

Eules Development Report



Contact Information

Building Permits and
Certificates of Occupancy
Deborah Howard
(817) 685-1630
dhoward@eulesstx.gov

Development Review Status
Holly Houston
(817) 685-1623
hhouston@eulesstx.gov

General Contact
Director
Chris Barker
(817) 685-1637
cbarker@eulesstx.gov

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

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)

January 2010

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
- ★ Health Inspections
- ★ 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/devserv.htm

Residential Growth and Development Case Activity

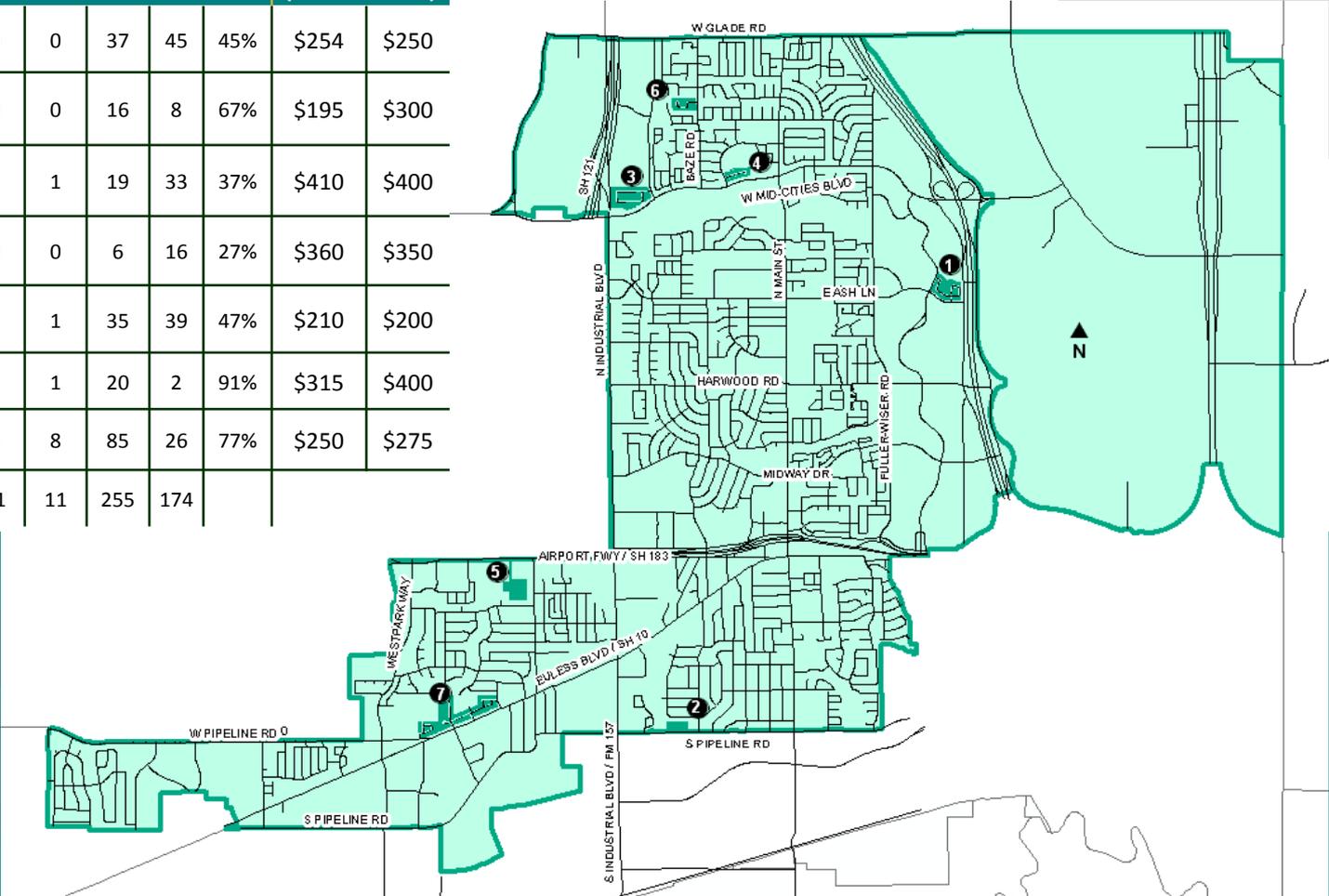
| Residential Permits January 2010 | Permits in Jan | | Permits YTD | | Value in Jan | | | Value YTD | | |
|-------------------------------------|----------------|------|-------------|------|--------------|--------------|------------|--------------|--------------|------------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | Ave 01/10 | 2009 | 2010 | Ave 10 |
| New Residential Construction | 4 | 11 | 4 | 11 | \$ 1,209,180 | \$ 3,546,984 | \$ 322,453 | \$ 1,209,180 | \$ 3,546,984 | \$ 322,453 |
| Additions/Alterations | 9 | 8 | 9 | 8 | \$ 25,890 | \$ 72,064 | \$ 9,008 | \$ 25,890 | \$ 72,064 | \$ 9,008 |
| Residential Fence Permits | 5 | 15 | 5 | 15 | \$ 8,900 | \$ 10,925 | \$ 728 | \$ 8,900 | \$ 10,925 | \$ 728 |
| Total Residential Permits | 18 | 34 | 18 | 34 | \$ 1,243,970 | \$ 3,629,973 | | \$ 1,243,970 | \$ 3,629,973 | |

