

Euless 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)

October 2009

In this report:

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

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless 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.euless.org/planning/DevelopmentReports.htm

Residential Growth and Development Case Activity

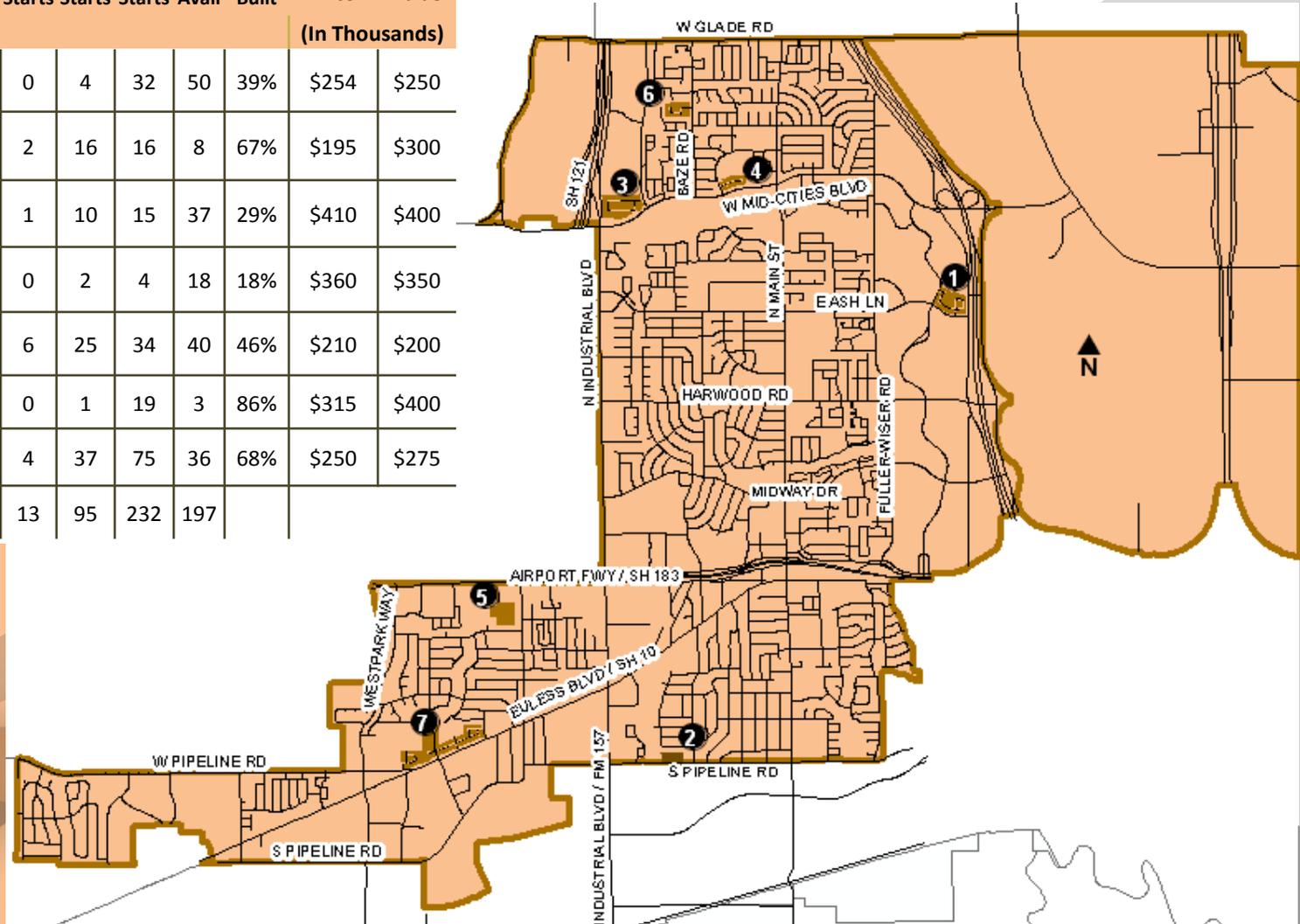
Residential Permits October 2009	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 10/09	2008	2009	Ave 09
New Residential Construction	2	13	69	96	\$ 556,920	\$ 3,591,188	\$ 276,245	\$22,600,794	\$ 28,395,167	\$ 295,783
Additions/Alterations	16	8	123	121	\$ 151,224	\$ 34,812	\$ 4,352	\$ 844,495	\$ 758,276	\$ 6,267
Residential Fence Permits	10	9	128	120	\$ 20,887	\$ 6,507	\$ 723	\$ 211,095	\$ 134,192	\$ 1,118
Total Residential Permits	28	30	320	337	\$ 729,031	\$ 3,632,507		\$23,656,384	\$ 29,287,635	

