

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)

September 2010

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
- ★ Development Activity
- ★ 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

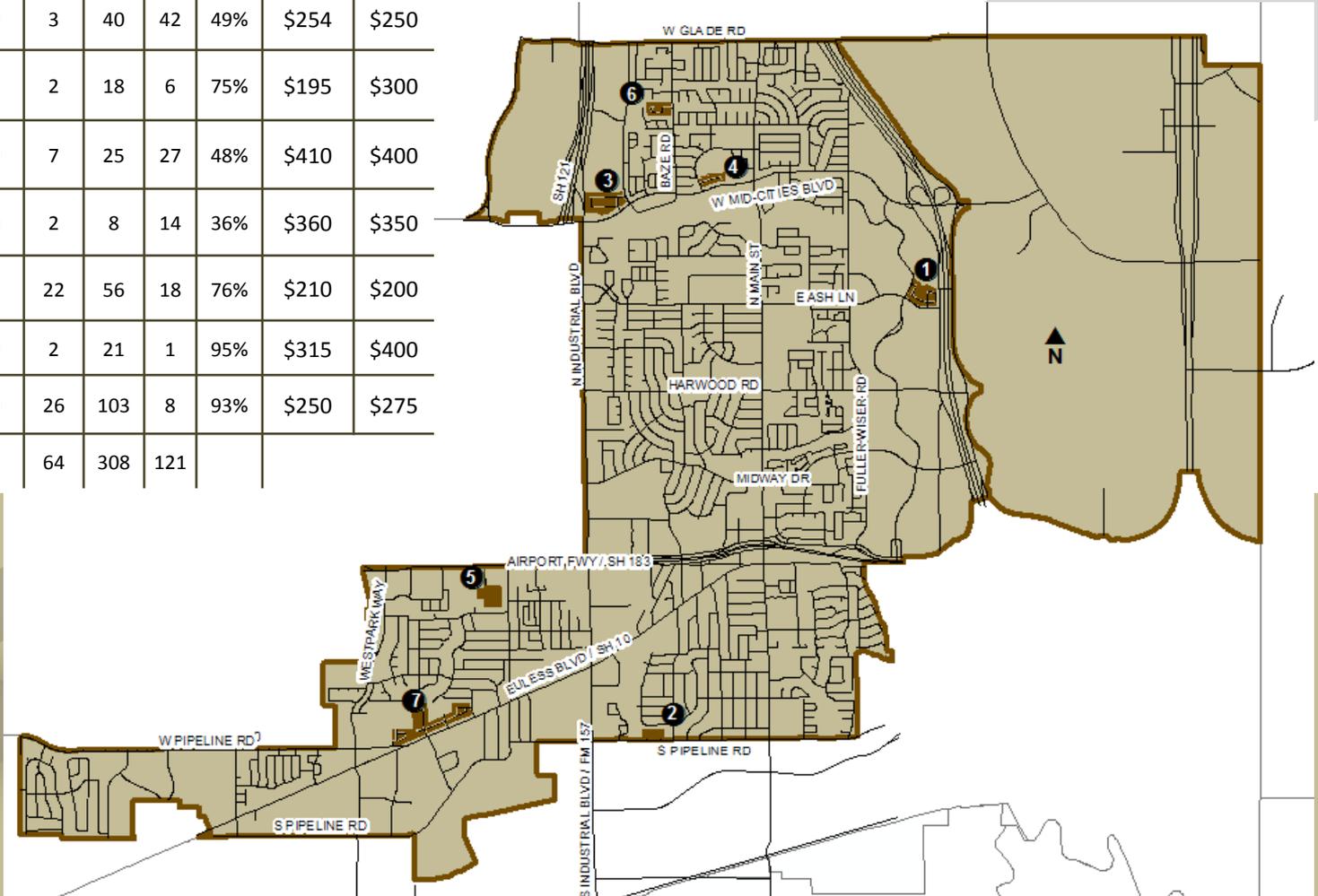
Residential Permits September 2010	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 9/10	2009	2010	Ave 10
New Residential Construction	11	3	73	66	\$3,452,244	\$934,110	\$311,370	\$24,803,979	\$19,69,965	\$296,515
Additions/Alterations	19	9	94	125	\$112,885	\$50,102	\$5,567	\$723,464	\$776,224	\$6,210
Residential Fence Permits	13	5	98	96	\$19,889	\$5,272	\$1,054	\$161,283	\$103,053	\$1,073
Total Residential Permits	43	17	265	287	\$3,585,018	\$989,484		\$25,688,726	\$20,449,242	

