

RESOLUTION NO 15-1449

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, CREATING A REVITALIZATION AREA AND ADOPTING A REVITALIZATION PLAN (*THE EULESS REVITALIZATION PLAN #1*) FOR AREAS OF THE CITY OF EULESS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Euless has identified an area of the City (the "Revitalization Area") to target as the focus for rehabilitation and implementation of a community revitalization plan.

WHEREAS, The Revitalization Area is comprised of a historic employment corridor and residential areas which historically served as the cornerstone of a thriving suburban community.

WHEREAS, the *Euless Revitalization Plan #1 (Exhibit A)* was prepared to consolidate the goals, objectives and efforts the community has taken and plans to undertake in implementation of the community revitalization plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT

The City of Euless City Council hereby adopts the *Euless Revitalization Plan #1*.

APPROVED AND ADOPTED at a regular meeting of the Euless City Council on the 13th day of January, 2015, by a vote of _____ ayes, _____ nays, and _____ abstentions.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary

Eules Revitalization Plan #1

December 2014



City of Eules Planning and Development Department

Eules Revitalization Plan #1

Introduction

The Eules Revitalization Plan #1 is a consolidation of goals, objectives and efforts that the community has undertaken, and plans to undertake to provide focus on rehabilitating an historic employment corridor and residential areas which historically served as the cornerstones of the creation of a thriving suburban community located between the cities of Dallas and Fort Worth. The plan serves as the framework for designation as a "Community Revitalization Plan" (CRP). The plan shows a commitment through legislative regulation, long range planning, capital investment and volunteer resources toward the improvement and sustainability of core neighborhoods within the City of Eules.

On November 23, 1993, the City Council of Eules approved the Comprehensive Land Use Plan for the City of Eules. The plan was a defining document which highlighted the need to preserve existing neighborhoods established with the founding of the community and to enhance existing economic corridors through the community in the face of a growing commuter based employment base. With the specific land use map updated in 1997, the City used the goals and objectives of the comprehensive plan to enact new regulatory controls through the creation of zoning districts such as the SH 10 Multi-Use District and the downzoning of commercial areas through existing single-family neighborhoods.

Since those planning efforts were made, numerous public investment projects have occurred within the target areas. These projects range from capital investment in transportation improvements; infrastructure improvements to make residential areas sustainable and livable and the creation of public recreational assets which enhance the health and social nature of the community.

Plan Goals and Objectives

The primary goals of the Eules Revitalization Plan #1 stem from and are a continuation of goals expressed within the 1993/1997 Comprehensive Plan and as viewed from current City policies.

Goal 1: Eules to have an arrangement of land uses that minimize exposure to incompatible manmade and natural environmental impacts. (Comprehensive Plan Goal A-2).

Goal 2: We want our residential neighborhoods to be safe and comfortable places to raise families which provide for the needs of the residents of the neighborhood. (Comprehensive Plan Goal B-4)

Goal 3: We want our areas of commercial development to be located such that they provide the greatest opportunity for long term economic success. (Comprehensive Plan Goal C-1).

Goal 4: We want our parks, open space and recreational facilities to be compatible with the environment and designed to serve the needs of the citizenry. (Comprehensive Plan Goal E-1).

Goal 5: Eules is to provide a balanced transportation system capable of moving both people and goods in an expeditious, economical and environmentally responsible manner. (Comprehensive Plan Goal F-1).

Goal 6: Improve the quality of public infrastructure and public facilities.

Goal 7: Provide economic development and redevelopment opportunities throughout the community and commercial corridors.

Goal 8: Leverage resources for strategic neighborhood investments.

Community Revitalization Plan factors to be addressed in the Eules Revitalization Plan #1:

- Presence of adverse environmental conditions – including natural and manmade.
- Presence of distressed structures within specific locations within the study area.
- Presence of inadequate transportation or infrastructure.
- Lack of local businesses providing employment opportunities.
- Efforts to promote diversity including multi-generational, economic and ethnic diversity.