Development Review Cases October 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#09-03-FP (Minor)	John Groves Addition	2900 block of W. Eules Boulevard	9/29/09	Still in Progress	N/A	N/A
#08-02-PP	AUU Flex Office Storage Facility	2622 S. Pipeline Road W.	12-23-08	9-22-09	10-6-09	N/A
#09-06-RP	Bell Ranch Terrace Addition	Lot between 301 and 401 Renee Drive	10-22-09	Still in Progress	TBD	N/A
#08-13-SP	AUU Flex Office Storage Facility	2622 S. Pipeline Road W.	12-15-08	9-22-09	10-6-09	10-27-09
#09-06-SUP	Nepali Cultural & Spiritual Center	2219 W. Eules Boulevard	8-4-09	Still in Progress	TBD	TBD
#09-01-ZC	Midway Crossing	501 N. Main Street	9-30-09	Withdrawn	Withdrawn	Withdrawn
#09-10-CC	Gas Drilling Pad Site – David H Arrington (Reveille 1H, 2H)	Located at the northeast corner of Westpark Way and W. Pipeline Road	7-16-09	9-29-09	N/A	10-13-09

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	4	32	50	39%	\$254	\$250
2	Courtyards Addition	24	2	16	16	8	67%	\$195	\$300
3	Creekwood Estates	52	1	10	15	37	29%	\$410	\$400
4	Running Bear Estates	22	0	2	4	18	18%	\$360	\$350
5	The Enclave at Wilshire Park	74	6	25	34	40	46%	\$210	\$200
6	Thousand Oaks	22	0	1	19	3	86%	\$315	\$400
7	Villas at Texas Star	111	4	37	75	36	68%	\$250	\$275
Totals:		429	13	95	232	197			