Development Review Cases September 2010

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-11-CC	Pollo Campero Temporary Use Permit	2830 State Highway 121	08-23-10	08-31-10	N/A	09-14-10
#10-12-CC	AMF Showplace Lanes Temporary Use Permit	1901 W. Airport Freeway	08-30-10	09-07-10	N/A	09-14-10
#10-13-CC	Greek Festival	303 Cullum Drive	09-02-10	09-21-10	N/A	09-28-10
#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
#10-01-FP	Hartland Cat Hospital	555 W. Glade Road	06-29-10	08-31-10	09-07-10	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	Still in Progress	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
#10-07-SP	Let's Stop	3101 W. Eules Boulevard	07-26-10	08-24-10	09-07-10	09-28-10
#10-06-SUP	MDSN Motors, LLC	1401 Royal Parkway	07-15-10	07-27-10	08-24-10	09-14-10
#10-07-SUP	Lido Fun Center	1201 W. Airport Freeway #400	09-01-10	09-14-10	10-05-10	10-26-10
#10-08-SUP	Sudanese American Assoc. of N. Texas	201 S. Ector Drive	09-13-10	Still in Progress	TBD	TBD
#10-09-SUP	Mint Carwash LLC	800 block of S. Industrial Boulevard	09-13-10	Still in Progress	TBD	TBD
#10-10-SUP	Hwy. 10 Tire Shop	116 W. Eules Boulevard	09-22-10	Still in Progress	TBD	TBD
#10-01-ZBA	Let's Stop	3101 W Eules Boulevard	07-26-10		08-03-10	09-01-10 (ZBA)

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Sep 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	1	2	18	6	75%	\$195	\$300
3	Creekwood Estates	52	0	7	25	27	48%	\$410	\$400
4	Running Bear Estates	22	0	2	8	14	36%	\$360	\$350
5	The Enclave at Wilshire Park	74	2	22	56	18	76%	\$210	\$200
6	Thousand Oaks	22	0	2	21	1	95%	\$315	\$400
7	Villas at Texas Star	111	0	26	103	8	93%	\$250	\$275
Totals:		429	3	64	308	121			



Commercial Development

Commercial Permits September 2010	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	2	0	11	11	\$10,248,000	\$ -	\$15,879,246	\$5,325,450
Additions/Alterations	4	4	18	26	\$78,300	\$155,550	\$1,680,357	\$3,155,484
Comm. Fence Permits	0	0	10	4	\$ -	\$ -	\$75,406	\$36,000
Total Commercial Permits	6	4	39	41	\$10,326,300	\$155,550	\$17,635,009	\$8,516,934

Significant Commercial Permits September 2010

Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
9/13/2010	Fuzzy's Taco Shop	1363 W Eules Blvd	Commercial Remodel	5160	\$150,000
9/16/2010	Cigarettes 4 Less	611 N Main	Commercial Remodel	600	\$600
9/29/2010	Office Building	1331 W Airport Frwy #310	Commercial Remodel		\$4,500
9/10/2010	Retail	101 W Glade #102	Commercial Remodel		\$450