Plan Adoption Schedule and Community Involvement

Action and Public Meetings	Date
Comprehensive Land Use Plan Adoption by the Eules City Council	November 23, 1993
Public Hearing and Rezoning of Properties along SH 10 (Eules Blvd)	November 25, 1997
Public Hearing 33 th Year CDBG Project Funding – Eules City Council	February 3, 2007
Public Hearing 34 th Year CDBG Project Funding – Eules City Council	February 26, 2008
Public Hearing 35 th Year CDBG Project Funding – Eules City Council	February 10, 2009
Public Hearing 36 th Year CDBG Project Funding – Eules City Council	February 23, 2010
Public Hearing 37 th Year CDBG Project Funding – Eules City Council	February 11, 2011
Public Hearing 38 th Year CDBG Project Funding – Eules City Council	February 28, 2012
Public Hearing 39 th Year CDBG Project Funding – Eules City Council	February 12, 2013
Council Meeting Discussion – Eules Revitalization Plan #1	November 25, 2014

City Council Adoption of the Euless Revitalization Plan #1	January 13, 2015
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Neighborhood Profile

Location Characteristics

The south area of Euless is the core area of the community. Located between four primary arterials through the community, the study area encompasses some of the first single family subdivisions and commercial corridors of the City of Euless. The study area includes the Census Tracts of 1135.09, 1135.13 and 1135.14. The area lies between FM 157 (Industrial Boulevard to the west, Harwood Road to the north, Main Street, SH 10 (Euless Boulevard) and South Pipeline Road to the south.