Development Review Cases January 2010

| Case Number | Project Name | Location | Initial Submittal Date | DRC Approval Date | Planning & Zoning Date | City Council Date |
|-------------|---|---------------------------------------|------------------------|-------------------|------------------------|-------------------|
| #10-01-CC | David H. Arrington Gas Well Operations Permit | 1051 Westpark Way | 01-25-10 | Still in Progress | N/A | N/A |
| #09-04-RP | Legend Healthcare & Rehabilitation | 900 Westpark Way | 05-11-09 | 12-15-09 | 01-05-10 | N/A |
| #09-06-RP | Bell Ranch Terrace Addition | Lot between 301 and 401 Renee Drive | 10-22-09 | 12-15-09 | 01-05-10 | N/A |
| #09-07-RP | The Enclave at Wilshire Park | 1602, 1604, and 1606 Wellington Drive | 12-02-09 | 12-29-09 | 01-19-10 | N/A |
| #09-05-SP | Eules Senior Community Center | 300 Midway Drive | 11-03-09 | 12-15-09 | 01-05-10 | 01-12-10 |
| #10-01-SP | Texas Car Title | 601 N. Main Street | 01-11-10 | Still in Progress | TBD | TBD |
| #10-02-SP | Davis Machine & Manufacturing | 1503 Royal Parkway | 01-11-10 | Still in Progress | TBD | TBD |
| #09-06-SUP | Nepali Cultural & Spiritual Center | 2200 block of W. Eules Boulevard | 08-04-09 | 11-10-09 | 12-01-09 | 01-12-10 |
| #09-08-SUP | American Airlines Federal Credit Union | 3001 State Highway 121 #296 | 11-30-09 | 12-08-09 | 01-05-10 | 01-26-10 |
| #09-09-SUP | Community Mortuary Services | 2215 W. Pipeline Road #A | 11-28-09 | Still in Progress | TBD | TBD |
| #09-04-ZBA | San Marino Villas Home Owners Association Sign Variance | 600 Rosemead Drive | 11-23-09 | 12-01-09 | N/A | 01-07-10 (ZBA) |

