

# Eules Development Report



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### Rankings:

- ★ 34<sup>th</sup> 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)

**December 2010**

### In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
- ★ 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/devserv.htm](http://www.eulesstx.gov/planning/devserv.htm)

# Residential Growth and Development Case Activity

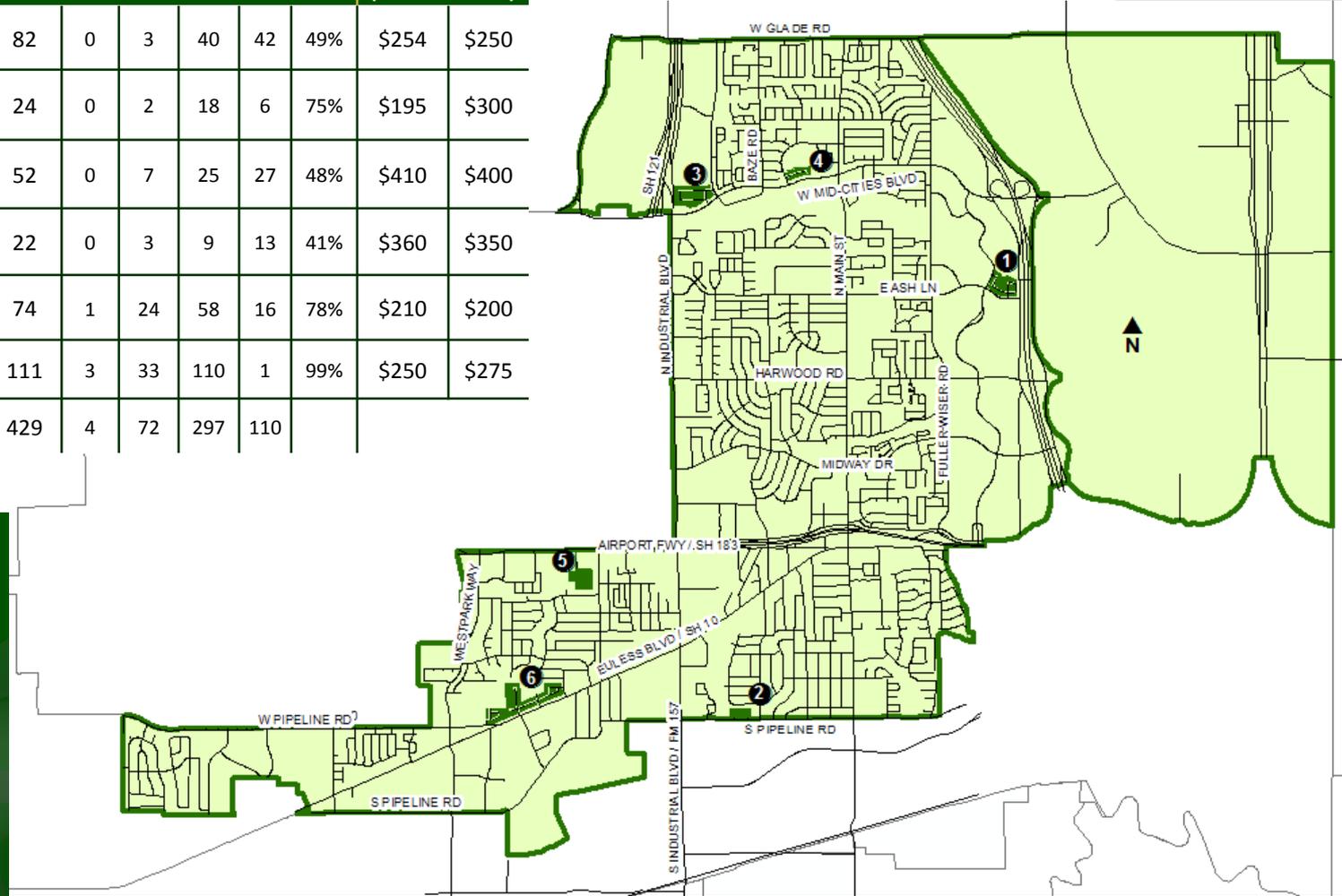
| Residential Permits<br>December 2010 | Permits in Dec |      | Permits YTD |      | Value in Dec |             |           | Value YTD    |              |           |
|--------------------------------------|----------------|------|-------------|------|--------------|-------------|-----------|--------------|--------------|-----------|
|                                      | 2009           | 2010 | 2009        | 2010 | 2009         | 2010        | Ave 12/10 | 2009         | 2010         | Ave 10    |
| New Residential Construction         | 7              | 4    | 109         | 76   | \$1,826,412  | \$1,437,540 | \$326,502 | \$32,019,515 | \$22,984,753 | \$302,431 |
| Additions/Alterations                | 10             | 11   | 151         | 156  | \$38,640     | \$64,263    | \$5,999   | \$887,121    | \$1,001,865  | \$6,422   |
| Residential Fence Permits            | 16             | 2    | 157         | 115  | \$14,926     | \$2,077     | \$425     | \$207,070    | \$121,641    | \$1,058   |
| Total Residential Permits            | 33             | 17   | 417         | 347  | \$1,879,978  | \$1,503,880 |           | \$33,113,706 | \$24,108,259 |           |

