

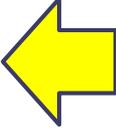
(in 000's)	<u>FYTD</u> <u>BUDGET</u>	<u>FYTD</u> <u>ACTUAL</u>	<u>VARIANCE</u>
Revenue	924	976	52 
Operating Exp.	785	806	(22)
Net Operating Income	139	170	30
Debt/Capital	111	111	-
Net Income/Loss	28	59	30

Texas Star Sports Complex

Income Statement

For the Eight Month Period

Ending May 31, 2014

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Operating Exp.	785	806	(22) 
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Texas Star Sports Complex

Income Statement

For the Eight Month Period

Ending May 31, 2014

(in 000's)	<u>FYTD</u> <u>BUDGET</u>	<u>FYTD</u> <u>ACTUAL</u>	<u>VARIANCE</u>
Revenue	924	976	52
Operating Exp.	785	806	(22)
Net Operating Income	139	170	30
Debt/Capital	111	111	-
Net Income/Loss	28	59	30

Water Update

Capital Projects Update

Transportation Update

Review Agenda Items

Presentation of Employee of the Month for July

Presented to
Lacey Fliger

Librarian/Youth Services, Library



Presentation of Employee Service Pins

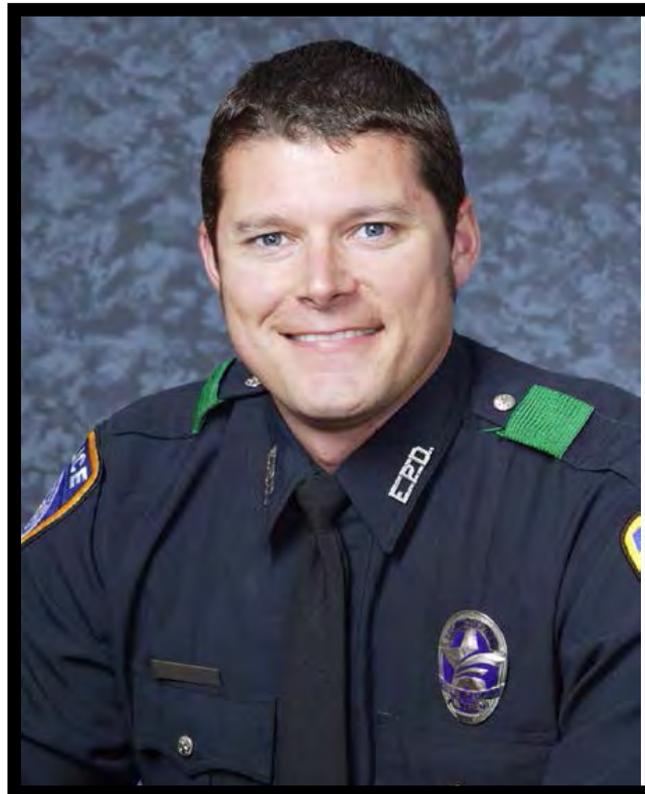
10-Year Pin Presented to Cynthia Pena

Dispatcher, Police Department



15-Year Pin Presented to Jon Pettit

Senior Officer, Police Department



15-Year Pin Presented to Charles Anderson

Inspector III, Fire Department



Consent Agenda

3. Consider Authorizing the Purchase of HVAC Unit Replacements
4. Consider Approval of Purchase Through a Joint Purchase Agreement
5. Consider Award of Bid No. 009-14
6. Consider Award of Bid No. 010-14
7. Consider Extension of Contract Per Request for Proposal No. 013-10
8. Consider Extension of Contract Per Request for Proposal No. 011-10
9. Consider Authorizing Mayor to Enter Into Joint Administrative Agreement with Tarrant County
10. Consider Resolution No. 14-1437
11. Consider Acceptance of Capital Improvements Advisory Committee Semi-Annual Report
12. Consider Approval of City Council Minutes

Consider Authorizing the Purchase of HVAC Unit Replacements

From ABM Building Services through Interlocal
Purchasing System (TIPS/TAPS) Program.

Consider Approval of Purchase Through a Joint Purchase Agreement

With the City of Hurst for routine electrical and
emergency repair services.

Consider Award of Bid No. 009-14

For the replacement of waterline along
El Camino Real.

Consider Award of Bid No. 010-14

For the construction of Brazos Boulevard.