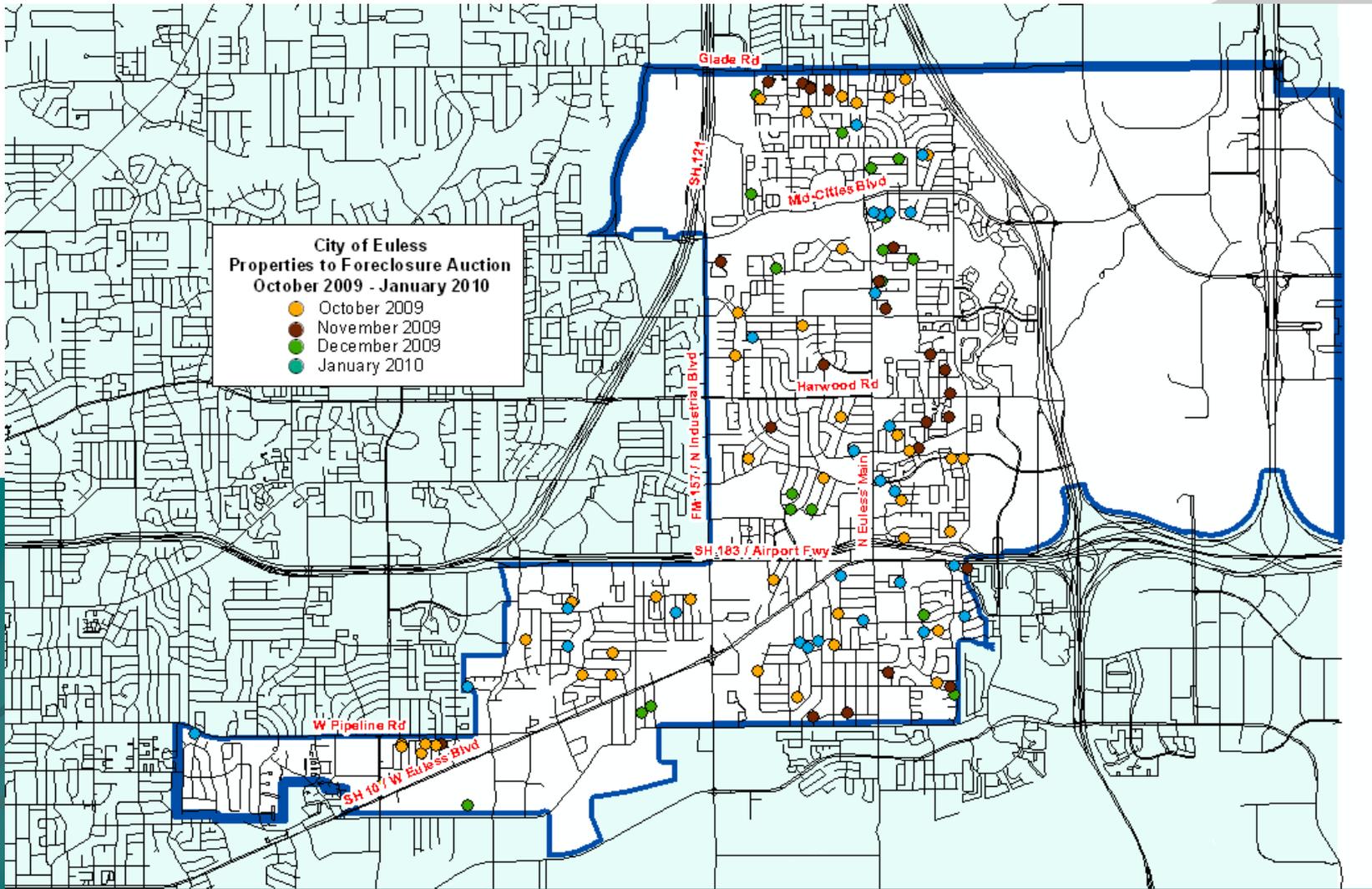
Active Residential Subdivisions

| Map Ref # | Most Active Subdivisions | Platted Lots | Jan Starts | YTD Starts | Total Starts | Lots Avail | % Built | Starting | Ave |
|----------------|------------------------------|--------------|------------|------------|--------------|------------|---------|-------------|--------------|
| | | | | | | | | Sales Price | Permit Value |
| (In Thousands) | | | | | | | | | |
| 1 | Brookside at Bear Creek | 82 | 0 | 0 | 37 | 45 | 45% | \$254 | \$250 |
| 2 | Courtyards Addition | 24 | 0 | 0 | 16 | 8 | 67% | \$195 | \$300 |
| 3 | Creekwood Estates | 52 | 1 | 1 | 19 | 33 | 37% | \$410 | \$400 |
| 4 | Running Bear Estates | 22 | 0 | 0 | 6 | 16 | 27% | \$360 | \$350 |
| 5 | The Enclave at Wilshire Park | 74 | 1 | 1 | 35 | 39 | 47% | \$210 | \$200 |
| 6 | Thousand Oaks | 22 | 1 | 1 | 20 | 2 | 91% | \$315 | \$400 |
| 7 | Villas at Texas Star | 111 | 8 | 8 | 85 | 26 | 77% | \$250 | \$275 |
| Totals: | | 429 | 11 | 11 | 255 | 174 | | | |



