

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)

November 2009

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

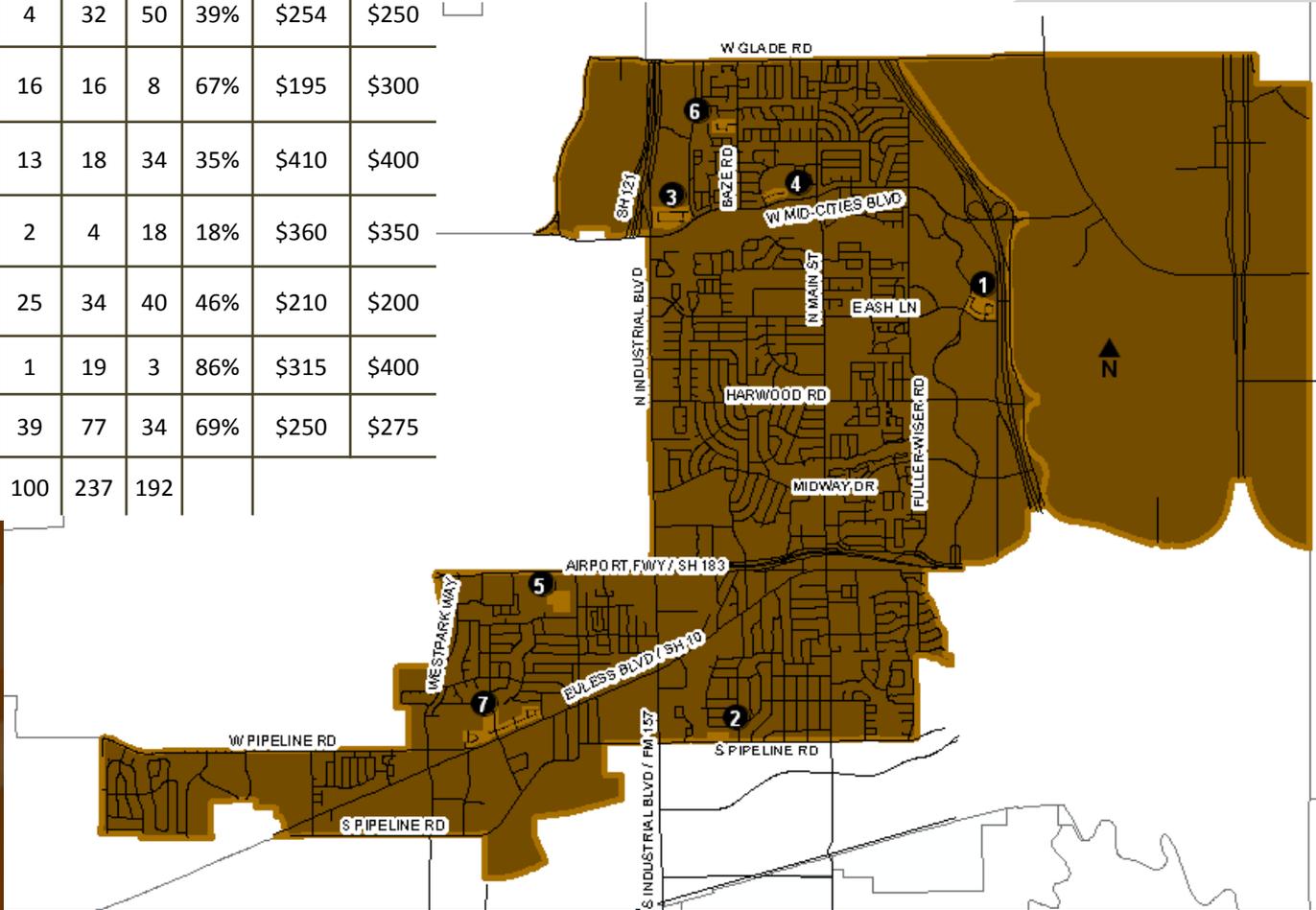
Residential Permits November 2009	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 11/09	2008	2009	Ave 09
New Residential Construction	10	5	79	101	\$ 2,896,236	\$ 1,797,936	\$ 359,587	\$25,497,030	\$ 30,193,103	\$ 298,942
Additions/Alterations	9	20	132	141	\$ 31,788	\$ 90,205	\$ 4,510	\$ 876,283	\$ 848,481	\$ 6,018
Residential Fence Permits	9	21	137	141	\$ 43,288	\$ 24,354	\$ 1,160	\$ 254,383	\$ 158,546	\$ 1,124
Total Residential Permits	28	46	348	383	\$ 2,971,312	\$ 1,912,495		\$ 26,627,696	\$ 31,200,130	