Consider Extension of Contract Per Request for Proposal No. 013-10

**With LDI Integrated Pharmacy Services for
Pharmacy Benefit Management (PBM) services
related to the City's health insurance plan.**

Consider Extension of Contract Per Request for Proposal No. 011-10

With Weaver, LLP, Fort Worth, Texas for
one (1) year optional renewal for
independent audit services.

Consider Authorizing Mayor to Enter Into Joint Administrative Agreement with Tarrant County

For Administration of the City's
Community Development Block Grant.

Consider Resolution No. 14-1437

For participation in Tarrant County's
Community Development Block Grant, Home
Investment Partnership, and Emergency
Solutions Grant Consortium.

Consider Acceptance of Capital Improvements Advisory Committee Semi-Annual Report

Acceptance of the Impact Fee Analysis from
October 1, 2013 through March 31, 2014.

Consider Approval of City Council Minutes

Special Called Meeting of June 9, 2014

Regular Meeting of June 10, 2014

Hold Public Hearing and Consider Resolution No. 14-1436

Declaring no objection to the rehabilitation and
preservation of an affordable rental
housing development.

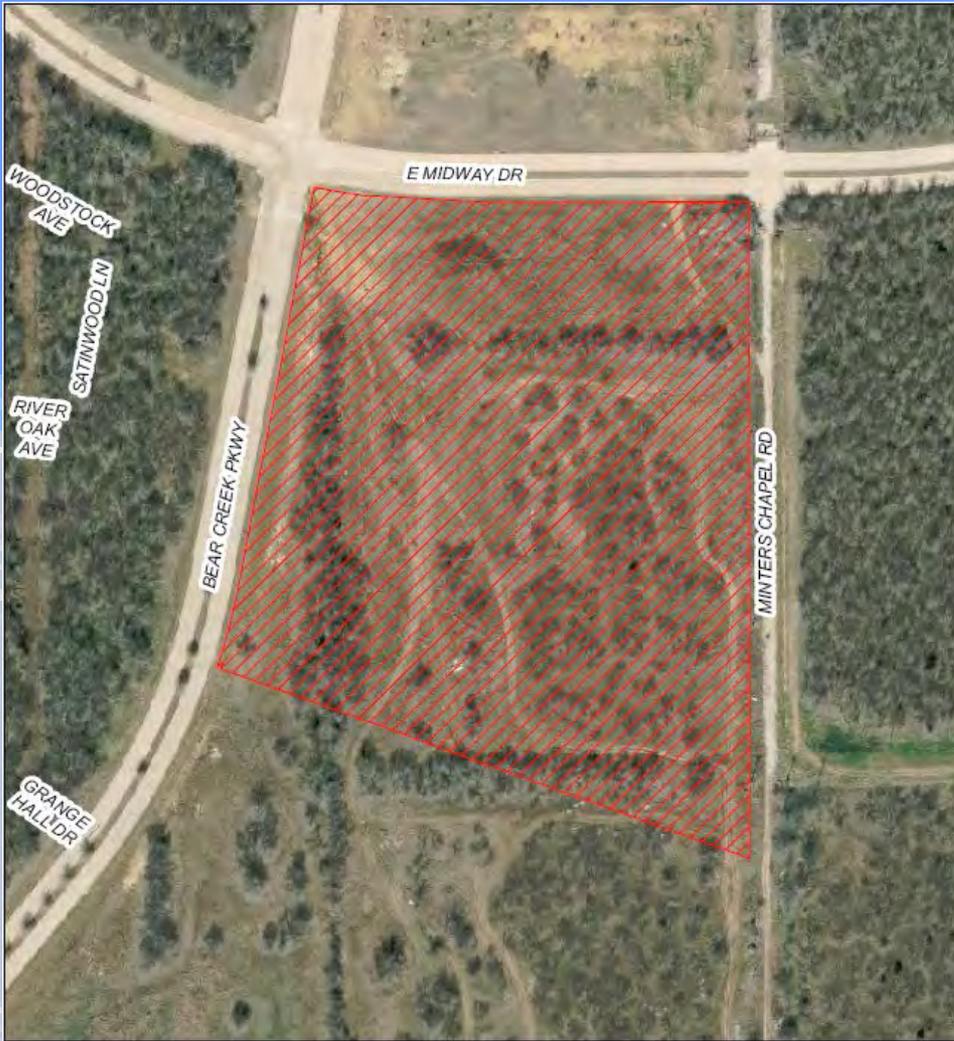
Consider Site Plan No. 14-03-SP

For Residential Development proposed to be located on 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to be platted as Villas of Bear Creek, Lots 1-37 and A, Block J, Lots 1-23 and A, Block K and Lot A, Block L.