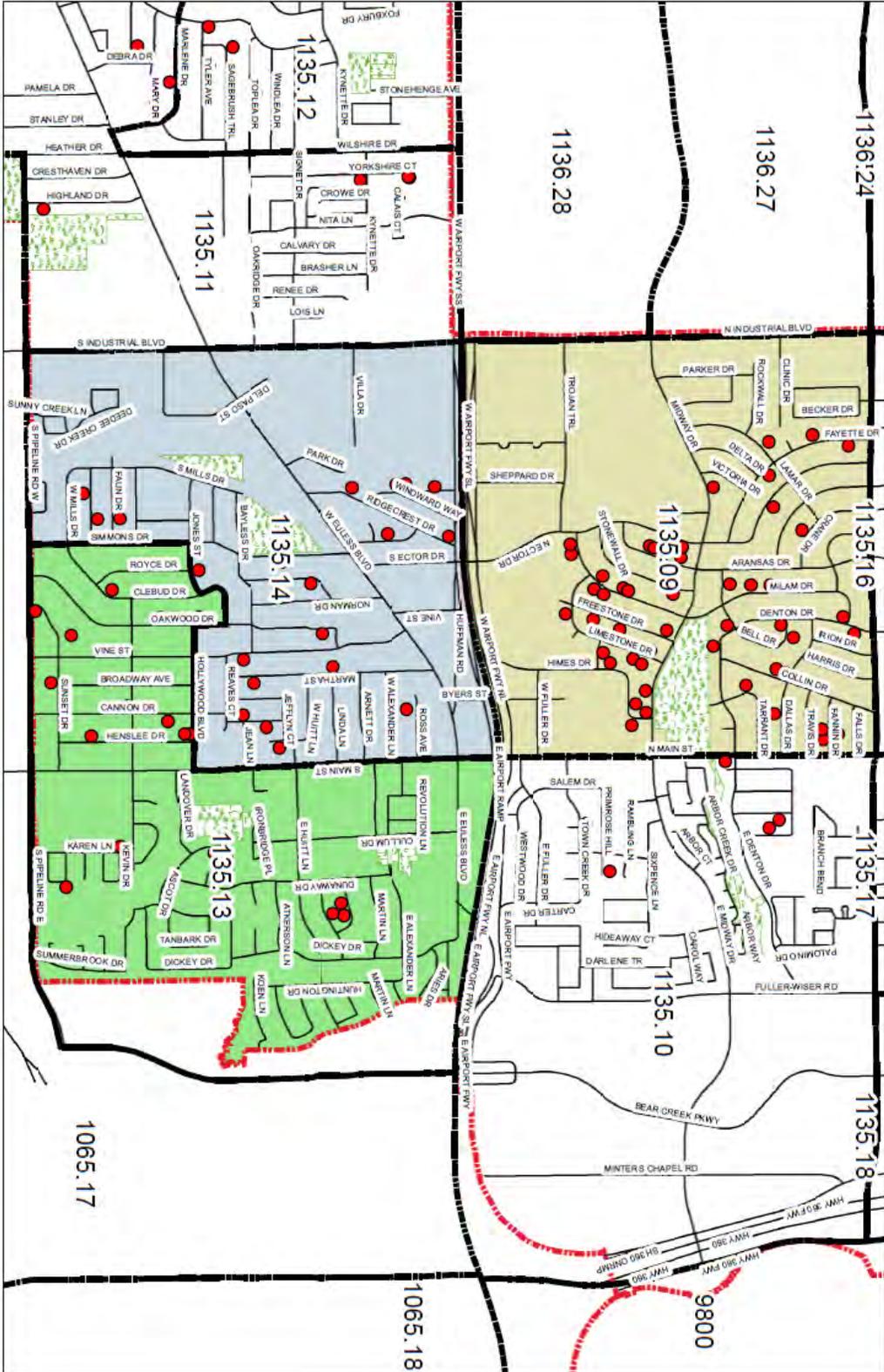
Neighborhood Character

The revitalization plan area is home to the Midway Park, Trinity High School, Euless City Hall and Library Campus, Euless Fire Station Number 3 and the Euless Family Life Center. Neighborhoods south of SH 183 are typified by larger lot sizes with homes dating to the 1940s -1960s. The Midway Park subdivision was developed as a master planned community in the early 1950s. Residences are typically within the 1200 to 1400 SF range and can vary widely in the states of upkeep.

The Euless Boulevard Corridor was once a primary connector between Fort Worth and Dallas. Much of Euless' early commercial development had grown around the corridor. As the corridor aged, primary commercial businesses moved northward along newer arterial highways and secondary businesses such as used car sales and lower tier motels began to dominate the land uses. Through significant public reinvestment in the corridor – a resurgence of employment opportunities have renewed the land uses along the highway.

Euleless Revitalization Plan #1 Target Area

Community Power Revitalization (CPR) Projects 2008-2014
Census Tracts 1135.09, 1135.13, 1135.14



Demographic Profile

Census Tract 1135.09	
Population	4,658
Ethnicity	Hispanic or Latino 1,266 (27.2%) Black 255 (5.5%) White 2,552 (54.8%) American Indian 31 (0.7%) Pacific Islander 738 (15.8%) Asian 27 (0.6%) Other 989 (21.2%)
Age – 65 or Older	358 (7.7%)
Housing Tenure	Owner Occupied Housing Units 877 (56.5%) Renter Occupied Housing Units 676 (43.5%)
Household Median Income	\$52,680
Housing Stock	Single Family Detached 1,260 (76.2%) Multi-Family 393 (23.8%)

Census Tract 1135.13	
Population	5,687
Ethnicity	Hispanic or Latino 1,329 (23.4%) Black 354 (6.2%) White 4,091 (71.9%) American Indian 50 (0.9%) Pacific Islander 18 (0.3%) Asian 754 (13.3%) Other 633 (11.1%)
Age – 65 or Older	444 (7.8%)
Housing Tenure	Owner Occupied Housing Units 889 (59.0%) Renter Occupied Housing Units 617 (41.0%)
Household Median Income	\$62,574
Housing Stock	Single Family Detached 870 (58.0%) Multi-Family 509 (36.9%) Mobile Home 127 (5.1%)

Census Tract 1135.14	
Population	5,032
Ethnicity	Hispanic or Latino 1,642 (32.6%) Black 677 (13.5%) White 2,875 (57.1%) American Indian 98 (1.9%) Pacific Islander 410 (8.1%) Asian 272 (5.4%) Other 798 (15.9%)
Age – 65 or Older	418 (8.3%)
Housing Tenure	Owner Occupied Housing Units 655 (33.2%) Renter Occupied Housing Units 1,317 (66.8%)
Household Median Income	\$37,143
Housing Stock	Single Family Detached 728 (32.4%) Multi-Family 1,514 (67.3%) Mobile Home 7 (0.3%)

Revitalization Strategy

The revitalization strategy is a scaled approach which addresses issues affecting the community from a macro, citywide service level; a neighborhood specific level and finally to a level which affects individual properties and sustainability of individual residences.

