

Eules Development Report



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Rankings:

- ★ 34th on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

October 2010

In this report:

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- ★ Demographics and Data

Welcome to the Eules Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Eules departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:
www.eulesstx.gov/planning/devsev.htm

Residential Growth and Development Case Activity

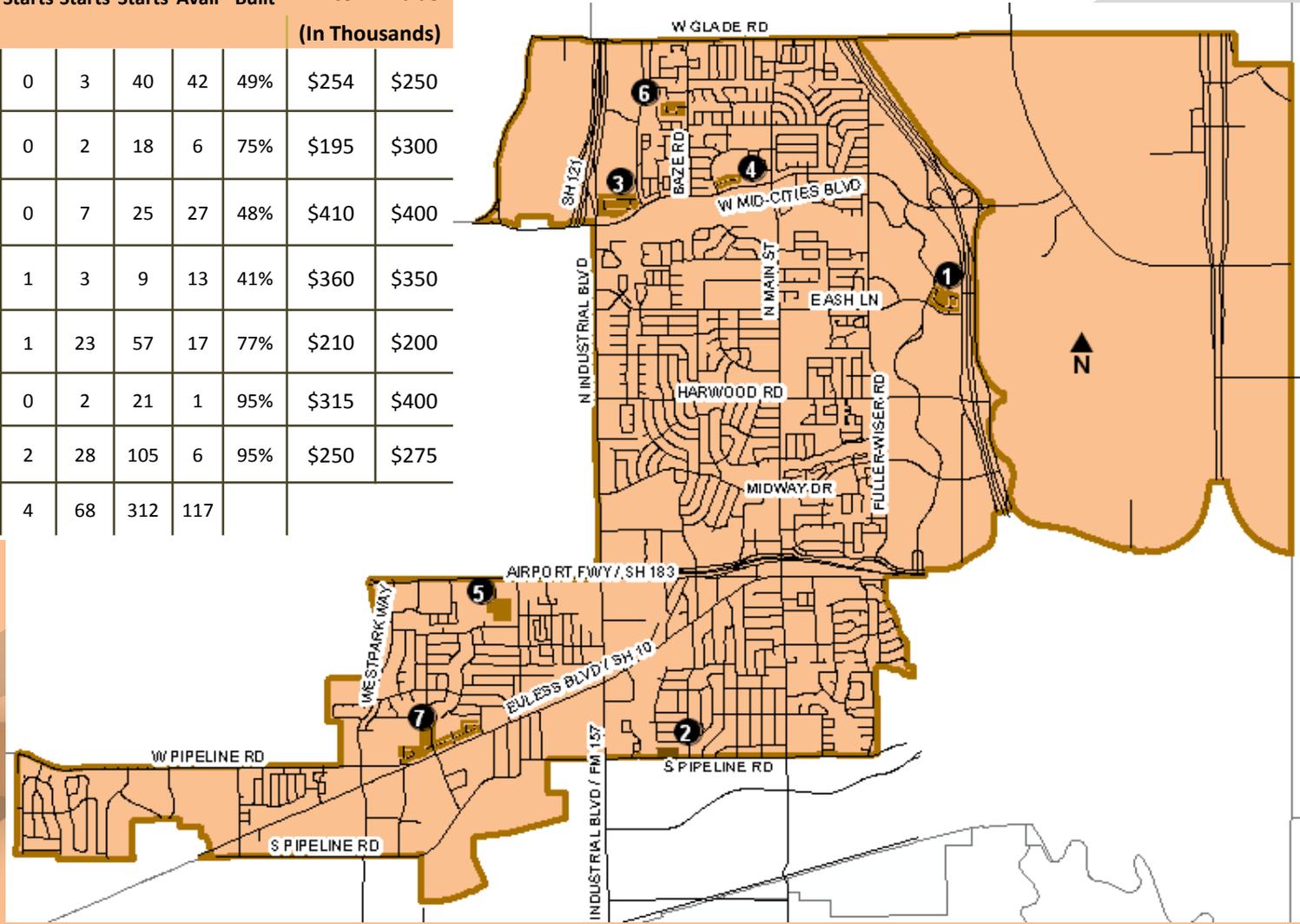
Residential Permits October 2010	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 10/10	2009	2010	Ave 10
New Residential Construction	13	4	97	70	\$3,591,188	\$1,324,244	\$331,061	\$28,395,167	\$20,894,209	\$298,489
Additions/Alterations	8	8	121	133	\$34,812	\$34,812	\$11,174	\$758,276	\$865,613	\$6,508
Residential Fence Permits	9	11	120	107	\$6,507	\$13,961	\$1,269	\$167,790	\$117,014	\$1,094
Total Residential Permits	30	23	338	310	\$3,632,507	\$1,427,594		\$29,321,233	\$21,976,836	

