

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)

November 2010

In this report:

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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/devserv.htm

Residential Growth and Development Case Activity

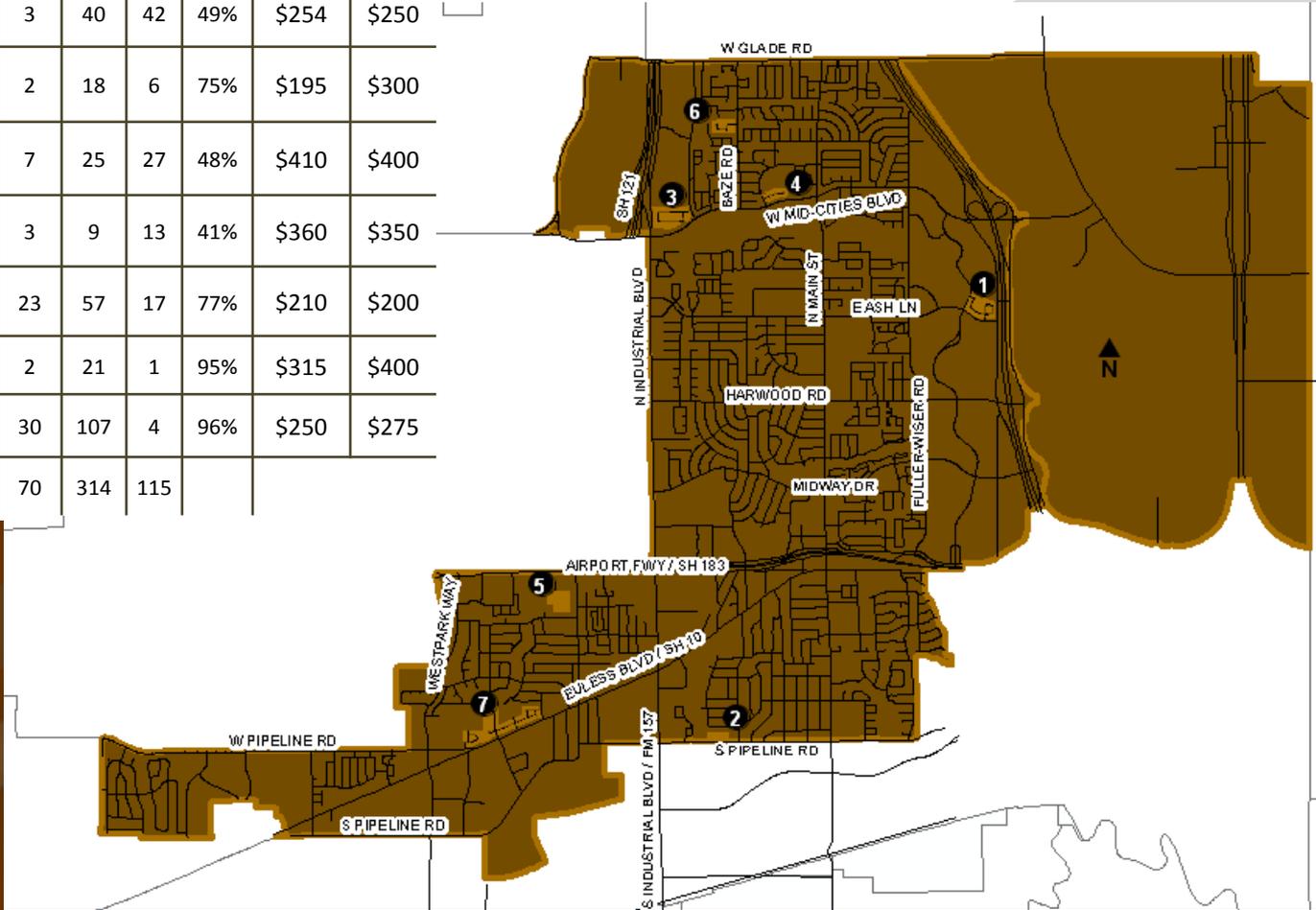
| Residential Permits November 2010 | Permits in Nov | | Permits YTD | | Value in Nov | | | Value YTD | | |
|--------------------------------------|----------------|------|-------------|------|--------------|-----------|-----------|--------------|--------------|-----------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | Ave 11/10 | 2009 | 2010 | Ave 10 |
| New Residential Construction | 5 | 2 | 102 | 72 | \$1,797,936 | \$653,004 | \$326,502 | \$30,193,103 | \$21,547,213 | \$299,267 |
| Additions/Alterations | 20 | 12 | 141 | 145 | \$90,205 | \$71,989 | \$5,999 | \$848,481 | \$937,602 | \$6,466 |
| Residential Fence Permits | 21 | 6 | 141 | 113 | \$24,354 | \$2,550 | \$425 | \$192,144 | \$119,564 | \$1,058 |
| Total Residential Permits | 46 | 20 | 384 | 330 | \$1,912,495 | \$727,543 | | \$31,233,728 | \$22,604,379 | |