## Development Review Cases December 2010

| Case Number | Project Name                  | Location  | Initial Submittal Date | DRC Approval Date | Planning & Zoning Date | City Council Date |
|-------------|-------------------------------|---|------------------------|-------------------|------------------------|-------------------|
| #10-02-PD   | Riverwalk at Eules            | 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          |
| #08-10-RP   | Redi-Mix Concrete             | 331 N. Main Street  | 10-14-08               | Still in Progress | TBD                    | 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          |
| #10-12-SUP  | RD Auto Group                 | 2811 W. Eules Boulevard   | 10-19-10               | 10-26-10          | 12-07-10               | 01-11-11          |
| #10-13-SUP  | IT'Z FEC Eules, LLC           | 1201 W. Airport Freeway #400  | 11-08-10               | 11-16-10          | 12-07-10               | 01-11-11          |
| #10-14-SUP  | Patriot Motor Company         | 1361 W. Eules Boulevard   | 12-02-10               | 12-14-10          | 01-04-11               | 01-25-11          |

# Active Residential Subdivisions

| Map Ref #      | Most Active Subdivisions     | Platted Lots | Dec 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           | 1          | 24         | 58           | 16         | 78%     | \$210       | \$200        |
| 6              | Villas at Texas Star         | 111          | 3          | 33         | 110          | 1          | 99%     | \$250       | \$275        |
| Totals:        |                              | 429          | 4          | 72         | 297          | 110        |         |             |              |



# Commercial Development

| Commercial Permits<br>December 2010 | Permits in Dec |      | Permits YTD |      | Value in Dec |           | Value YTD    |              |
|-------------------------------------|----------------|------|-------------|------|--------------|-----------|--------------|--------------|
|                                     | 2009           | 2010 | 2009        | 2010 | 2009         | 2010      | 2009         | 2010         |
| New Commercial Construction         | 0              | 1    | 16          | 13   | \$ -         | \$45,700  | \$16,515,746 | \$7,489,963  |
| Additions/Alterations               | 4              | 4    | 32          | 38   | \$165,500    | \$151,775 | \$4,108,757  | \$3,751,927  |
| Comm. Fence Permits                 | 2              | 0    | 14          | 5    | \$1,008,814  | \$ -      | \$1,214,220  | \$40,000     |
| Total Commercial Permits            | 6              | 5    | 62          | 56   | \$1,174,314  | \$197,475 | \$21,838,723 | \$11,281,890 |

| Significant Commercial Permits December 2010 |                       |                    |                    |
|--|-----------------------|--------------------|--------------------|
| Issue Date                                   | Business Name         | Address            | Permit Type        |
| 12/21/2010                                   | Industrial Flex Space | 1103 S Airport Cir | Commercial Remodel |
| 12/17/2010                                   | Alliance Mechanical   | 2130 Regal Pkwy    | Commercial Remodel |
| 12/1/2010                                    | Wilshire Park Manor   | 1450 Sagebrush     | Commercial Remodel |
| 12/8/2010                                    | Pro-Active Inc.       | 840 S Industrial   | Commercial Remodel |
| 12/3/2010                                    | Eules Associates LTD  | 1201 N Main        | New Commercial     |