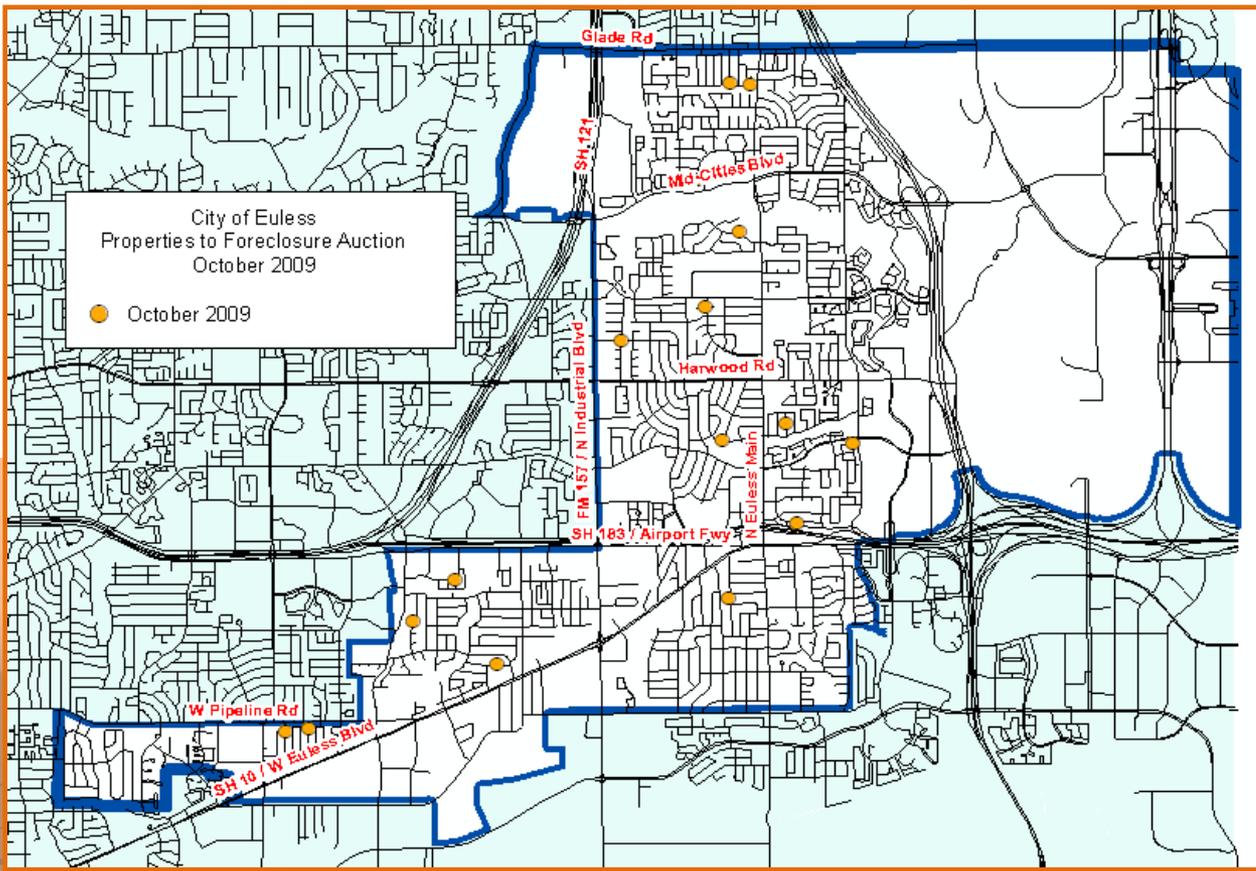
Foreclosure Activity

Foreclosure Auctions

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09
City of Euless	16	26	19	27	26	32	34	28	30	41
Tarrant County	1,164	1,521	1,340	1,700	1,836	1,642	2,015	1,545	1,692	1,975

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 2009	\$140,602
June 2009	\$150,465
July 2009	\$150,694
August 2009	\$138,007
September 2009	\$161,938
October 2009	\$132,133



Age of Homes sent to Auction by Decade of Construction

Decade of Construction	Number of Homes Sent to Auction 10/2009
1950	0
1960	4
1970	2
1980	7
1990	1
2000	2

Commercial Development

Commercial Permits October 2009	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	0	2	21	13		\$ 590,000	\$12,337,990	\$ 16,469,246
Additions/Alterations	2	3	30	25	\$ 117,864	\$ 62,000	\$3,841,614	\$ 1,742,357
Comm. Fence Permits	1	2	5	12	\$ 1,050	\$ 130,000	\$ 14,450	\$ 205,406
Total Commercial Permits	3	7	56	50	\$ 118,914	\$ 782,000	\$16,194,054	\$18,417,009

Significant Commercial Permits October 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot
10/15/2009	M HAIR SALON	605 W EULESS MAIN STREET	BEAUTY SALON	800
10/15/2009	MR. FOUR FOOD MART	200 W HARWOOD	GAS STATION	2000
10/19/2009	EULESS TRANSMISSION SUPPLY HOUSE	230 VINE STE 1	MOTOR VEHICLE SUPPLIES	600
10/19/2009	EULESS TRANSMISSION HARD PARTS	230 VINE STE 2	MOTOR VEHICLE SUPPLIES	600
10/19/2009	EULESS TRANSMISSION SUPPLY HOUSE	230 VINE STE 3	MOTOR VEHICLE SUPPLIES	600
10/25/2009	FOOD STORE	1510 W EULESS BLVD	GAS STATION	1700

Commercial Certificates of Occupancy October 2009

Issue Date	Business Name	Address	Classification	SQ Foot
10/6/2009	Gala Hair	1201 N. MAIN	Commercial Remodel	1200
10/28/2009	New antenna on City water tower	1400 N. AMIN	Commercial Remodel	
10/15/2009	Office Building	150 WESTPARK WAY	Commercial Remodel	
10/8/2009	Church's Chicken	230 W. HARWOOD	New Commercial Restaurant	1867
10/12/2009	Shelton's Salon and Day Spa	2720 State Hwy 121. # 200	New Commercial Beauty Salon	4478

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2008	2009	2008	2009
Accessory Building	2	1	20	11
Electrical Permit	13	10	135	115
Garage Sale	105	122	646	628
Lawn Sprinkler	9	10	105	102
Mech. Condenser	2	1	16	8
Mechanical Permit	11	11	179	152
Plumbing Permit	21	40	280	268
Roofing Permit	8	4	171	69
Sewer Line Repair/Replace	1	3	7	9
Sign Permit	7	6	90	75
Special Event Sign Permit	1	3	23	22
Swimming Pool	0	0	18	8
Total Misc. Permits	180	211	1690	1345

Code Enforcement



Eules Passes New Sign Ordinance

On August 25, 2009, the City Council approved a new sign ordinance for the City of Eules. In an effort to preserve the aesthetic quality of the City and lessen driver distraction from excessive signage, the new ordinance expands definition, size, physical placement and timing of signs.

The sign ordinance is effective for all new sign permits in the City as of August 25th, 2009.