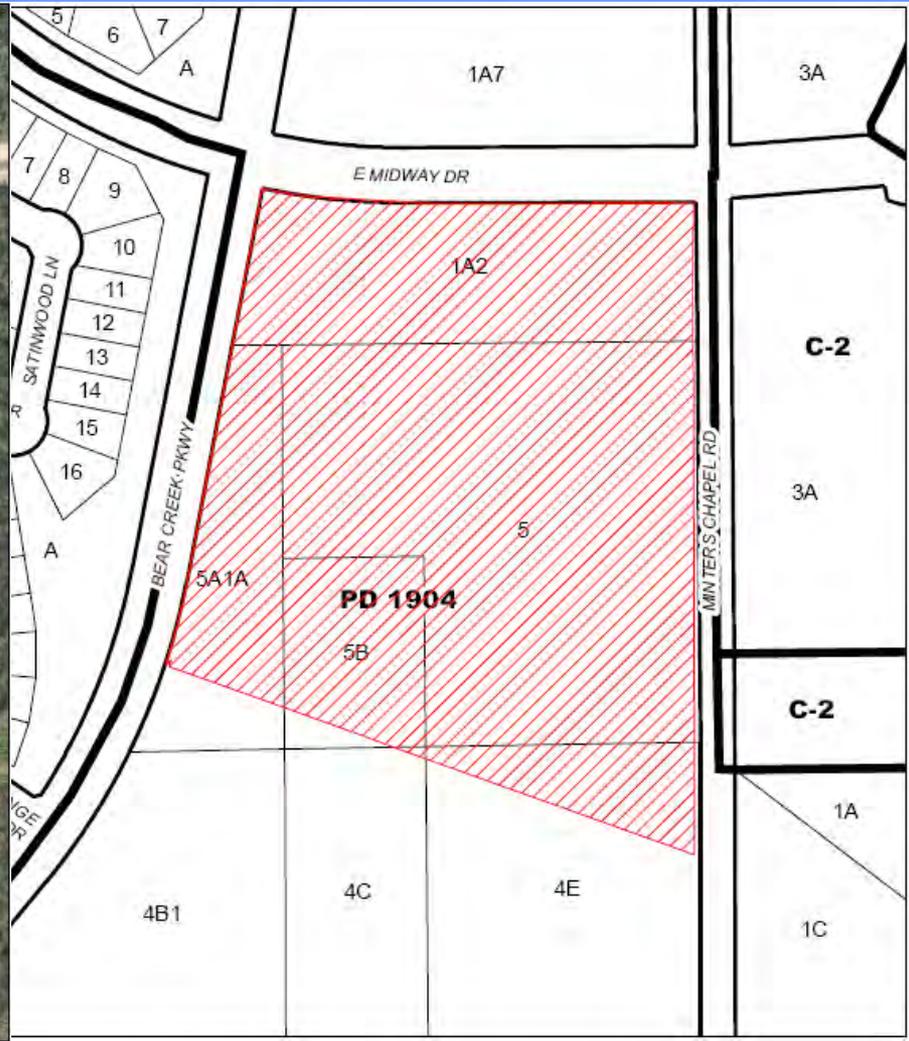
Case #14-03-SP

Villas of Bear Creek

- **Location: SE Corner of Midway Drive and Bear Creek Parkway**
- **Zoned: (PD) Planned Development (Riverwalk Development)**
- **Request: Site Plan for Single-Family Detached**



