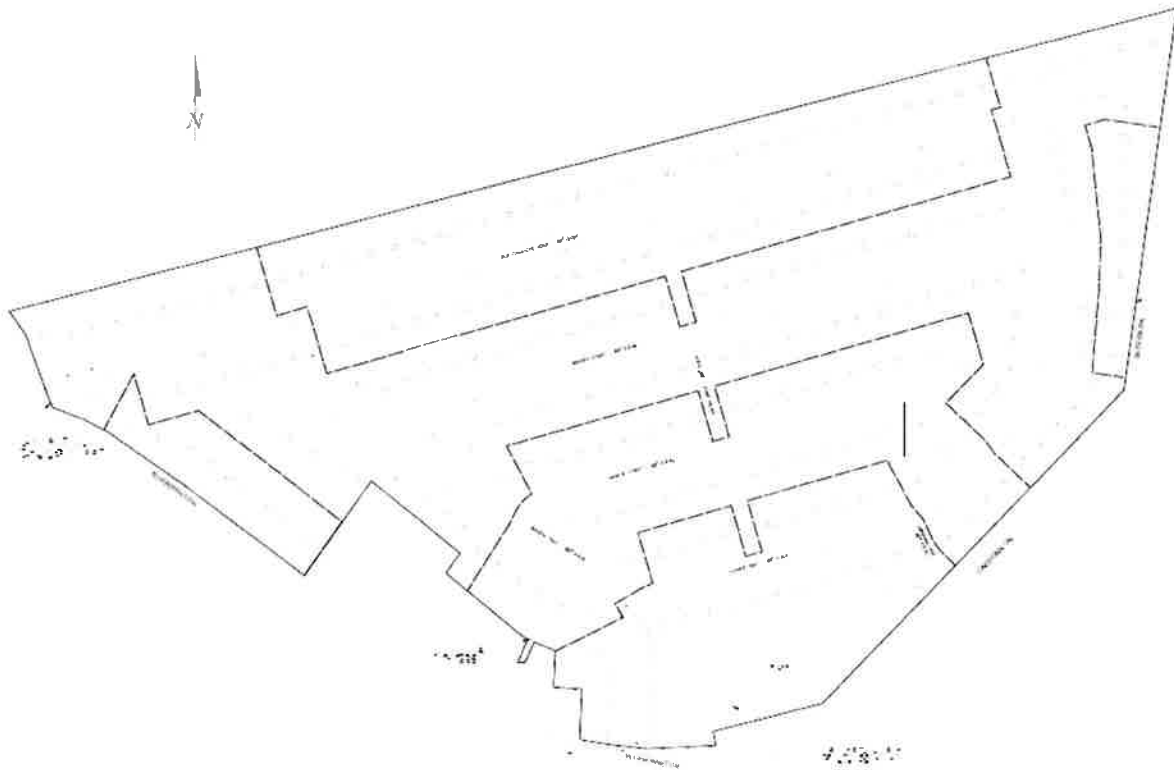


City of Early 2nd Quarter Report

MDD and Development Services

Longhorn Plat

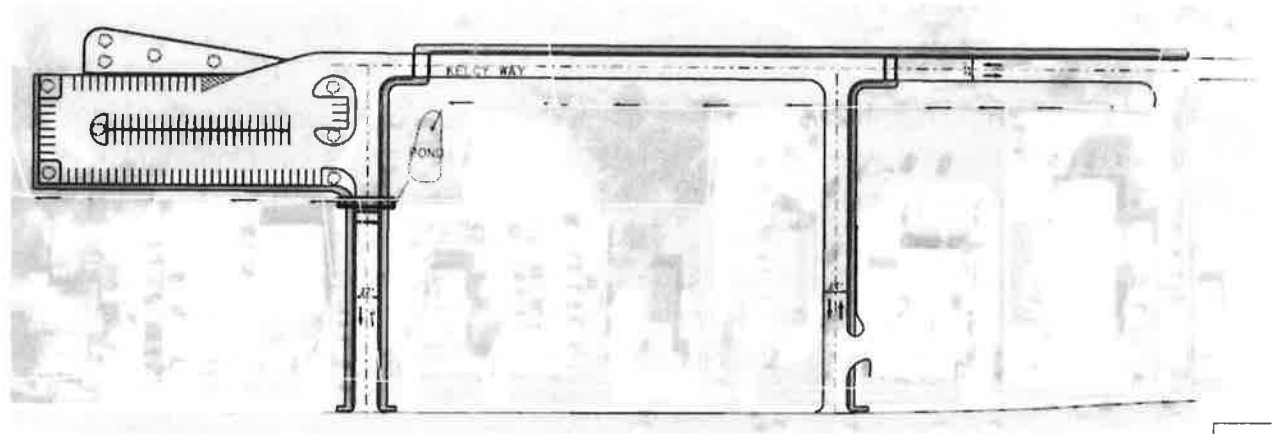
The Planning and Zoning Commission met with the developer and engineer for the new subdivision off Longhorn Dr. between Skyview and Bluebonnet. It is the intention of the developer to build the development out in four phases indicated by the dark lines shown below. Phase one will consist of about 43-45 lots along Skyview, Bluebonnet and the first ring road built in the subdivision. Phase one will also include the platting of the roadways so as to preserve the right-of-way for future development. The Planning and Zoning Commission approved of the engineers plans and they have now been sent to the surveyor to begin the platting process.



Kelcy Way

City staff has met with the engineers designing the first road in our Town Center development. This has been referenced as Kelcy Way and will be parallel to Early Blvd. behind the existing businesses. We are also in talks with the board members from F&M bank about having an additional point of access between them and the car wash. We provided feedback on the drawing below to the engineers so they could include some of the features we have discussed and

envisioned for the project. It is important to keep the goals of the project in mind during all phases of design. The primary goals we are working to achieve, are family friendly, walkable, high density usable space. For this portion of the design it is imperative to plan accordingly by including sidewalks wide enough for several people side-by-side, traffic calming aspects of the roadway, and a parking facility to accommodate the spaces for future growth.



Town Center

The MDD board authorized the hiring of Tod Hanson to provide a conceptual layout of what the mixed-use portion of the development could look like. City staff needed some ideas to present to Tod in order to give him some direction to begin designing the space.