Commercial Certificates of Occupancy September 2010

Issue Date	Business Name	Address	Classification	SQ Foot
9/7/2010	ENT Entertainment / Production	116 W Eules Blvd	Music Studio/Office	500
9/7/2010	Pentair Water Pool & Spa Inc	1109 S Airport Cir	Service Equipment	1960
9/10/2010	The Terrace	306 Park Dr	Apartment Complex	
9/20/2010	Aero Dynamix, INC	3227 W Eules Blvd #800	Avionics Repair	5732
9/20/2010	She Fash Toys	2811 W Eules Blvd	Auto Supply	5000
9/21/2010	Guardian Angel Pre School	503 S Main Street	Child Day Care	8351
9/23/2010	Chem-Test Inc	610 S Industrial Blvd #150	Lab Testing	1336
9/24/2010	Green Box	221 W Pipeline Road	Wood Shop	2800
9/24/2010	Protect Alarm Services	1110 S Airport Cir #130	Alarm Company	500
9/24/2010	Tamis Brugman	3001 N Main #325	Counseling Service	130
9/27/2010	Air King	4217 W Pipeline Rd	Office	400
9/27/2010	Pump Solution Inc	1110 S Airport Cir #135	Pumping Equipment	
9/28/2010	Overlook at Bear Creek	800 E Ash Lane	Apartment Complex	
9/29/2010	Fonis Island Grill	603 N Main Street	Restaurant	800

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2009	2010	2009	2010
Accessory Building	1	0	10	9
Electrical Permit	15	8	94	128
Garage Sale	50	75	506	759
Lawn Sprinkler	11	3	92	105
Mech. Condenser	0	0	7	2
Mechanical Permit	14	19	141	203
Plumbing Permit	23	39	228	281
Roofing Permit	2	2	65	66
Sewer Line Repair/Replace	0	0	6	0
Sign Permit	7	2	69	95
Special Event Sign Permit	0	1	19	12
Swimming Pool	2	0	8	5
Total Misc. Permits	125	149	1245	1665

Code Enforcement

Code Enforcement Cases September 2010		Cases in August		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	1	9	14	17
	Plumbing Violation	0	4	2	8
	Electrical Violation	0	1	21	2
	Property Maintenance	3	3	91	28
	Minimum Housing	3	14	51	111
	Dangerous Conditions/Structures	0	0	1	0
	Screening Swimming Pools/Spa	1	0	5	0
	Accessory Buildings	0	0	2	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	0	2	16	13
Littering and Trash	Trash/Littering	3	10	85	115
	Littering/Life Safety (24hrs)	0	0	9	5
Property Maintenance (Weeds)	High Grass and Weeds	18	108	301	518
Water	Watering Violations	0	0	10	0
Zoning Violations	Nuisance Other	0	1	2	6
	Garbage Collection/Pick Up Req.	0	15	45	53
	Solid Waste Other	0	0	2	0
	Illegal Outdoor Storage (Non Res)	0	0	2	3
	Illegal Outdoor Storage (Res)	1	6	74	36
	Fences/Walls In Disrepair	0	3	46	40
	Parking on Unpaved Surfaces	1	1	43	14
	Zoning Violation (Other)	0	3	6	8
	Signs/Billboards	1	1	14	5
	Poss Illegal Home Occupation	0	1	12	7
	Materials on ROW/Street	0	0	6	3
TOTALS		32	182	861	987

Development Activity



Site grading and construction activity has begun on the new. AAU Flexible Industrial Space on S. Pipeline Road



Davis Machine on Royal Parkway will manufacture and assemble fine tuned machine parts.



Interior and exterior work has begun on Fuzzy's Taco Shop to be located at 1363 W Euless Blvd. Anticipated Opening in November.



Phase one of construction has commenced with St. John the Baptist Greek Orthodox Church. The existing building has been expanded. A new sanctuary is planned for phase two.



Verizon Wireless building at the southwest corner of Bear Creek Parkway and Harwood Road is nearing completion.

Gas Well Development Activity



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

Location: 1052 Westpark Way

As of September 28, 2010 the Reveille 2H well is nearing the end of drilling. Particularly dense rock layers above the Barnett Shale have slowed the drilling process slightly. Once the 2H well has been drilled, the rig operation will then be moved fifteen feet and the 1H well will be drilled.



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 Operator is currently grading and preparing the site for the drilling process.

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 2000-2009
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

