

# Euleless 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)

**May 2009**

### In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Foreclosure Activity
- ★ Commercial Development
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- ★ Health Inspections
- ★ Demographics and Data

Welcome to the Euleless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euleless 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.euleless.org/planning/devserv.htm](http://www.euleless.org/planning/devserv.htm)

# Residential Growth and Development Case Activity

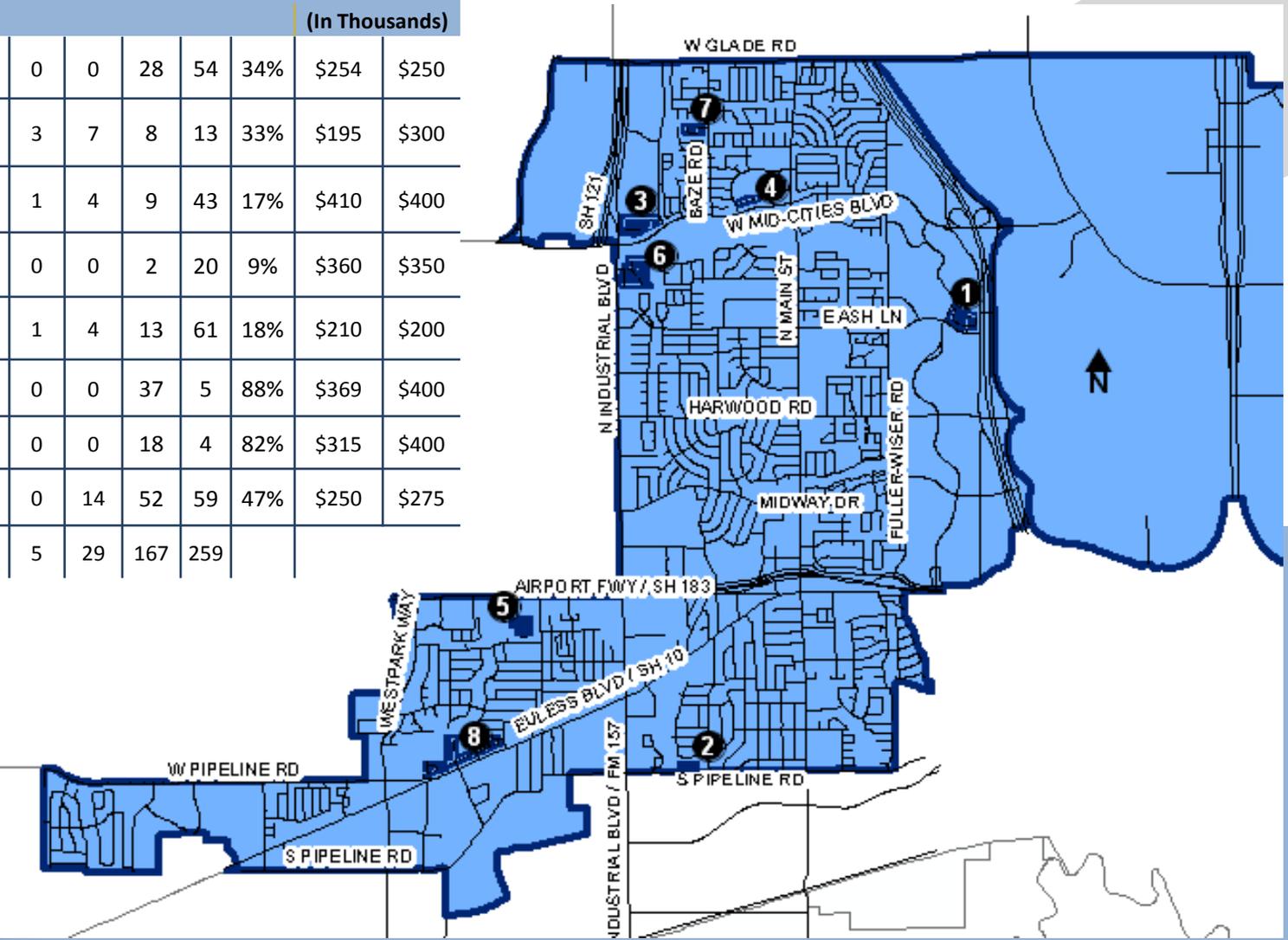
Residential Permits May 2009	Permits in May		Permits YTD		Value in May			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 5/09	2008	2009	Ave 09
New Residential Construction	10	5	46	31	\$2,679,006	\$1,421,020	\$284,204	\$12,794,614	\$8,959,862	\$289,028
Additions/Alterations	16	8	68	52	\$290,538	\$31,673	\$3,959	\$592,743	\$254,104	\$4,887
Residential Fence Permits	9	13	53	57	\$16,001	\$11,538	\$888	\$90,080	\$81,307	\$1,426
Total Residential Permits	35	26	167	140	\$2,985,545	\$1,464,231		\$13,477,437	\$9,295,273	