Development Review Cases November 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 |
| #10-16-CC | Mosier Valley Eagles Pathfinder Club Fundraiser Sale | 701 S. Industrial Boulevard | 10-29-10 | 11-02-10 | N/A | 11-09-10 |
| #10-17-CC | Adam's Auto Service Fundraiser Sale | 1600 W. Euless Boulevard | 11-04-10 | 11-16-10 | N/A | 11-23-10 |
| #10-02-FP | Gold & Silver Exchange | 2101 W. Airport Freeway | 10-11-10 | Still in Progress | TBD | N/A |
| #10-02-PD | Riverwalk at Euless | Northwest corner of Highway 360 and Airport Freeway | 09-08-10 | Still in Progress | TBD | TBD |
| #10-04-PD | Glade Parks | West side of Highway 121, between Glade Road and Cheek Sparger Road | 11-19-10 | N/A | 12-07-10 | 01-11-11 |
| #10-02-PP | Euless Animal Emergency Addition | 800 block of W. Airport Freeway | 06-09-10 | 11-02-10 | 11-16-10 | N/A |
| #10-05-SP | Airport Freeway Animal Clinic | 833 W. Airport Freeway | 04-26-10 | 11-02-10 | 11-16-10 | 12-14-10 |
| #10-08-SP | Gold & Silver Exchange | 2101 W. Airport Freeway | 10-04-10 | 11-02-10 | 11-16-10 | 12-14-10 |
| #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. Euless Boulevard | 09-22-10 | 10-19-10 | 11-02-10 | 11-09-10 |
| #10-13-SUP | IT'Z FEC Euless, LLC | 1201 W. Airport Freeway #400 | 11-08-10 | 11-16-10 | 12-07-10 | 01-11-11 |

Active Residential Subdivisions

| Map Ref # | Most Active Subdivisions | Platted Lots | Nov 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 | 0 | 3 | 9 | 13 | 41% | \$360 | \$350 |
| 5 | The Enclave at Wilshire Park | 74 | 0 | 23 | 57 | 17 | 77% | \$210 | \$200 |
| 6 | Thousand Oaks | 22 | 0 | 2 | 21 | 1 | 95% | \$315 | \$400 |
| 7 | Villas at Texas Star | 111 | 2 | 30 | 107 | 4 | 96% | \$250 | \$275 |
| Totals: | | 429 | 2 | 70 | 314 | 115 | | | |



Commercial Development

| Commercial Permits November 2010 | Permits in Nov | | Permits YTD | | Value in Nov | | Value YTD | |
|-------------------------------------|----------------|------|-------------|------|--------------|-------------|--------------|--------------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| New Commercial Construction | 1 | 1 | 16 | 12 | \$46,500 | \$2,118,813 | \$16,515,746 | \$7,444,263 |
| Additions/Alterations | 3 | 4 | 28 | 34 | \$2,200,900 | \$288,168 | \$3,943,257 | \$3,600,152 |
| Comm. Fence Permits | 0 | 0 | 12 | 5 | \$ - | \$ - | \$205,406 | \$40,000 |
| Total Commercial Permits | 4 | 5 | 56 | 51 | \$2,247,400 | \$2,406,981 | \$20,664,409 | \$11,084,415 |

Significant Commercial Permits November 2010

| Issue Date | Business Name | Address | Permit Type | SQ Foot |
|------------|-----------------------|--------------------------|--------------------|---------|
| 11/11/2010 | AT&T | 310 Himes Dr | New Commercial | 1400 |
| 11/16/2010 | Harris Methodist | 251 Westpark Way | Commercial Remodel | |
| 11/18/2010 | Landscaping Business | 1108 Westpark Way | Commercial Remodel | |
| 11/5/2010 | IT'Z | 1201 W Airport Frwy #400 | Commercial Remodel | |
| 11/12/2010 | Bear Creek Apartments | 700 E Ash Lane | Commercial Remodel | |