Foreclosure Activity

| Foreclosure Auctions | | | | |
|----------------------|--------|--------|--------|--------|
| | Oct-09 | Nov-09 | Dec-09 | Jan-10 |
| City of Euless | 41 | 38 | 35 | 49 |
| Tarrant County | 1,975 | 1,817 | 1,746 | 1,855 |



Commercial Development

| Commercial Permits January 2010 | Permits in Jan | | Permits YTD | | Value in Jan | | Value YTD | |
|------------------------------------|----------------|------|-------------|------|--------------|--------------|------------|--------------|
| | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 | 2009 | 2010 |
| New Commercial Construction | 2 | 1 | 2 | 1 | \$ 598,715 | \$ 2,936,750 | \$ 598,715 | \$ 2,936,750 |
| Additions/Alterations | 0 | 2 | 0 | 2 | \$ - | \$ 1,668,252 | \$ - | \$ 1,668,252 |
| Comm. Fence Permits | 1 | 0 | 1 | 0 | \$ 13,000 | \$ - | \$ 13,000 | \$ - |
| Total Commercial Permits | 3 | 3 | 3 | 3 | \$ 611,715 | \$ 4,605,002 | \$ 611,715 | \$ 4,605,002 |

Significant Commercial Permits January 2010

| Issue Date | Business Name | Address | Permit Type | SQ Foot |
|------------|-----------------|------------------|--------------------|---------|
| 1/7/2010 | Office Building | 301 Westpark Way | Commercial Remodel | |
| 1/19/2010 | City of Euless | 300 Midway Drive | New Commercial | 22,240 |
| 1/19/2010 | City of Euless | 300 Midway Drive | New Commercial | 6313 |

Commercial Certificates of Occupancy January 2010

| Issue Date | Business Name | Address | Classification | SQ Foot |
|------------|-------------------------|--------------------------|----------------------|---------|
| 1/7/2010 | 6& Under Auto Sales | 1127 S Airport Cir | Auto Sales | 3800 |
| 1/7/2010 | China Village | 501 N. Main #119 | Restaurant | 1681 |
| 1/7/2010 | Milestone Electric, LLC | 203 W. Euless Blvd #B | Electrical Services | 1200 |
| 1/22/2010 | T-Mobile | 1201 N Main #100 | Cellular Services | 2000 |
| 1/25/2010 | ANA Consultants | 1331 W Airport Frwy #410 | Office | 3846 |
| 1/25/2010 | Bonus Building Care | 1131 W Airport Cir #130 | Office | 2000 |
| 1/28/2010 | Artisan Center Theater | 1101 Royal Parkway #115 | Theatrical Producers | 300 |

| Miscellaneous Permits | Permits in Jan | | Permits YTD | |
|---------------------------|----------------|------|-------------|------|
| | 2009 | 2010 | 2009 | 2010 |
| Accessory Building | 1 | 0 | 1 | 0 |
| Electrical Permit | 11 | 14 | 11 | 14 |
| Garage Sale | 10 | 8 | 10 | 8 |
| Lawn Sprinkler | 5 | 16 | 5 | 16 |
| Mech. Condenser | 0 | 0 | 0 | 0 |
| Mechanical Permit | 9 | 11 | 9 | 11 |
| Plumbing Permit | 28 | 30 | 28 | 30 |
| Roofing Permit | 2 | 5 | 2 | 5 |
| Sewer Line Repair/Replace | 1 | 0 | 1 | 0 |
| Sign Permit | 11 | 20 | 11 | 20 |
| Special Event Sign Permit | 1 | 3 | 1 | 3 |
| Swimming Pool | 2 | 2 | 2 | 2 |
| Total Misc. Permits | 81 | 109 | 81 | 109 |