Macro level long-range and current planning

Comprehensive Plan and Rezoning - The approval of the Comprehensive Land Use Plan in 1993 and the subsequent land use map update in 1997 led the City to comprehensively rezone a significant portion of the area to promote managed, controlled growth, limit undesirable and deteriorating land uses and develop a strategy to economically reinvest in aging commercial corridors. Over 150 acres of land was rezoned within the subject area. In the intervening years, reinvestment in properties has been significant. New compatible land uses have been constructed, office space occupancy has increased.

Neighborhood level involvement

Community Development Block Grant Funding - The City of Euless is an entitlement city through the CDBG program. Over the past several years, three major projects areas have been focused on to leverage the greatest amount of impact utilizing federal funding. These three areas include basic infrastructure through pipe—bursting or reconstruction projects of water/wastewater improvements. Several of the project areas had shown significant aging of the infrastructure with iron or clay pipes. Improvement of

the wastewater systems has had direct impact on the environmental sustainability of several neighborhoods.

There are four public schools located within the subject areas. Many of the sidewalks connecting the neighborhoods to schools and public parks have been improved through CDBG funding. Sidewalks and ramps have been made accessible and barrier free.

The third major investment of funding has been the development of the Eules Senior Center. Located adjacent to the Eules Family Life Center recreation area and surrounded by the historic Midway Park, the Senior Center is a 22,000 square foot facility with a variety of educational and social activities for those young at heart and mind. Ages 60 and up are welcome to join in the festivities with fun activities and special events.

The state-of-the-art facility includes a library, media room, computer room, classrooms, game rooms, a medical room and a catering kitchen with adjacent dining areas. The building also features a covered drive-through drop off area for disabled residents and in times of inclement weather.

Senior citizen input during the planning process revealed the desire and expectation for future programming targeted towards a more active lifestyle with resources for fitness, nutrition and psychological wellbeing. The City of Eules considers its senior population a true asset to the entire community.

Micro level involvement affecting individual properties

Community Powered Revitalization (CPR) is a partnership with 6 Stones, the cities of Hurst, Eules, and Bedford, many local businesses, nonprofit organizations and churches to revitalize homes of families in need. 6 Stones, a local nonprofit, is building a coalition of businesses, churches and other entities to provide solutions and meet the needs of the HEB community.

The CPR Program began forming in 2008 to help pair volunteers with homeowners from the cities of Hurst, Eules and Bedford who are unable to complete necessary repairs to their homes because of difficulties or circumstances beyond their control. The CPR team works in partnership with the Tarrant County Home Program on projects when possible.