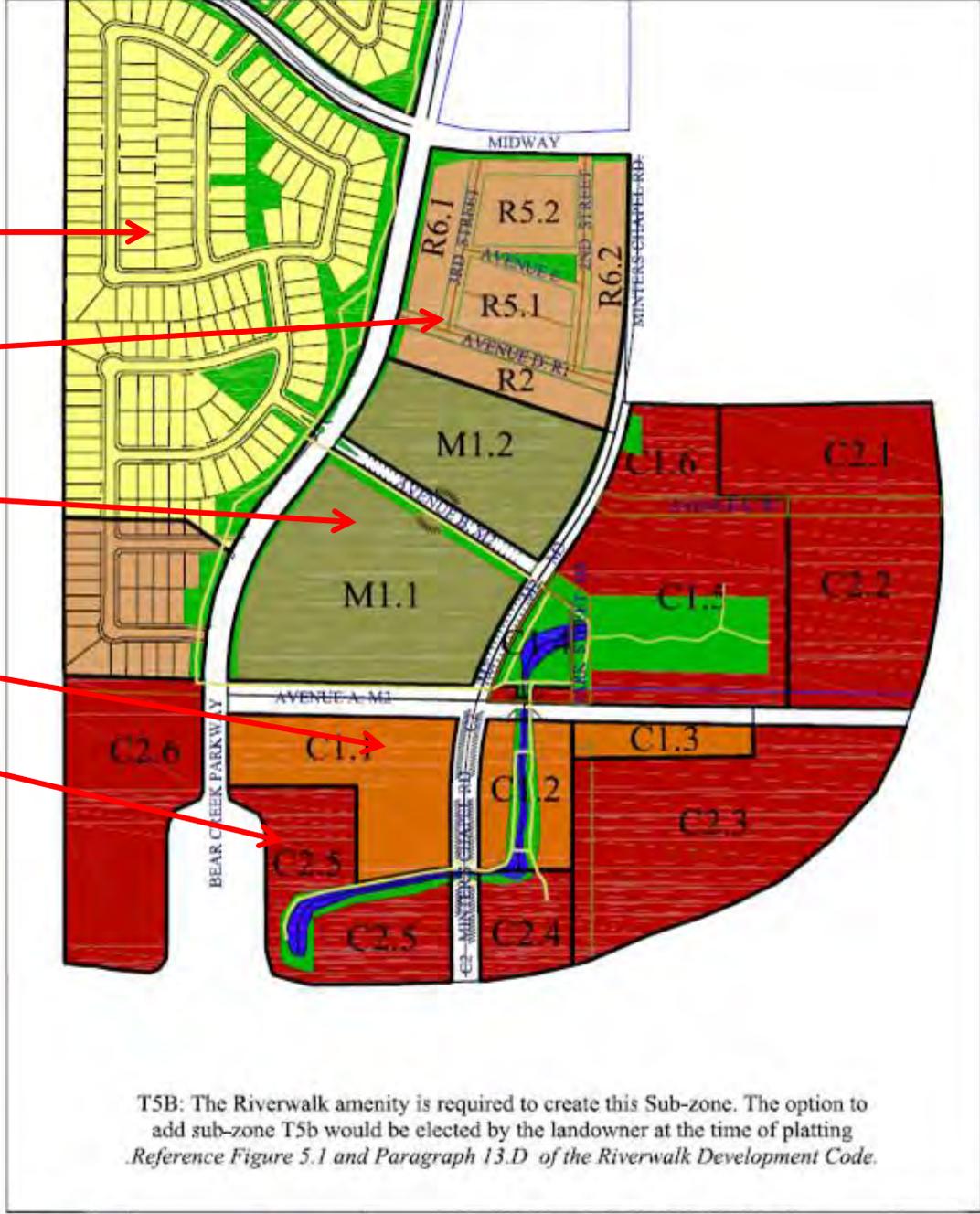
Location Map



Zoning Map

Concept Plan Showing Sub Zones

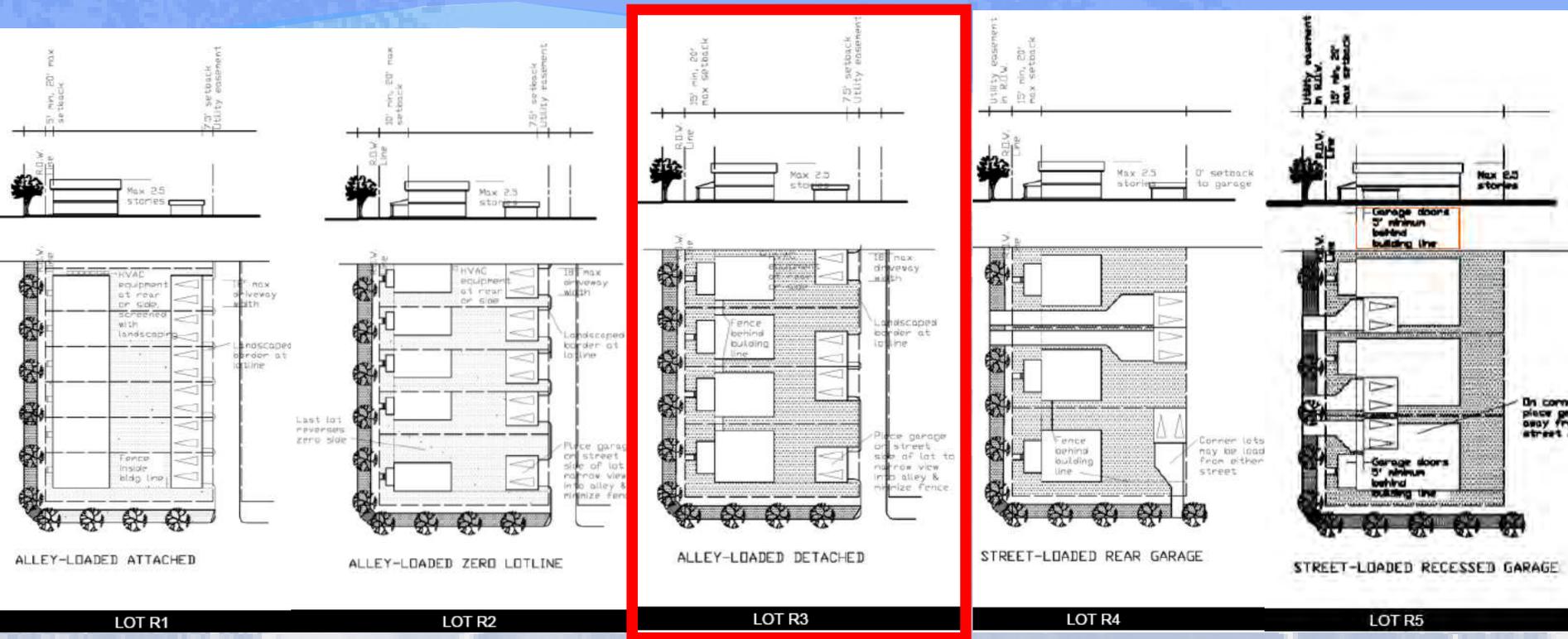
- T4a – Single Family Only
- T4b – Single Family and Townhomes
- T5a – Single Family, Townhomes, Multi-family, Commercial
- T5b – Mixed Use
- T5c – Commercial Only



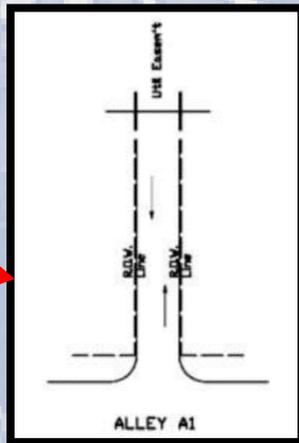