| Commercial Certificates of Occupancy December 2010 |                                 |                        |                            |         |
|--|---------------------------------|------------------------|----------------------------|---------|
| Issue Date   | Business Name                   | Address                | Classification             | SQ Foot |
| 12/2/2010  | Ameri Fleet Transportation Inc  | 1100 Pamela Dr         | Auto Transportation Office | 10300   |
| 12/7/2010  | Burger Box                      | 1101 Raider Dr         | Restaurant                 | 2000    |
| 12/10/2010   | IT'Z                            | 1201 Airport Frwy #400 | Amusement                  | 10000   |
| 12/10/2010   | Shadow Creek Apartments         | 311 S Industrial Blvd  | Apartment Complex          |         |
| 12/13/2010   | Hwy 10 Tire Shop                | 116 W Eules Blvd       | Tire Store                 | 1300    |
| 12/13/2010   | Video Gallery                   | 220 Martha Street      | Video Store                | 432     |
| 12/16/2010   | City of Eules Recreation Center | 300 W Midway Dr Ste A  | Recreation Center          | 28,000  |
| 12/16/2010   | City of Eules Senior Center     | 300 W Midway Dr Ste B  | Recreation Center          | 33,000  |
| 12/23/2010   | Kaj Enterprises                 | 1108 Westpark Way      | Landscaping                | 4800    |
| 12/23/2010   | Kentucky Fried Chicken          | 200 W Eules Blvd       | Restaurant                 | 2304    |
| 12/23/2010   | Ali Sayani                      | 1361 W Eules Blvd      | Computer/Computer Software | 1000    |
| 12/28/2010   | Big Al's Jiffy Wash             | 203 Martha #A          | Laundry                    | 2200    |

| Miscellaneous Permits     | Permits in Dec |      | Permits YTD |      |
|---------------------------|----------------|------|-------------|------|
|                           | 2009           | 2010 | 2009        | 2010 |
| Accessory Building        | 2              | 2    | 14          | 14   |
| Electrical Permit         | 10             | 8    | 123         | 160  |
| Garage Sale               | 17             | 29   | 616         | 1050 |
| Lawn Sprinkler            | 10             | 0    | 127         | 118  |
| Mech. Condenser           | 0              | 0    | 8           | 2    |
| Mechanical Permit         | 12             | 22   | 176         | 270  |
| Plumbing Permit           | 30             | 8    | 333         | 336  |
| Roofing Permit            | 3              | 0    | 82          | 68   |
| Sewer Line Repair/Replace | 2              | 1    | 11          | 3    |
| Sign Permit               | 5              | 6    | 87          | 109  |
| Special Event Sign Permit | 2              | 0    | 24          | 15   |
| Swimming Pool             | 0              | 0    | 9           | 5    |
| Total Misc. Permits       | 93             | 76   | 1610        | 2150 |

# Code Enforcement

| Code Enforcement Cases December 2010 |                                   | Cases in December |      | Cases YTD |      |
|--------------------------------------|-----------------------------------|-------------------|------|-----------|------|
| Case Type                            | Common Violation                  | 2009              | 2010 | 2009      | 2010 |
| Building Cases                       | No Building Permit                | 1                 | 0    | 17        | 17   |
|                                      | Plumbing Violation                | 0                 | 0    | 3         | 8    |
|                                      | Electrical Violation              | 0                 | 0    | 22        | 2    |
|                                      | Property Maintenance              | 3                 | 0    | 101       | 34   |
|                                      | Minimum Housing                   | 1                 | 2    | 53        | 128  |
|                                      | 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    | 18        | 13   |
| Littering and Trash                  | Trash/Littering                   | 8                 | 3    | 96        | 135  |
|                                      | Littering/Life Safety (24hrs)     | 0                 | 0    | 9         | 0    |
| Property Maintenance (Weeds)         | High Grass and Weeds              | 7                 | 0    | 344       | 587  |
| Water                                | Watering Violations               | 0                 | 0    | 10        | 0    |
| Zoning Violations                    | Nuisance Other                    | 0                 | 0    | 2         | 6    |
|                                      | Garbage Collection/Pick Up Req.   | 0                 | 0    | 48        | 64   |
|                                      | Solid Waste Other                 | 0                 | 0    | 2         | 0    |
|                                      | Illegal Outdoor Storage (Non Res) | 4                 | 0    | 6         | 3    |
|                                      | Illegal Outdoor Storage (Res)     | 1                 | 2    | 80        | 49   |
|                                      | Fences/Walls In Disrepair         | 3                 | 1    | 49        | 46   |
|                                      | Parking on Unpaved Surfaces       | 0                 | 0    | 43        | 14   |
|                                      | Zoning Violation (Other)          | 0                 | 1    | 6         | 12   |
|                                      | Signs/Billboards                  | 0                 | 0    | 17        | 5    |
|                                      | Poss Illegal Home Occupation      | 1                 | 0    | 16        | 8    |
|                                      | Materials on ROW/Street           | 0                 | 0    | 6         | 4    |
| TOTALS                               |                                   | 29                | 9    | 957       | 1135 |