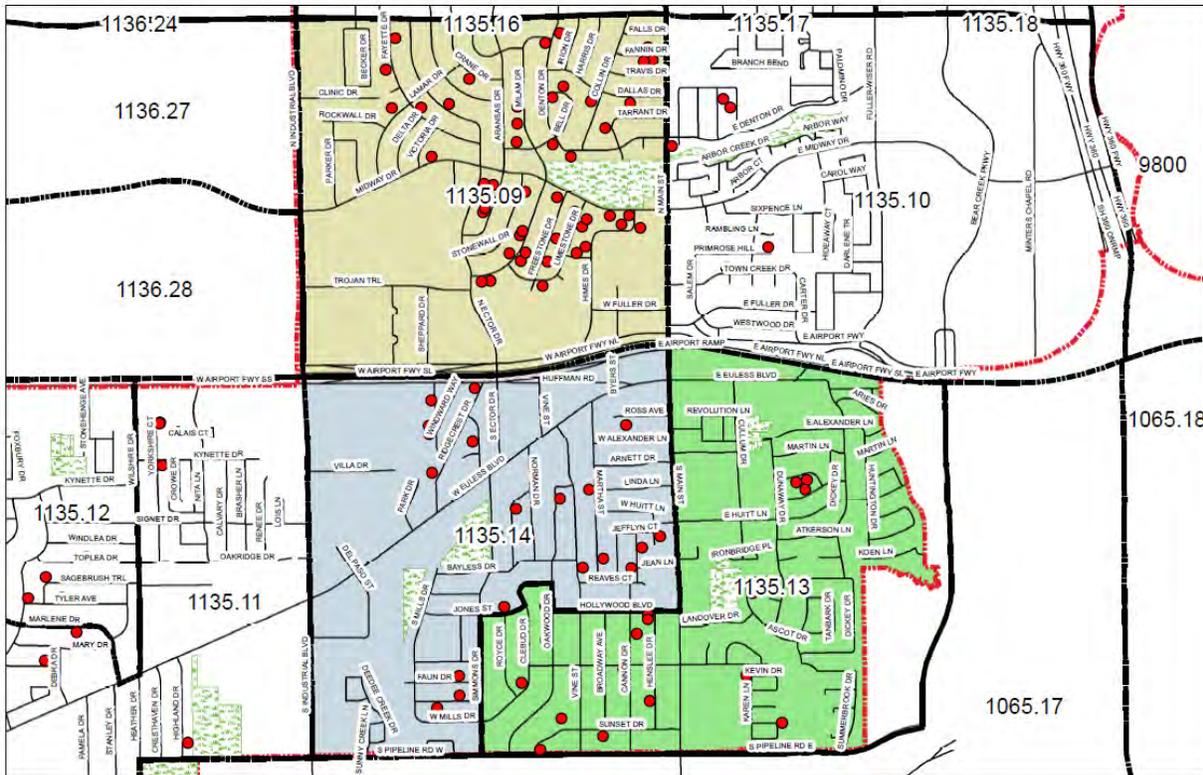
Home restoration projects are deemed to be of economic benefit to the City of Eules and contribute to sustaining the City's property values. Residents determine if they are eligible for the program through an application and interview process. The types of work completed range from landscaping to complete rebuilding of homes and everything in between.

The CPR program is designed to provide help to those homeowners who are in the greatest need of assistance and are unable to perform the necessary work themselves. A homeowner must meet one or more of the following criteria to be considered eligible for assistance through the CPR program; handicapped, disabled, elderly, or a single

head of household (single parent) with children under 18 years old living at home. Additionally, this program is limited to those homeowners who meet certain income restrictions and have lived at their current residence for a minimum of two years. There have been ninety-five (95) single family homes under this program that have provided services through this program.

Eules Revitalization Plan #1 Target Area

Community Power Revitalization (CPR) Projects 2008-2014
 Census Tracts 1135.09, 1135.13, 1135.14



Minimum Housing Inspection Program - Since 2009, the City of Eules has introduced a Minimum Housing Inspection program which includes all multi-family properties in the City. Code Compliance officers inspect each structure within the properties for structural and mechanical/electrical/plumbing failures which could endanger personal safety and property of the residents. The inspections are provided to the property management and property ownership with specific timelines associated for the failure correction. The City works with property management to help budget operational costs over the year to ensure continued compliance with the program. Several of the multi-family dwelling units located within the subject area were initially provided a Tier III (lowest designation) rating of the program. Over the past couple of years, several of these properties have improved their rating and have even achieved the highest rating available from the City.

Implementation Plan – Revitalization Action Items

1. Presence of adverse environmental conditions

Action Item – Stormwater management and flood control is a prime concern for the City of Euless. The City has programmed the following projects to improve drainage and minimize the occurrence of flooding in South Euless.

1a. Capital Improvements Program

- The City has programmed drainage improvements to the Boyd Branch tributary and flood control into the City's Capital Improvement Program.

2. Presence of distressed structures.

Action Items – The City of Euless has taken the following proactive measures to identify properties which could endanger personal safety, prevent properties from falling into disrepair and curtail distressed properties in the target area. The City will continue these programs into the future.

2a. Minimum Housing Program – Apartment Inspection Program

- The City of Euless' apartment inspection program, while implemented city-wide has direct impact on the multi-family conditions experienced within the revitalization corridor. Each of the multi-family properties are specifically inspected as to external structures, basic living conditions and upkeep of the property.