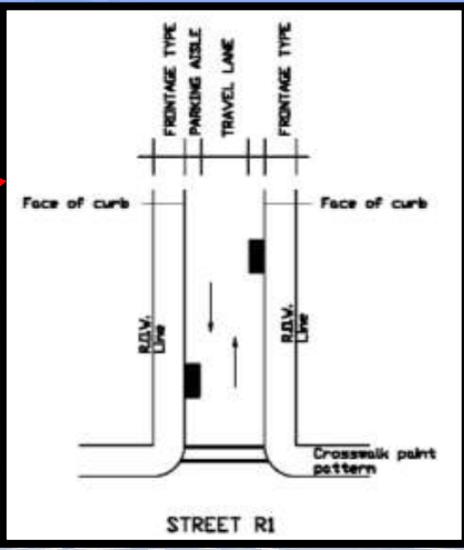
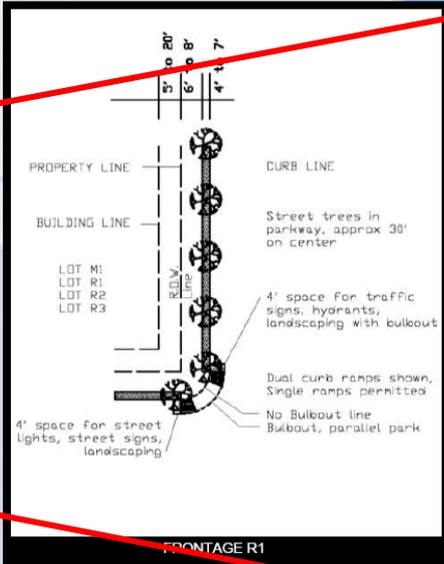
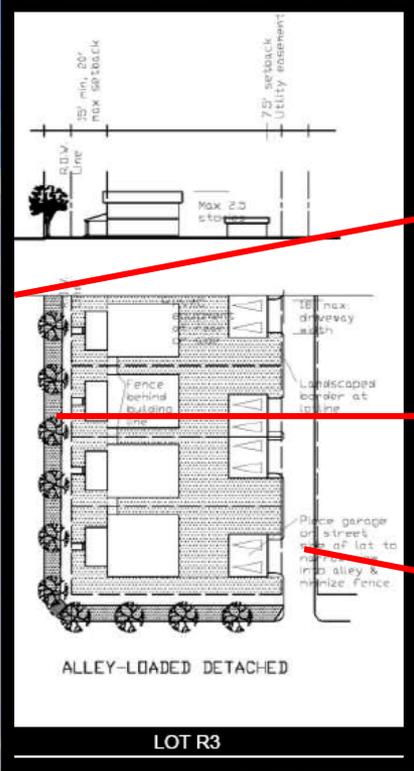
T5B: The Riverwalk amenity is required to create this Sub-zone. The option to add sub-zone T5b would be elected by the landowner at the time of platting. Reference Figure 5.1 and Paragraph 13.D of the Riverwalk Development Code.