Commercial Certificates of Occupancy November 2010

| Issue Date | Business Name | Address | Classification | SQ Foot |
|------------|------------------------------------|-------------------------|----------------------|---------|
| 11/1/2010 | Massage Therapist by Franchesca | 1101 Royal Parkway #101 | Massage Therapy | 475 |
| 11/8/2010 | The Concord | 1001 Villas Dr | Apartment Complex | |
| 11/10/2010 | K-Cleaners | 3260 W Eules Blvd | Dry Cleaners | 1000 |
| 11/10/2010 | Tower Online Solutions | 3001 N Main St #360 | Office | 132 |
| 11/12/2010 | Mr. Zippy's Express Purified Water | 504 N Main St | Water Retail | 300 |
| 11/15/2010 | Fuzzy's Taco Shop | 1363 W Eules Blvd | Restaurant | 5200 |
| 11/16/2010 | Double 9 Investment | 101 W Glade Rd #109 | Organized Meeting | 14000 |
| 11/18/2010 | Jack In The Box | 3001 W Eules Blvd | Restaurant | 2100 |
| 11/19/2010 | Legacy Home Health Care Services | 1304 W Eules Blvd #300 | Home Health Services | 975 |

| Miscellaneous Permits | Permits in Nov | | Permits YTD | |
|---------------------------|----------------|------|-------------|------|
| | 2009 | 2010 | 2009 | 2010 |
| Accessory Building | 1 | 1 | 12 | 12 |
| Electrical Permit | 9 | 10 | 113 | 152 |
| Garage Sale | 93 | 87 | 599 | 1021 |
| Lawn Sprinkler | 15 | 3 | 117 | 118 |
| Mech. Condenser | 0 | 0 | 8 | 2 |
| Mechanical Permit | 12 | 26 | 164 | 248 |
| Plumbing Permit | 35 | 10 | 303 | 328 |
| Roofing Permit | 10 | 1 | 79 | 68 |
| Sewer Line Repair/Replace | 0 | 0 | 9 | 2 |
| Sign Permit | 7 | 7 | 82 | 103 |
| Special Event Sign Permit | 0 | 2 | 22 | 15 |
| Swimming Pool | 1 | 0 | 9 | 5 |
| Total Misc. Permits | 183 | 147 | 1517 | 2074 |

Gas Well Development Activity



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

Location: 1052 Westpark Way

As of November 30, 2010, the two wells have been drilled. The wellheads have been secured by fencing and metal plates. A product gathering pipeline is currently being constructed to remove product from the site. Once the pipeline is in place, shale fracturing processes will occur on the site. The fracturing process normally takes approximately six to seven days to complete per wellhead.

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

Location: 2271 State Highway 360

The Bear Creek Pad Site was approved on June 22, 2010. Since that time four wells have been approved in September 2010. BC Associates 1H has been drilled. BC Associates 4H is underway and should be drilled by the second week of December, after which the rig will be moved once more and the BC Associates 6H will be drilled. The rig will then be moved to another site and the fracturing process will begin.



BCA-1H Well on Pad

11/11/10 view NE

Code Enforcement

| Code Enforcement Cases November 2010 | | Cases in November | | Cases YTD | |
|--------------------------------------|-----------------------------------|-------------------|------|-----------|------|
| Case Type | Common Violation | 2009 | 2010 | 2009 | 2010 |
| Building Cases | No Building Permit | 1 | 0 | 16 | 17 |
| | Plumbing Violation | 0 | 0 | 3 | 8 |
| | Electrical Violation | 0 | 0 | 22 | 2 |
| | Property Maintenance | 6 | 2 | 98 | 34 |
| | Minimum Housing | 0 | 7 | 52 | 126 |
| | 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 | 2 | 0 | 18 | 13 |
| Littering and Trash | Trash/Littering | 2 | 7 | 88 | 132 |
| | Littering/Life Safety (24hrs) | 0 | 0 | 9 | 0 |
| Property Maintenance (Weeds) | High Grass and Weeds | 8 | 13 | 337 | 587 |
| Water | Watering Violations | 0 | 0 | 10 | 0 |
| | Nuisance Other | 0 | 0 | 2 | 6 |
| Zoning Violations | Garbage Collection/Pick Up Req. | 2 | 6 | 48 | 64 |
| | Solid Waste Other | 0 | 0 | 2 | 0 |
| | Illegal Outdoor Storage (Non Res) | 0 | 0 | 2 | 3 |
| | Illegal Outdoor Storage (Res) | 3 | 3 | 79 | 47 |
| | Fences/Walls In Disrepair | 0 | 1 | 46 | 45 |
| | Parking on Unpaved Surfaces | 0 | 0 | 43 | 14 |
| | Zoning Violation (Other) | 0 | 3 | 6 | 11 |
| | Signs/Billboards | 1 | 0 | 17 | 5 |
| | Poss Illegal Home Occupation | 2 | 1 | 15 | 8 |
| | Materials on ROW/Street | 0 | 0 | 6 | 4 |
| TOTALS | | 27 | 43 | 928 | 1126 |

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 amphitheaters; 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