2b. Community Powered Revitalization (CPR)

- Within the subject area of the revitalization plan, ninety-five properties have been improved through the CPR program. The City of Euless anticipates a continued partnership with other communities, corporate sponsors and faith-based organizations to administer the program, coordinate volunteers and to donate staff time to conduct the actual work in improving residential properties.

2c. Economic Development Assistance / Incentives

- The City of Euless has and will continue to utilize Economic Development agreements (380 Agreements) to enhance and assist local businesses in the improvement of properties. It is the City Council's opinion that such agreements for interior or exterior renovations help promote new business enterprise and create jobs within Euless for the benefit of the community as a whole. Several of these agreements have been approved for businesses within the subject area and will be available for additional new business/redevelopment.

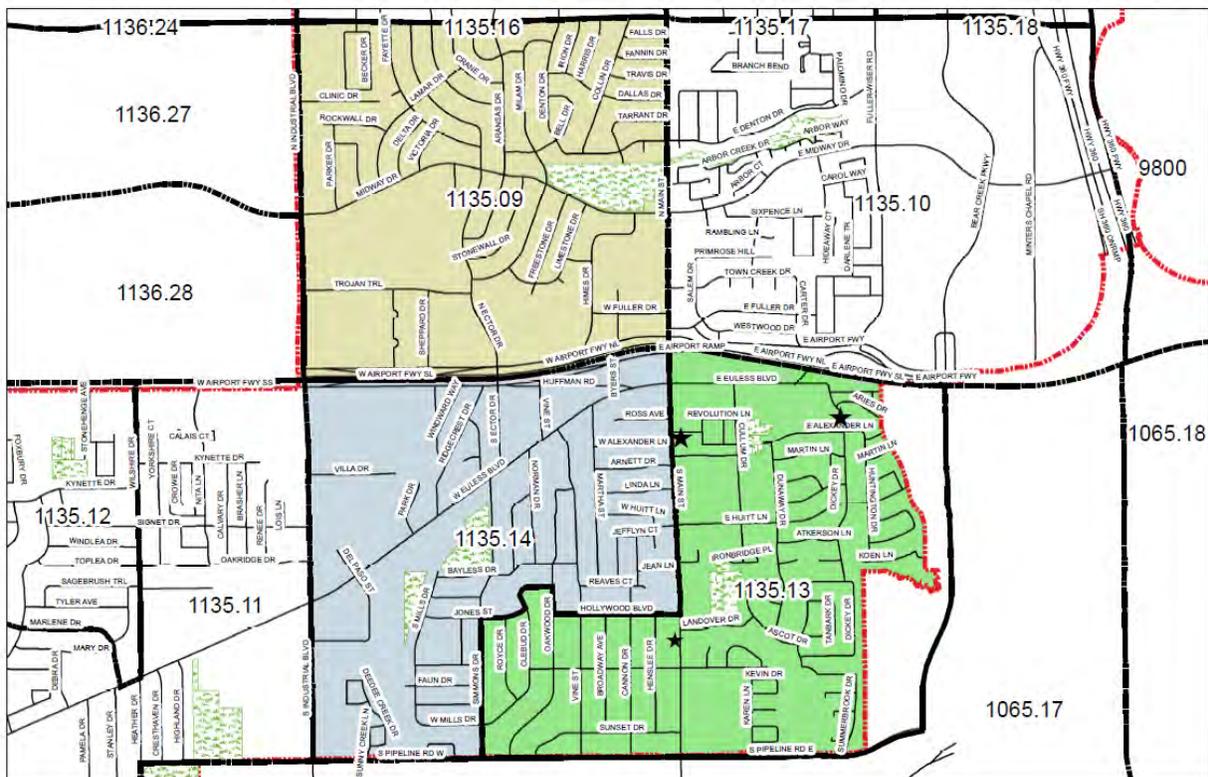
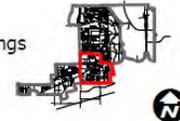
2d. Identification and Reclamation of Distressed Buildings

- Identification and mitigation of distressed structures within the target area has spurred redevelopment. These projects have included:
 - Purchase of properties at Dickey Drive and E. Alexander Lane.
 - Purchase of properties within the 700 block of S. Main Street.
 - Identification of properties located at 209 S. Main Street.