Development Review Cases November 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. Euless Boulevard	09-29-09	11-10-09	N/A	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
#09-05-SP	Euless Senior Community Center	300 Midway Drive	11-03-09	Still in Progress	1-5-10	TBD
#09-06-SUP	Nepali Cultural & Spiritual Center	2200 block of W. Euless Boulevard	08-04-09	11-10-09	12-01-09	01-12-10
#09-07-SUP	Verizon Wireless	Northeast corner of Dock McGinnis and Westpark Court	08-10-09	Still in Progress	TBD	TBD
#09-08-SUP	American Airlines Federal Credit Union	3001 State Highway 121 #296	11-30-09	Still in Progress	TBD	TBD
#09-04-ZBA	San Marino Villas Home Owners Association	600 Rosemead Drive	11-23-09	12-1-09	(ZBA MTG) 1-7-10	N/A

Active Residential Subdivisions

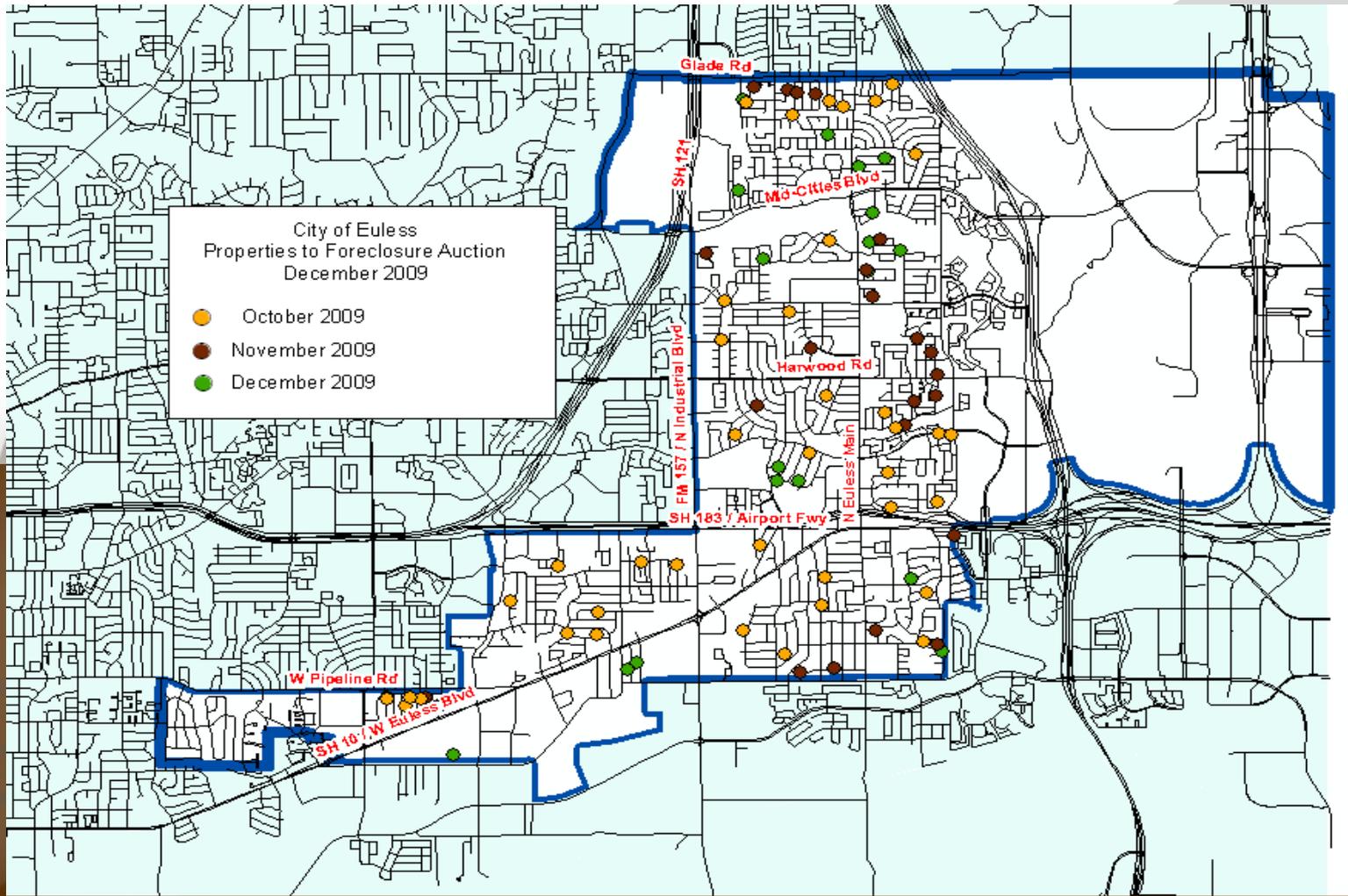
Map Ref #	Most Active Subdivisions	Platted Lots	Nov Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	4	32	50	39%	\$254	\$250
2	Courtyards Addition	24	0	16	16	8	67%	\$195	\$300
3	Creekwood Estates	52	3	13	18	34	35%	\$410	\$400
4	Running Bear Estates	22	0	2	4	18	18%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	25	34	40	46%	\$210	\$200
6	Thousand Oaks	22	0	1	19	3	86%	\$315	\$400
7	Villas at Texas Star	111	2	39	77	34	69%	\$250	\$275
Totals:		429	5	100	237	192			