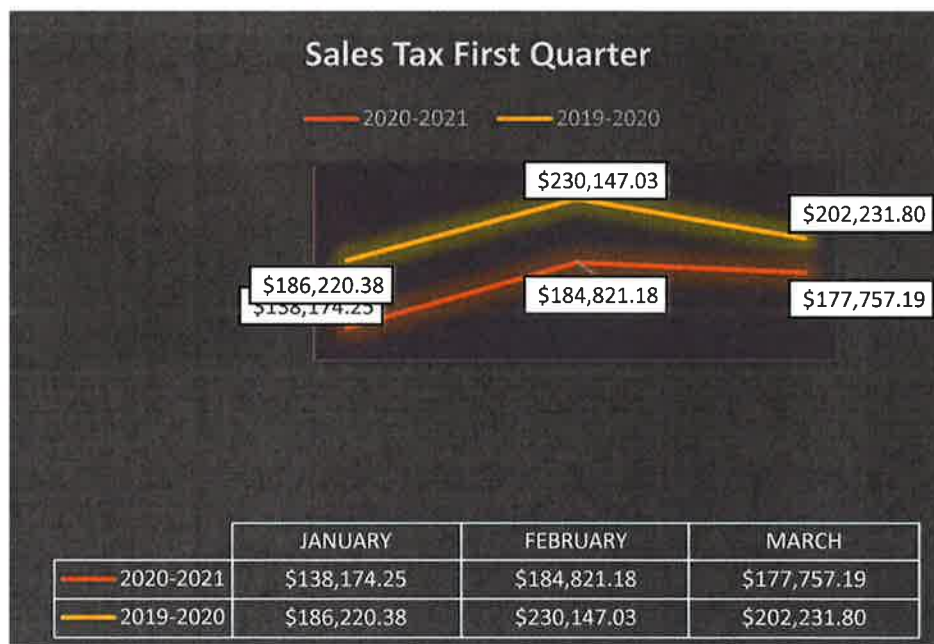
The MDD board, along with some city staff, took a tour of several developments in the metroplex to draw inspiration from other designs for our Town Center design. There was a good mix of recreation and mixed-use examples that we visited. We stopped in Granbury to look at how their board walk at the visitor's center incorporated into the design and how it accommodated a large mass of people. There were several aspects we liked from this stop. We next stopped in Benbrook and looked at their short par 3 golf course and batting cages. There was much excitement about the value the batting cages would provide in our community. We had lunch in Downtown Ft. Worth after driving through a neighborhood on the west side of downtown. There were several ideas we gained from both of these stops as to on-street parking and how services like trash pickup are provided. From Downtown we went to Grapevine and walked their main street. The shops were popular along with the outside sitting areas, but the sidewalks were too narrow for our groups liking. Next came Southlake. Southlake town square is much larger than ours is but there are several aspects the group liked. There were wide sidewalks, community gathering spaces, and retail shops on ground level with office/housing on the upper levels. Our group spent some time to explore the shops and walk the area gathering inspiration. We ended in Roanoke. Roanoke is probably the most similar space we would be trying to create. The group liked the walkability of the area, the distinct intersections and the environment created by the mix of retail, restaurant and housing all in one shared space.

Tony and Larry met with Tod Hanson and relayed the information gained from our trip. We would anticipate further meetings during the concept project.



Sales Tax

Sales tax continues to remain consistent to the previous year with the forecasted drop from Solaris. Most of our top sales tax producing businesses in Early have recognized a small increase from year over year.



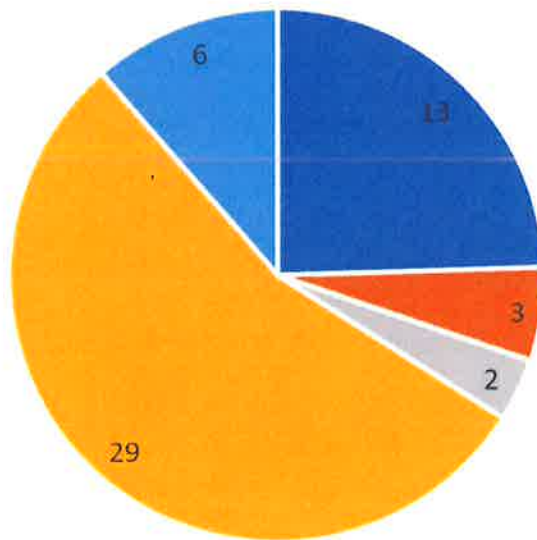
Development Services

Through Development Services we are able to track and organize all new development in the City. This includes permits for new construction as well as any remodels or addition of carports and accessory buildings.

BUILDING INSPECTIONS

The building inspections and permit department had an outstanding quarter. We issued 37 new permits. Within those permits were 11 accessory, 6 commercial (including new buildings and remodels), 2 new houses, 24 trade permits (plumbing, electrical and mechanical) and 13 occupancy permits.

Permits Issued



With these new permits there were about 127 inspections done. Out of those new permits listed, we have 11 permits still on going. Including the 50 permits we closed this quarter, we were able to inspect and close a total of 59 permits.

11 ONGOING
PERMITS

59 PERMITS
CLOSED

■ Occupancy ■ Commercial ■ New Houses ■ Trades ■ Accessory

It has been the goal of the department to go through all of the plans and maps that the city has on file and put them into a digital format. Out of 422 plans, we are around 62% complete. With hopes to finish scanning all documents by the end of July.