Eules Revitalization Plan #1 Target Area
Census Tracts 1135.09, 1135.13, 1135.14



★ Identification of Distressed Buildings



3. Presence of inadequate transportation or infrastructure.

Action Items – The City of Eules identified transportation corridors and infrastructure that could be improved to promote economic investment and protect properties in the target area and has implemented the following projects and strategies:

3a. Infrastructure improvements.

- Spurring better access through the community, the City has implemented mill and overlay projects to the full reconstruction of local streets from bar-ditch to full curb and gutter street sections. The city is investigating other street

locations which may be improved to promote economic investment in commercial areas.

- Water and wastewater mains have been programmed in the City's Capital Improvement Program for improvement of service level, capacity and replacement based on failure rate and age. Immediate response to wastewater issues is a prime concern of the City of Euless Public Works Department.

3b. Barrier-free Sidewalks

- Ramps located strategically through the areas, providing transportation connections from neighborhoods to schools, places of worship, recreational facilities and commercial corridors. The City of Euless has expended considerable city and federal funding on improvement of pathways within the revitalization area.

4. Lack of local businesses providing employment opportunities.

Action Items – The City of Euless is undertaking the following to support local businesses; attract new businesses and maintain employment opportunities in the subject area:

4a. SH 183/Airport Freeway Widening

- The City of Euless will be working specifically with property and business owners along the SH 183 corridor to ensure redevelopment opportunities with the widening of SH 183. Relocation and redevelopment of businesses along the SH 10 or FM 157 corridors are options for relocation of affected businesses.

4b. Euless Mid-Town Redevelopment

- Approximately seventy (70+) acres located within the revitalization area southeast of the intersection of SH 183 and FM 157 have been identified for possible redevelopment including mixed uses.

5. Efforts to promote diversity including multi-generational, economic and ethnic diversity.

Action Items: To insure that housing and growth patterns would not negatively impact multi-generational, economic and ethnic diversity, the City implemented the following measures to promote multi-generational, economic and ethnic diversity in the revitalization zone.

5a. Euless Senior Center and Senior Programming

- The development of the 22,000 square foot Eules Senior Center is the cornerstone of providing a multi-generational activity node located within the heart of the community. Adjacent to the Eules Family Life Center and cross-programmed with the Natatorium, this project has increased the participation rate of seniors in City interactions. This has also had a direct result in increasing volunteerism with other City programs.

5b. Eules Tongan Committee

- Eules has one of the largest communities of Pacific Islanders in Tarrant County. Primarily made up of people from the island nation of Tonga, the City of Eules, in partnership with the Tongan community, has formed the Eules Tongan Committee. Tongan representatives sit on the committee to help maintain open and transparent communication with the City for the enrichment of cultural diversity, healthy habits and higher education opportunities benefitting the overall well-being of all the surrounding communities.

Implementation Table of Completed Projects

Project	Action Item	Date Completed	Total Project Cost	Funding Source
Census Tract 1135.09				
Midway Park Trail	3b	05/31/09	\$ 190,473.00	CITY
Rockwall Drive/Lamar Drive Drainage Imp.	1a	04/17/10	\$ 272,554	CITY
Midway Recreation Improvements	5a	03/31/09	\$ 75,976	CITY
Senior Citizen Center at Midway Park	5a	05/31/11	\$ 3,888,892	CDBG
Eules Family Life Center Phase I	5a	05/31/11	\$ 2,099,281	CITY
Ash/Denton/Fair Oaks Overlay	3a	09/30/09	\$ 231,984	CITY
FM157 North - SH183 to SH121	3a	04/16/10	\$ 129,215	CITY
Well Rehabilitation/Disinfection	3a	04/17/10	\$ 522,308	CITY
WW Line Replacement, Ector Drive	3a	05/31/08	\$ 328,309	CITY
WW Line Replacement, W. Fuller	3a	02/05/09	\$ 82,708	CITY
WW Line Replacement Fayette Drive	3a	04/14/11	\$ 325,676	CITY
WW Line Rep - Collin Drive (37th CDBG)	3a	05/31/12	\$ 231,173	CDBG
38 th CDBG – ADA Ramp Accessibility Project	3b	10/01/13	\$ 97,767	CDBG
39 th CDBG – ADA Ramp Accessibility Project	3b	11/01/14	\$ 140,477	CDBG
Total			\$ 8,616,793	