For more information regarding the sign ordinance contact Kurt Kasson, Building Official - (817) 685-1656 or at kkasson@ci.eules.tx.us

Code Enforcement Cases October 2009		Cases in August		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	1	1	26	16
	Plumbing Violation	0	1	5	3
	Electrical Violation	0	1	24	22
	Property Maintenance	12	1	153	94
	Minimum Housing	3	1	108	53
	Dangerous Conditions/Structures	0	0	5	1
	Screening Swimming Pools/Spa	0	0	4	5
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	0	0	4	1
Health	Nuisance - Pools/Spas Clarity	0	0	13	17
Littering and Trash	Trash/Littering	11	1	148	88
	Littering/Life Safety (24hrs)	1	0	6	9
Property Maintenance (Weeds)	High Grass and Weeds	37	28	564	338
Water	Watering Violations	0	0	0	10
Zoning Violations	Nuisance Other	3	0	19	3
	Garbage Collection/Pick Up Req.	15	1	252	51
	Solid Waste Other	0	0	0	2
	Illegal Outdoor Storage (Non Res)	0	0	24	3
	Illegal Outdoor Storage (Res)	13	2	238	77
	Fences/Walls In Disrepair	6	0	128	45
	Parking on Unpaved Surfaces	7	0	118	43
	Zoning Violation (Other)	0	0	11	6
	Signs/Billboards	1	2	8	16
	Poss Illegal Home Occupation	0	1	6	13
	Materials on ROW/Street	0	0	1	6
TOTALS		110	40	1865	924

Health Inspections

Restaurants and Food Service Inspections Completed in October 2009

District 1 & 2 Inspections

Location	Address	Date Inspected
China Dragon Bar	2103 W. Airport Frwy.	10/15/2009
China Dragon Restaurant	2103 W. Airport Frwy.	10/15/2009
Cynjoe African Food	711 S. Main St.	10/28/2009
Dixie House Café	2051 W. Airport Frwy.	10/15/2009
Dollar General Store	125 S. Ector Dr.	10/21/2009
Domino's	100 S. Ector Dr.	10/23/2009
Dr. Pepper Center-The Cross Bar	1400 S. Pipeline Rd. W.	10/19/2009
Dr. Pepper Center-The Grille	1400 S. Pipeline Rd. W.	10/19/2009
Family Dollar	305 W. Eules Blvd.	10/27/2009
Hometown Pizza	415 N. Main St. #102	10/21/2009
India Video & Groceries	102 S. Ector Dr.	10/23/2009
Kentucky Fried Chicken	200 W. Eules Blvd.	10/28/2009
Kularb Lounge	135 S. Ector Dr.	10/31/2009
Kularb Lounge Bar	135 S. Ector Dr.	10/31/2009
Marsala Marsala	415 N. Main St. #101	10/21/2009
Minnies Kids	2229 W. Eules Blvd.	10/8/2009
Mr. C Food Mart	202 N. Ector Dr.	10/23/2009
One Stop & Go	709 S. Main St.	10/28/2009
Panchos	1201 W. Airport Frwy.#185	10/8/2009
Pocket's Bar	210 S. Industrial Blvd.	10/7/2009
Pocket's Restaurant	210 S. Industrial Blvd.	10/7/2009
Quick Way	101 S. Ector Dr.	10/23/2009
Quik Trip	700 S. Industrial Blvd.	10/19/2009
Quik Trip Deli	700 S. Industrial Blvd.	10/19/2009

Location	Address	Date Inspected
Savan Market	133 S. Ector Dr.	10/21/2009
Shell Food & Gas	513 W. Eules Blvd.	10/27/2009
Shell Food Deli	513 W. Eules Blvd.	10/27/2009
Shop Aloha	305 W. Eules Blvd.	10/27/2009
Splitz Grille	1901 W. Airport Frwy.	10/7/2009
Subway #47624	305 W. Eules Blvd. #500	10/23/2009
Thai Papaya Garden Restaurant	1201 W. Airport Frwy. #100	10/8/2009
Thai Papaya Garden Restaurant Bar	1201 W. Airport Frwy. #100	10/8/2009
Toni's Beer & Grocery (Conoco)	610 W. Eules Blvd.	10/23/2009
Tropical African Market	501 N. Main St. #129	10/21/2009
United Caterers	201 N. Ector Dr.	10/16/2009
Versatile Vending	201 N. Ector Dr.	10/2/2009
Waffle House	204 Huffman Dr.	10/30/2009
Wings Club Bar	1901 W. Airport Frwy.	10/17/2009

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-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	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

■ Median Income ■ Per Capita