Foreclosure Activity

Foreclosure Auctions

	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09
City of Euless	16	26	19	27	26	32	34	28	30	41	38	35
Tarrant County	1,164	1,521	1,340	1,700	1,836	1,642	2,015	1,545	1,692	1,975	1,817	1,746



Commercial Development

Commercial Permits November 2009	Permits in Oct		Permits YTD		Value in Nov		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	6	1	27	14	\$2,148,402	\$ 46,500	14,486,392	\$ 16,515,746
Additions/Alterations	5	3	35	28	\$ 691,100	2,200,900	\$ 4,532,714	\$ 3,943,257
Comm. Fence Permits	0	0	5	12	\$ -	\$ -	\$ 14,450	\$ 205,406
Total Commercial Permits	11	4	67	54	\$ 2,839,502	\$ 2,247,400	\$19,033,556	\$ 20,664,409

Significant Commercial Permits November 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot
11/3/2009	Legend Healthcare	900 Westpark Way	Commercial Remodel	16,880
11/3/2009	T-Mobile Wireless	1201 N Main	New Commercial	2,000
11/16/2009	Oakwood Crest Apartments	217 W Alexander	Commercial Remodel	
11/30/2009	Concord Terrace Apartmetns	306 Park Drive	Commercial Remodel	

Commercial Certificates of Occupancy November 2009

Issue Date	Business Name	Address	Classification	SQ Foot
11/3/2009	MASSO ENTERPRISES	1105 S AIRPORT CIR A	PROFESSIONAL CLEANERS	3300
11/3/2009	VEEZLLC SMOKE DEPOT	3260 W. EULESS BLVD.	TOBACCO STORE	750
11/17/2009	QUALITY KITCHENS	4217 W PIPELINE RD	OFFICE/PHONE CENTER	900
11/17/2009	MY CREDIT UNION	1014 N INDUSTRIAL BLVD	FINANCIAL SERVICES	1323
11/20/2009	TEXAS WIRELESS	2720 STATE HWY 121 #300	ELECTRONIC SALES	1500

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2008	2009	2008	2009
Accessory Building	0	1	20	12
Electrical Permit	15	9	150	124
Garage Sale	58	93	711	599
Lawn Sprinkler	11	15	116	116
Mech. Condenser	2	0	18	8
Mechanical Permit	6	12	186	164
Plumbing Permit	22	35	302	303
Roofing Permit	3	10	174	79
Sewer Line Repair/Replace	0	0	7	9
Sign Permit	14	7	105	82
Special Event Sign Permit	4	0	27	22
Swimming Pool	1	1	19	9
Total Misc. Permits	136	183	1835	1527

Code Enforcement

Code Enforcement Cases November 2009		Cases in November		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	0	1	26	17
	Plumbing Violation	0	0	5	3
	Electrical Violation	0	0	24	22
	Property Maintenance	2	6	155	100
	Minimum Housing	0	0	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	2	13	19
Littering and Trash	Trash/Littering	8	2	156	90
	Littering/Life Safety (24hrs)	1	0	7	9
Property Maintenance (Weeds)	High Grass and Weeds	9	8	575	344
Water	Watering Violations	0	0	0	10
	Nuisance Other	0	0	19	3
Zoning Violations	Garbage Collection/Pick Up Req.	6	2	258	53
	Solid Waste Other	0	0	0	2
	Illegal Outdoor Storage (Non Res)	0	0	24	3
	Illegal Outdoor Storage (Res)	2	3	240	80
	Fences/Walls In Disrepair	0	0	128	45
	Parking on Unpaved Surfaces	6	0	125	44
	Zoning Violation (Other)	0	0	11	6
	Signs/Billboards	3	1	11	17
	Poss Illegal Home Occupation	0	2	6	15
	Materials on ROW/Street	0	0	1	6
TOTALS		37	27	1905	950