# 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.

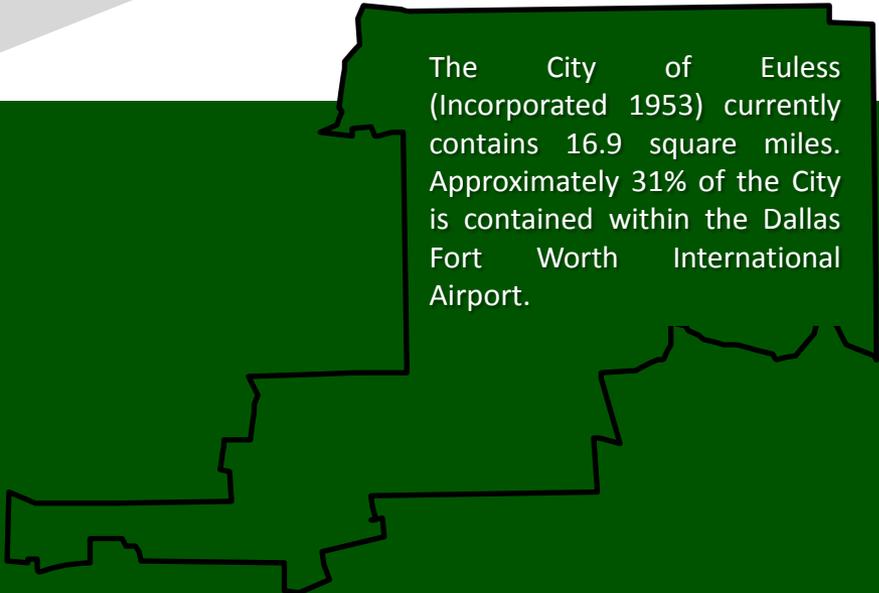
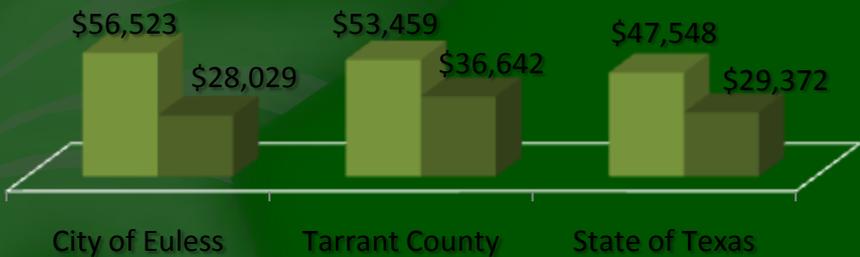
| 2030 Population Projections |         |        |        |        |        |        |        |
|-----------------------------|---------|--------|--------|--------|--------|--------|--------|
|                             | 2000    | 2005   | 2010   | 2015   | 2020   | 2025   | 2030   |
| Population                  | 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*

■ Median Income   ■ Per Capita



The City of Eules (Incorporated 1953) currently contains 16.9 square miles. Approximately 31% of the City is contained within the Dallas Fort Worth International Airport.