Code Enforcement

| Code Enforcement Cases January 2010 | | Cases in January | | Cases YTD | |
|-------------------------------------|-----------------------------------|------------------|------|-----------|------|
| Case Type | Common Violation | 2009 | 2010 | 2009 | 2010 |
| Building Cases | No Building Permit | 0 | 0 | 0 | 0 |
| | Plumbing Violation | 1 | 0 | 1 | 0 |
| | Electrical Violation | 0 | 0 | 0 | 0 |
| | Property Maintenance | 1 | 2 | 1 | 2 |
| | Minimum Housing | 3 | 3 | 3 | 3 |
| | Dangerous Conditions/Structures | 0 | 0 | 0 | 0 |
| | Screening Swimming Pools/Spa | 0 | 0 | 0 | 0 |
| | Accessory Buildings | 0 | 0 | 0 | 0 |
| | Permit Required for Sales | 0 | 0 | 0 | 0 |
| Health | Nuisance - Pools/Spas Clarity | 2 | 0 | 2 | 0 |
| Littering and Trash | Trash/Littering | 4 | 5 | 4 | 5 |
| | Littering/Life Safety (24hrs) | 1 | 0 | 1 | 0 |
| Property Maintenance (Weeds) | High Grass and Weeds | 1 | 7 | 1 | 7 |
| Water | Watering Violations | 0 | 0 | 0 | 0 |
| Zoning Violations | Nuisance Other | 0 | 1 | 0 | 1 |
| | Garbage Collection/Pick Up Req. | 1 | 0 | 1 | 0 |
| | Solid Waste Other | 0 | 0 | 0 | 0 |
| | Illegal Outdoor Storage (Non Res) | 1 | 0 | 1 | 0 |
| | Illegal Outdoor Storage (Res) | 3 | 1 | 3 | 1 |
| | Fences/Walls In Disrepair | 2 | 1 | 2 | 1 |
| | Parking on Unpaved Surfaces | 1 | 0 | 1 | 0 |
| | Zoning Violation (Other) | 0 | 0 | 0 | 0 |
| | Signs/Billboards | 0 | 1 | 0 | 1 |
| | Poss Illegal Home Occupation | 1 | 0 | 1 | 0 |
| | Materials on ROW/Street | 2 | 0 | 2 | 0 |
| TOTALS | | 24 | 21 | 24 | 21 |

Health Inspections

District 2 & 3 Inspections

Restaurant and Food Service Inspections Completed in January and Early February 2010

| Location | Address | Date Inspected |
|------------------------------|-------------------------|----------------|
| Baskin Robin's | 2750 Hwy, 121 #800 | 2/2/2010 |
| Blockbuster Entertainment | 1101 N. Main St. | 1/20/2010 |
| Burger King | 101 W. Eules Blvd. | 1/29/2010 |
| Denny's | 1015 W. Airport Frwy. | 1/29/2010 |
| Donut Palace | 101 W. Glade Rd. | 2/5/2010 |
| Eules Corner Store | 699 E. Harwood Rd. | 1/19/2010 |
| Firehouse Subs | 2750 Hwy. 121 #500 | 2/2/2010 |
| Great Bombay Deli Meat Dept. | 699 E. Harwood Rd. #300 | 1/19/2010 |
| Great Bombay Grocery | 699 E. Harwood Rd. #300 | 1/19/2010 |
| Great Wall Express | 100 W. Eules Blvd. | 1/20/2010 |
| IHOP | 2710 State HWY 121 | 1/21/2010 |
| Korner Food Store | 2501 N. Main St. #100 | 1/19/2010 |
| Kroger Bakery | 1060 N. Main St. | 2/5/2010 |
| Kroger Deli | 1060 N. Main St. | 2/5/2010 |
| Kroger Grocery #451 | 1060 N. Main St. | 2/5/2010 |
| Kroger Meat/Fish | 1060 N. Main St. | 2/5/2010 |
| Kroger Produce | 1060 N. Main St. | 2/5/2010 |
| Kwik Mart #2 | 1100 N. Main St. | 1/20/2010 |
| Little Caesars Pizza | 1201 N. Main St #200 | 1/27/2010 |
| Lizzano's Pizza | 2390 Fuller Wiser Rd. | 1/19/2010 |
| Long John Silvers | 107 W. Airport Frwy. | 1/29/2010 |
| Lushaj's | 600 N. Industrial Blvd. | 2/1/2010 |