Lot Types Available

T4b – Single Family and Townhomes



R3 Lot Type – with R1 Frontage, R1 Streets, A1 alleys

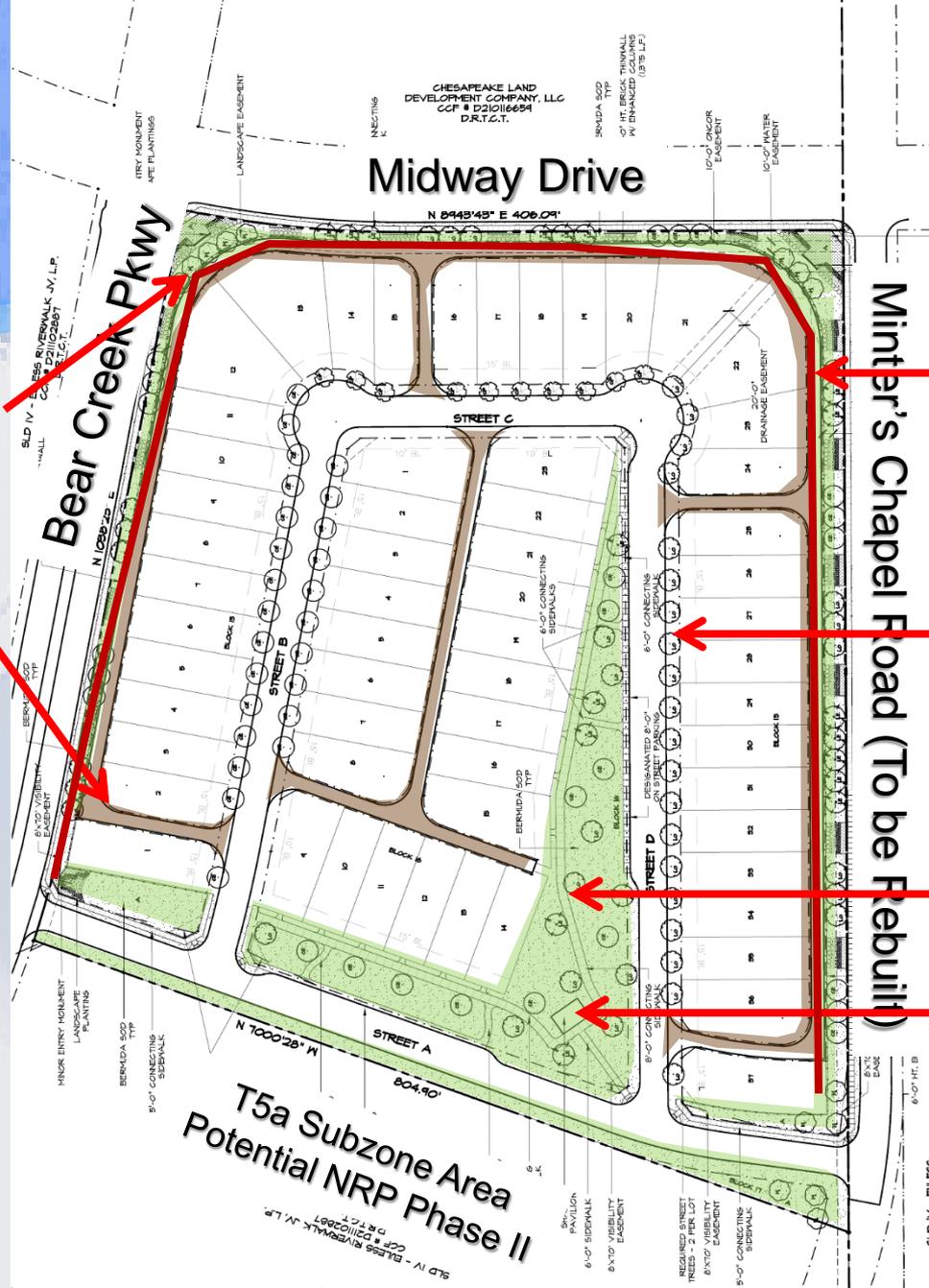


Landscape Areas

Private Alleys

Site Plan

Case No 14-03-SP Villas at Bear Creek



Midway Drive

Bear Creek Pkwy

Winter's Chapel Road (To be Rebuilt)