Development Review Cases October 2010

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-14-CC	Chesapeake Gas Well Pad Site	Northeast corner of Midway Drive and Bear Creek Parkway	09-20-10	Still in Progress	N/A	TBD
#10-15-CC	Chesapeake Gas Well Operations	Northeast corner of Midway Drive and Bear Creek Parkway	09-20-10	Still in Progress	N/A	N/A
#10-02-FP	Gold & Silver Exchange	2101 W. Airport Freeway	10-11-10	Still in Progress	TBD	N/A
#10-03-PD	Hampton Inn & Suites	Northeast corner of Ector Drive and Airport Freeway	09-27-10	Still in Progress	TBD	TBD
#10-02-PP	Eules Animal Emergency Addition	800 block of W. Airport Freeway	06-09-10	Still in Progress	TBD	N/A
#10-01-RP (Minor)	AT&T	310 Himes Drive	08-02-10	10-12-10	N/A	N/A
#10-05-SP	Airport Freeway Animal Clinic	800 block of W. Airport Freeway	04-26-10	Still in Progress	TBD	TBD
#10-08-SP	Gold & Silver Exchange	2101 W. Airport Freeway	10-04-10	Still in Progress	TBD	TBD
#10-07-SUP	Lido Fun Center	1201 W. Airport Freeway #400	09-01-10	09-14-10	10-05-10	10-26-10
#10-09-SUP	Mint Carwash LLC	830 S. Industrial Boulevard	09-13-10	10-19-10	11-02-10	11-23-10
#10-10-SUP	Hwy. 10 Tire Shop	116 W. Eules Boulevard	09-22-10	10-19-10	11-02-10	11-09-10
#10-11-SUP	183 Motel	2500 W. Eules Boulevard	10-08-10	Still in Progress	TBD	TBD
#10-12-SUP	RD Auto Group	2811 W. Eules Boulevard	10-19-10	10-26-10	TBD	TBD

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	3	40	42	49%	\$254	\$250
2	Courtyards Addition	24	0	2	18	6	75%	\$195	\$300
3	Creekwood Estates	52	0	7	25	27	48%	\$410	\$400
4	Running Bear Estates	22	1	3	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	23	57	17	77%	\$210	\$200
6	Thousand Oaks	22	0	2	21	1	95%	\$315	\$400
7	Villas at Texas Star	111	2	28	105	6	95%	\$250	\$275
Totals:		429	4	68	312	117			



Commercial Development

Commercial Permits October 2010	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	2	0	15	11	\$590,000	\$-	\$16,469,246	\$5,325,450
Additions/Alterations	3	4	25	30	\$62,000	\$156,500	\$1,742,357	\$3,311,984
Comm. Fence Permits	2	1	12	5	\$130,000	\$4,000	\$205,406	\$40,000
Total Commercial Permits	7	5	52	46	\$782,000	\$160,500	\$18,417,009	\$8,677,434

Significant Commercial Permits October 2010

Issue Date	Business Name	Address	Permit Type	SQ Foot
10/12/2010	Taco Bell	100 E Euless Blvd	Commercial Remodel	5160
10/13/2010	Westdale Hills Apts	1401 Sotogrande Blvd	Commercial Remodel	Stairways
10/27/2010	Office Building	321 Westpark Way	Commercial Remodel	
10/21/2010	Westdale Hills Apts	1401 Sotogrande Blvd	Commercial Remodel	Stairways