## Development Review Cases May 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#07-05-FP	QuikTrip	1120 N. Industrial Boulevard	12-10-07	Still in Progress		N/A
#08-02-PD	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	4-21-08	5-5-09	5-19-09	6-9-09
#09-01-PD	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress		
#07-12-PP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	11-19-07	5-5-09	5-19-09	N/A
#09-03-RP	Redifun Simulation	1350 Westpark Way	5-6-09	Still in Progress		
#09-04-RP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress		
#08-08-SP	Churches Chicken	220 and 230 W. Harwood Road	6-3-08	5-12-09	5-19-09	6-9-09
#08-09-SP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	8-18-08	5-5-09	5-19-09	6-9-09
#09-03-SP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress		
#09-03-SUP	6 & Under Auto Sales	1127 S. Airport Circle	4-9-09	5-5-09	5-19-09	6-9-09
#09-04-SUP	Redeemed Christian Church of God	2807 W. Eules Boulevard	4-15-09	Still in Progress		
#09-05-SUP	Al's Tires & Mowers	116 W. Eules Boulevard	5-18-09	Still in Progress		
#09-07-CC	Reasonable Accommodation				N/A	5-26-09

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	0	28	54	34%	\$254	\$250
2	Courtyards Addition	24	3	7	8	13	33%	\$195	\$300
3	Creekwood Estates	52	1	4	9	43	17%	\$410	\$400
4	Running Bear Estates	22	0	0	2	20	9%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	4	13	61	18%	\$210	\$200
6	The Landing at Eden Lake	42	0	0	37	5	88%	\$369	\$400
7	Thousand Oaks	22	0	0	18	4	82%	\$315	\$400
8	Villas at Texas Star	111	0	14	52	59	47%	\$250	\$275
Totals:		429	5	29	167	259			



# Foreclosure Activity

## Foreclosure Auctions

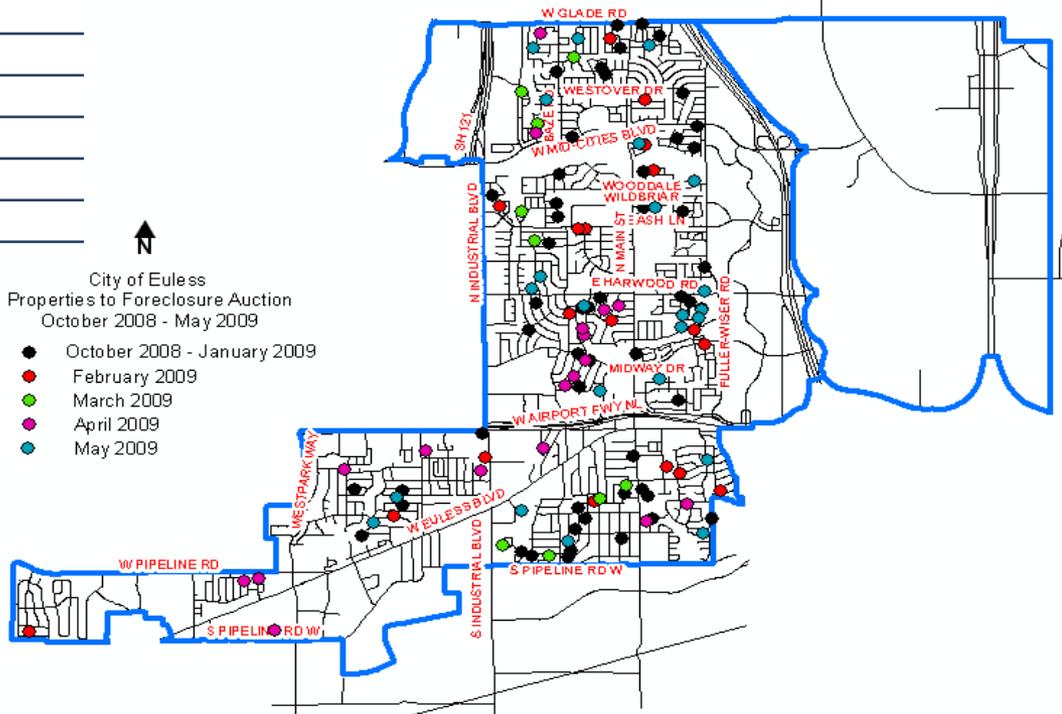
	Jan-09	Feb-09	Mar-09	Apr-09	May-09
City of Euless	16	26	19	27	26
Tarrant County	1,164	1,521	1,340	1,700	1836