Health Inspections

District 2 Inspections

Restaurants and Food Service Inspections Completed in November and Early December 2009

Location	Address	Date Inspected
Mr. C Food Mart	202 N. Ector Dr.	10/23/2009
Popeye's #1693	306 N. Main St.	11/1/2009
Braum's Ice Cream/Restaurant	309 N. Main St.	11/2/2009
Nrgize (L.A. Fitness-Juice Bar)	2600 Hwy. 121	11/8/2009
Whataburger #172	109 W. Airport Frwy.	11/11/2009
HKH Food Mart	801 S. Industrial Blvd.	11/16/2009
Stop and Save	107 W. Harwood Rd.	11/16/2009
Valero Food Mart #4	600 N. Main St.	11/17/2009
Chispitas Raspados (sno cone)	609 N. Main St.	11/17/2009
Desi Darbar	611 N. Main St.	11/17/2009
Alamir Market Retail	207 Martha St.	11/17/2009
Lovers Donuts	207 Martha St. #A	11/17/2009
Donut Palace	1001 W. Harwood Rd.	11/17/2009
Racetrac Petroleum #374	220 W. Eules Blvd.	11/18/2009
Racetrac Petroleum #374 Deli	220 W. Eules Blvd.	11/18/2009
Baker's Square	101 W. Harwood Rd.	12/1/2009
Verna's Café	607 W. Eules Blvd.	12/8/2009
Eules C Store	310 N. Main St.	12/8/2009
Thai-Laos Oriental Market	209 Martha St. #B	12/8/2009
Thai Noodle	217 Martha St.	12/8/2009
Taco Bueno #3025	205 W. Airport Frwy.	12/9/2009
Z & M Food Mart	511 N. Main St.	12/9/2009
Z & M Food Mart Deli	511 N. Main St.	12/9/2009
Manivanh's Lao	226 Martha St.	12/9/2009

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:

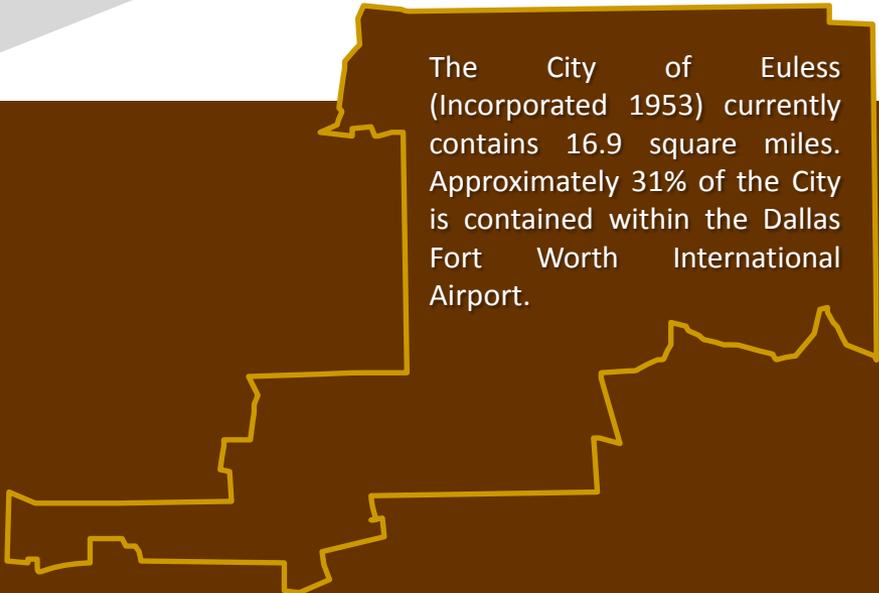
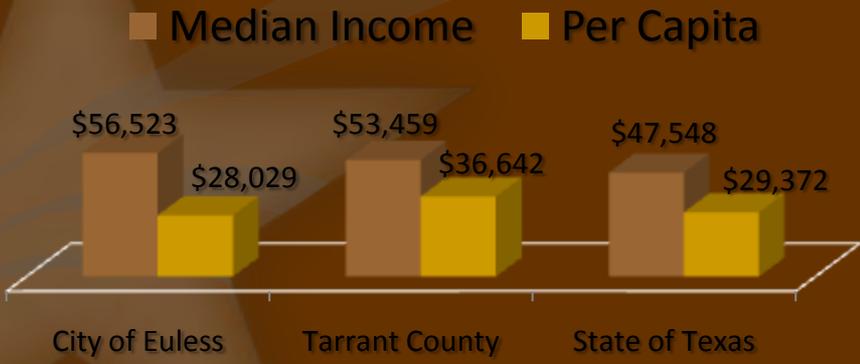
Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

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



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.