Commercial Certificates of Occupancy October 2010

Issue Date	Business Name	Address	Classification	SQ Foot
10/14/2010	Claudia's Cakes	4311 W Pipeline Rd	Retail Bakery	1200
10/19/2010	MDSN Motors	1401 Royal Pkwy #D	Internet Auto Sales	2500
10/19/2010	US Customs and Border Protection	150 Westpark Way #200	Federal Government	38,500
10/20/2010	All Pro of Texas	2851 W Euless Blvd # 100	Office	3000
10/20/2010	Team Building USA	610 S Industrial Blvd #302	Office	250
10/26/2010	Cigarettes 4 Less	611 N Main St	Tobacco Shop	570

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2009	2010	2009	2010
Accessory Building	1	2	11	11
Electrical Permit	10	14	104	142
Garage Sale	0	175	506	934
Lawn Sprinkler	10	10	102	115
Mech. Condenser	1	0	8	2
Mechanical Permit	11	19	152	222
Plumbing Permit	40	37	268	318
Roofing Permit	4	1	69	67
Sewer Line Repair/Replace	3	2	9	2
Sign Permit	6	1	75	96
Special Event Sign Permit	3	1	22	13
Swimming Pool	0	0	8	5
Total Misc. Permits	89	262	1334	1927

Code Enforcement

Code Enforcement Cases October 2010		Cases in August		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	1	0	15	17
	Plumbing Violation	1	0	3	8
	Electrical Violation	1	0	22	2
	Property Maintenance	1	4	92	32
	Minimum Housing	1	8	52	119
	Dangerous Conditions/Structures	0	0	1	0
	Screening Swimming Pools/Spa	0	0	5	0
	Accessory Buildings	0	0	2	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	0	0	16	13
Littering and Trash	Trash/Littering	1	10	86	125
	Littering/Life Safety (24hrs)	0	0	9	0
Property Maintenance (Weeds)	High Grass and Weeds	28	56	329	574
Water	Watering Violations	0	0	10	0
Zoning Violations	Nuisance Other	0	0	2	6
	Garbage Collection/Pick Up Req.	1	5	46	58
	Solid Waste Other	0	0	2	0
	Illegal Outdoor Storage (Non Res)	0	0	2	3
	Illegal Outdoor Storage (Res)	2	8	76	44
	Fences/Walls In Disrepair	0	4	46	44
	Parking on Unpaved Surfaces	0	0	43	14
	Zoning Violation (Other)	0	0	6	8
	Signs/Billboards	2	0	16	5
	Poss Illegal Home Occupation	1	0	13	7
	Materials on ROW/Street	0	1	6	4
TOTALS		40	96	901	1083

Gas Well Development Activity



10-01-CC Reveille 1H, 2H – David H. Arrington Oil and Gas Inc.

Location: 1052 Westpark Way

As of October 29, 2010 the Reveille 1H well is nearing the end of drilling. Once the 1H well has been drilled, this will complete the drilling portion for this site. The rig has been scheduled to be removed from the site on or about November 4, 2010. Next steps for the site will be to connect the pad site to the distribution pipeline and to begin fracturing operations.



10-02-CC BC Associates 1H, 4H, 6H, 7H – Chesapeake Energy

Location: 2271 State Highway 360

The Bear Creek Padsite was approved on June 22, 2010. Since that time four wells have been approved in September. The pad site has been constructed. The operating company will begin installing the rig during the first week of November.

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheatres; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

2030 Population Projections

	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477

*Source: NCTCOG, *US Bureau of Census*

Population Estimates	2000 Census	2010 Estimate	Numerical Change	Percent Change 2000-2010
Eules	46,005	54,700	8,695	19%
Tarrant County	1,446,219	1,829,400	383,181	26%
State of Texas	20,851,820	24,782,302	3,930,482	19%

Source: NCTCOG, Texas State Data Center

■ Median Income ■ Per Capita