| Location | Address | Date Inspected |
|--------------------------------|----------------------------|----------------|
| McDonalds | 105 W. Airport Frwy. | 1/20/2010 |
| Mid-Cities Beverage | 901 E. Mid-Cities Blvd. | 1/19/2010 |
| Mooyah Burger | 2720 State HWY 121 #600 | 1/21/2010 |
| North Main Barbeque | 406 N. Main St. | 1/22/2010 |
| On the Rise Donuts | 2390 Fuller Wiser Rd. | 1/19/2010 |
| S A & J Vending (Lowe's) | 3000 Hwy. 121 | 2/5/2010 |
| Sara Donuts | 1301 W. Glade Rd. #116 | 2/5/2010 |
| Seven Eleven | 2390 Fuller Wiser Rd. | 1/18/2010 |
| Seven Eleven | 101 W. Glade Rd. | 2/4/2010 |
| Seven Eleven #27328 RTL & Deli | 3011 Hwy. 121 | 2/4/2010 |
| Seven Eleven Deli | 2390 Fuller Wiser Rd. | 1/18/2010 |
| Smoothie King | 2750 Hwy. 121 #100 | 2/2/2020 |
| Sonic Drive-In | 301 N. Main St. | 2/3/2010 |
| Taco Bell | 100 E. Eules Blvd. | 1/29/2010 |
| Taste of Pakistan | 699 E. Harwood Rd. #200 | 1/19/2010 |
| Uncle Chen's Restaurant | 2390 Fuller Wiser Rd. #508 | 1/19/2010 |
| Valero Corner Store | 1091 Fuller Wiser Rd. | 1/19/2010 |
| Valero Corner Store Deli | 1091 Fuller Wiser Rd. | 1/19/2010 |
| Whataburger #172 | 109 W. Airport Frwy. | 1/29/2010 |
| Whataburger #831 | 1201 W. Glade Rd. #200 | 1/21/2010 |

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-Eules-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

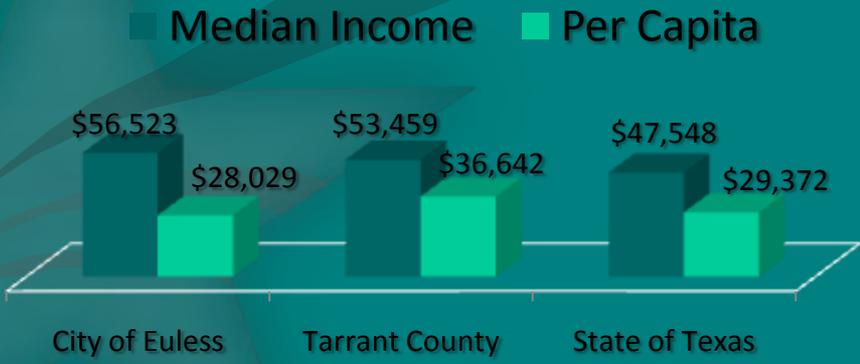
Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

| 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 | 2009 Estimate | Numerical Change | Percent Change 2000-2009 |
|----------------------|-------------|---------------|------------------|--------------------------|
| Eules | 46,005 | 54,200 | 8,195 | 18% |
| Tarrant County | 1,446,219 | 1,807,750 | 361,531 | 25% |
| State of Texas | 20,851,820 | 24,637,254 | 3,785,434 | 18% |

Source: NCTCOG, Texas State Data Center



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.