Project	Action Item	Date Completed	Total Project Cost	Funding Source
Census Tract 1135.13				
Overlay-Dickey Drive	3a	05/31/08	\$ 48,435	CITY
Overlay-East Huitt	3a	05/31/08	\$ 64,895	CITY
Overlay-Huntington Drive	3a	05/31/08	\$ 42,884	CITY
Overlay-North Main/Cullum Drive	3a	12/31/08	\$ 211,130	CITY
WW Line Replacement, Cedar Hills Estate	1a	05/31/08	\$ 200,201	CITY
WW Line Replacement, Arnett Addition	1a	02/05/09	\$	CITY

Exhibit A

			229,006	
WW Line Rep - W Alexander Ln/Norman Dr/Franklin Dr	1a	05/31/12	\$ 331,614	CITY
Cullum Drive Reconstruction	3a	12/01/14	\$ 1,259,662	CITY
Total			\$ 2,387,827	

Implementation Table of Completed Projects (Continued)

Project	Action Item	Date Completed	Total Project Cost	Funding Source
Census Tract 1135.14				
Waterline Replacement, Cannon Drive	3a	05/31/08	\$ 223,055	CITY
CDBG FY07 - 32nd Oakwood Terrace	3a	05/31/08	\$ 296,223	CDBG
WW Line Replacement, Signet/Mesa	3a	05/31/09	\$ 218,663	CITY
CDBG-33rd Oakwood Terrace-Simmons	3a	12/31/08	\$ 384,173	CDBG
WW Line Replacement, Carr Park/SH10	3a	05/31/08	\$ 528,302	CITY
WW Line Replacement, Jean Lane	3a	02/05/09	\$ 70,603	CITY
WW Line Replacement South Mills Drive CDBG-R	3a	11/01/10	\$ 165,867	CDBG
WW Line Replacement, West Mills Drive-34th CDBG	3a	04/16/10	\$ 46,855	CDBG
FY10 County Overlay - Wilshire/Marlene	3a	05/17/11	\$ 200,890	COUNTY
WW Line Rep - Bayless/Paul WW Line/Jones (CDBG)	3a	05/31/12	\$ 208,903	CDBG
WW Line Rep - Bayless/Paul WW Line/Jones Outfall	1a	05/31/12	\$ 37,544	CITY
38 TH CDBG – ADA Ramp Accessibility Project	3b	10/01/13	\$ 158,250	CDBG
Total			\$ 2,539,328	

Implementation Table of Programmed Projects

Project	Action Item	Total Project Cost	Funding Source
Boyd Branch Floodway Improvement	1a	\$ 10,000,000	CITY / DEVELOPER
General Storm Sewer Improvements	1a	\$ 500,000	CITY
WW Line Rep Ross/Slaughter/East and West Huitt	3a	\$ 870,000	CITY
40 th CDBG – ADA Ramp Accessibility Project	3b	\$ 300,000	CDBG
41 st CDBG – ADA Ramp Accessibility Project	3b	\$ 300,000	CDBG
E. Alexander Reconstruction	3a	\$ 504,000	CITY
SH 183 Phase II Wastewater Relocation	3a	\$ 600,000	STATE
WW LR Oakwood Terrace Phase I	3a	\$	CITY

Exhibit A

		345,000	
WW LR Oakwood Terrace Phase II	3a	\$ 635,000	CITY
WW LR Crane Dr	3a	\$ 185,000	CITY
WW LR Cedar Hills Estates / Hollywood Blvd	3a	\$ 112,000	CITY
SH 183 Phase II Water Relocation	3a	\$ 1,200,000	STATE
Total		\$ 15,551,000	