T5a Subzone Area Potential NRP Phase II

Masonry Wall

Street Trees 30' on Center R1 Frontage

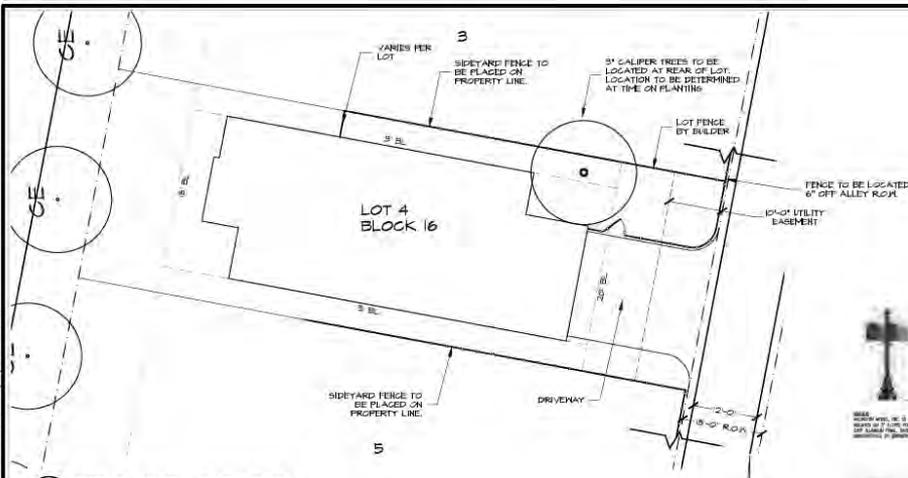
Open Space

HOA Maintained Pavilion

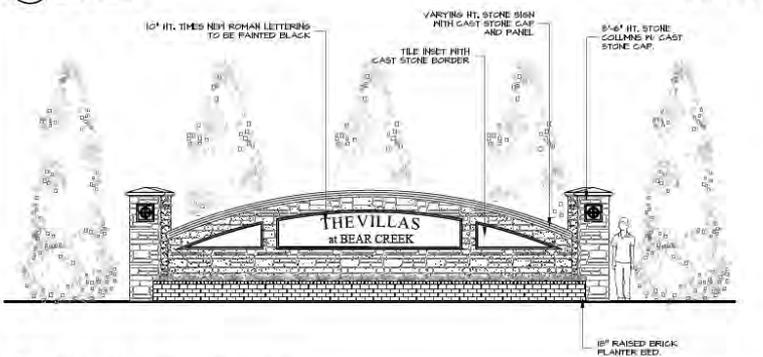


Prepared by: Stanton P. Plot Date: 5/27/2014, 8:44 AM

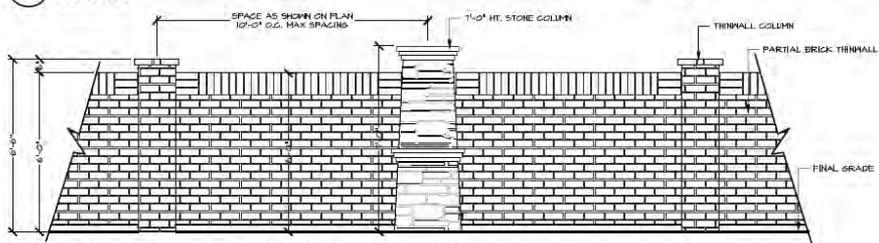
Drawing: S:\Projects\1403-SP\Concepts\1403-SP-Concept.dwg Saved by: Stanton P. Date: 5/27/2014, 8:41 AM



1 L2 MINOR ENTRY MONUMENT ELEVATION



2 L2 PRIMARY ENTRY MONUMENT ELEVATION



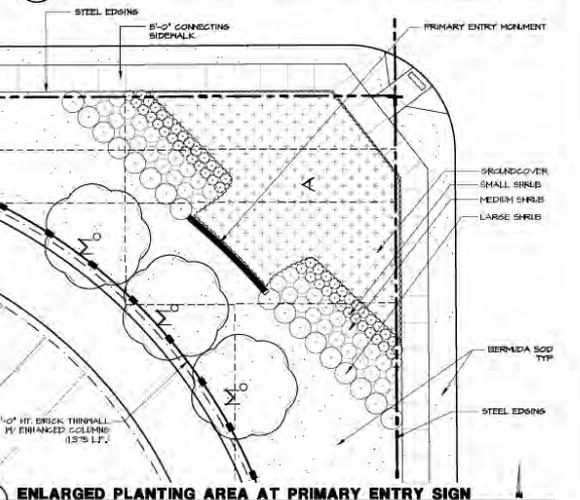
3 L2 STONE COLUMN WITH PARTIAL BRICK THINWALL ELEVATION

4 L2 SITE AMENITIES ELEVATION



5 L2 MINOR ENTRY MONUMENT ELEVATION

6 L2 20'X30' SHADE STRUCTURE ELEVATION 'A'



7 L2 ENLARGED PLANTING AREA AT PRIMARY ENTRY SIGN

SITE PLAN / LANDSCAPE CONCEPT PLAN

NOTE: THE IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL & WILL BE DETERMINED AT THE TIME OF FINAL DESIGN SUBMITTAL

OWNER / DEVELOPER:
LENNAR HOMES
1707 MARKETPLACE BLVD
UNIT #220
IRVING, TEXAS 75063
PH: 469-987-5206
CONTACT: DAVID AUGHENBAUGH

CIVIL ENGINEER:
GOODWIN & MARSHALL INC.
2409 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH: (817) 329-4375
CONTACT: EDDIE ECKART

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC
315 BENNETT LAKE
SUITE 203
LEWISVILLE, TEXAS 75057
PH: (469) 635-1900
CONTACT: LEONARD REEVES



STUDIO 13 DESIGN GROUP

1707 Market Place, Suite 203
Lewisville, Texas 75057
Phone: 469-635-1900
www.studio13.com

May 20, 2014

CASE No. 14-03-SP

SHEET L2 OF 2

The Villas at Bear Creek

LOTS 1-37, A, BLOCK J
LOTS 1-21, A, BLOCK K
LOT A, BLOCK L
60 RESIDENTIAL LOTS
AND 3 OPEN SPACE LOTS
12.857 ACRES
DEVELOPED BY
RECORDED ADAMS SURVEY ABSTRACT NO. 192
TRACT 16A, 1, 2, 3A, 3B
CITY OF EULESS, TARRANT COUNTY, TEXAS
FEBRUARY 17, 2014



Site Plan

Case No 14-03-SP Villas at Bear Creek



Elevation

Case No 14-03-SP Villas at Bear Creek





Elevation

Case No 14-03-SP Villas at Bear Creek



Consider Board and Commission Appointments

16. Public Comments

17. Reports

Staff Report

City Attorney

City Manager

City Council

- Recent Events and Items of Community Interest

18. Adjourn