## Age of Homes sent to Auction by Decade of Construction

Decade of Construction	Number of Homes Sent to Auction 10/08 - 5/09
1950	13
1960	33
1970	15
1980	23
1990	6
2000	26

## Average Valuation of Homes Sent to Auction (Single Family Residences in Euless)

Month	Average
October 2008	\$127,643
November 2008	\$149,243
December 2008	\$152,570
January 2009	\$128,625
February 2009	\$154,259
March 2009	\$164,370
April 2009	\$140,342
May 2008	\$140,602



# Commercial Development

Commercial Permits May 2009	Permits in May		Permits YTD		Value in May		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	1	5	8	4	\$360,000	\$1,421,020	\$2,577,990	\$5,602,979
Additions/Alterations	1	0	11	7	\$2,000	\$ -	\$3,603,550	\$739,000
Comm. Fence Permits	0	1	2	6	\$ -	\$20,000	\$4,500	\$60,906
Total Commercial Permits	2	6	21	17	\$362,000	\$1,441,020	\$6,186,040	\$6,402,885

## Commercial Certificates of Occupancy May2009

Issue Date	Business Name	Address	Classification	SQ Foot
5/1/2009	New Life Covenant Church	208 Nutmeg	Church	8,000
5/7/2009	SK TV Digital Electronics	415 N Main	TV Repair	1,150
5/11/2009	Vital Photo Therapy	1001 W Eules Blvd # 407	Health Clinic	1,064
5/18/2009	UR Studio	220 Martha St	Photography	450
5/20/2009	J41	414 N Main #123	Shopping Service	923
5/20/2009	That Natural Thang	901 Clinic Dr A 115	Consulting	330

Miscellaneous Permits	Permits in May		Permits YTD	
	2008	2009	2008	2009
Accessory Building	1	5	9	9
Electrical Permit	6	0	74	43
Garage Sale	73	77	255	256
Lawn Sprinkler	7	17	37	49
Mech. Condensor	0	2	3	2
Mechanical Permit	21	22	81	69
Plumbing Permit	25	24	161	144
Roofing Permit	16	13	113	46
Sewer Line Repair/Replace	2	0	3	4
Sign Permit	8	5	38	39
Special Event Sign Permit	4	1	12	12
Swimming Pool	1	1	12	3
Total Misc. Permits	164	167	798	676

May 2009

# Code Enforcement

It's Spring and about to be Summer. This means that there are a greater number of calls for high grass and weeds and unkempt private swimming pools.

Regular patrols; communication with neighbors and responsive enforcement will be priorities through the Summer months as an marked increase in vacant and foreclosed homes has had a significant effect on the number of reported violations in these areas.

Code Enforcement Cases May 2009		Cases in May		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	1	0	15	4
	Plumbing Violation	0	1	1	2
	Electrical Violation	1	0	23	18
	Property Maintenance	47	5	105	76
	Minimum Housing	9	4	70	44
	Dangerous Conditions/Structures	0	0	4	1
	Screening Swimming Pools/Spa	0	0	3	2
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	5	2	6	8
Littering and Trash	Trash/Littering	13	3	72	63
	Littering/Life Safety (24hrs)	1	0	3	7
Property Maintenance (Weeds)	High Grass and Weeds	67	32	339	217
Water	Watering Violations	0	0	0	1
Zoning Violations	Nuisance Other	6	1	16	2
	Garbage Collection/Pick Up Req.	32	1	98	24
	Solid Waste Other	0	0	0	1
	Illegal Outdoor Storage (Non Res)	0	0	22	1
	Illegal Outdoor Storage (Res)	10	0	165	61
	Fences/Walls In Disrepair	10	1	95	42
	Parking on Unpaved Surfaces	3	0	67	39
	Zoning Violation (Other)	2	0	9	3
	Signs/Billboards	0	0	3	11
	Poss Illegal Home Occupation	0	0	4	9
Materials on ROW/Street	0	0	1	6	
TOTALS		207	50	1122	645

# Health Inspections

Pool Location	Address	Date Inspected
Aspen Oaks Apartments (1 Pool)	905 W. Ash Ln.	5/26/2009
Bandera Ranch Apartments (1 Pool & 1 Spa)	1881 W. Airport Frwy.	5/8 & 5/19
Bear Creek Apartments (1 Pool)	605 Del Paso St.	5/27/2009
Charter Oaks Apartments (1 Pool & 1 Spa)	105 E. Harwood Rd.	5/20/2009
Del Prado Apartments (1 Pool)	928 Del Prado Dr.	5/22/2009
Fountain Park Homeowners Association (1 Pool)	501 Fountain Gate	5/29/2009
Harwood Courts II HOA (1 Pool)	801 Palomino	5/29/2009
Hillside Village (1 Pool)	306 Vine St.	5/19/2009
Lakewood Homeowners Association (1 Pool)	810 Willow Ln.	5/12/2009
Microtel Inn & Suites (1 Pool)	901 W. Airport Frwy.	5/19 & 5/28
Mid Cities Inn (1 Pool)	1451 W. Eules Blvd.	5/22/2009
Midway Park (1 Pool)	300 W. Midway Dr.	5/12/2009
Motel 6 (1 Pool)	110 W. Airport Frwy.	5/19/2009
Oakwood Crest (1 Pool)	231 Martha St.	5/7/2009
Quality Inn (1 Pool)	1001 W. Airport Frwy.	5/19 & 5/28
Royal Terrace Apartments (2 Pools)	306 Martha St.	5/7/2009
Shadow Creek Apartments (2 Pools)	311 S. Industrial Blvd.	5/27/2009
South Eules Swimming Pool (1 Pool)	603 S. Main St.	5/13/2009
Spring Valley Apartments (1 Pool & 1 Spa)	807 S. Main St.	5/22/2009
The Lodge at Main (1 Pool)	301 Fair Oaks Blvd.	5/28/2009
Willow Ridge Apartments (2 Pools)	1050 W. Ash Ln.	5/28/2009
Wilshire Pool-City (1 Pool)	315 Sierra Dr.	5/13/2009

During the summer months, Health Inspections focuses on inspecting the 92 pools and 27 spas that are available to the public or multi-family residential areas. This list indicates the pools and spas inspected for the month of May 2009

**May 2009**

# 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:**

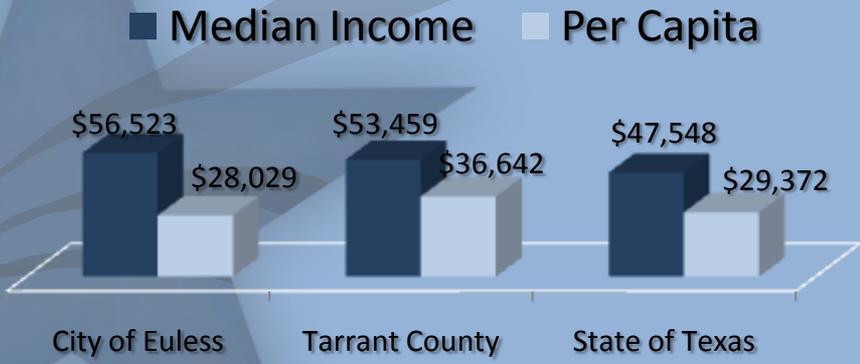
Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

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.

