

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

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

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

May 2010

In this report:

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

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

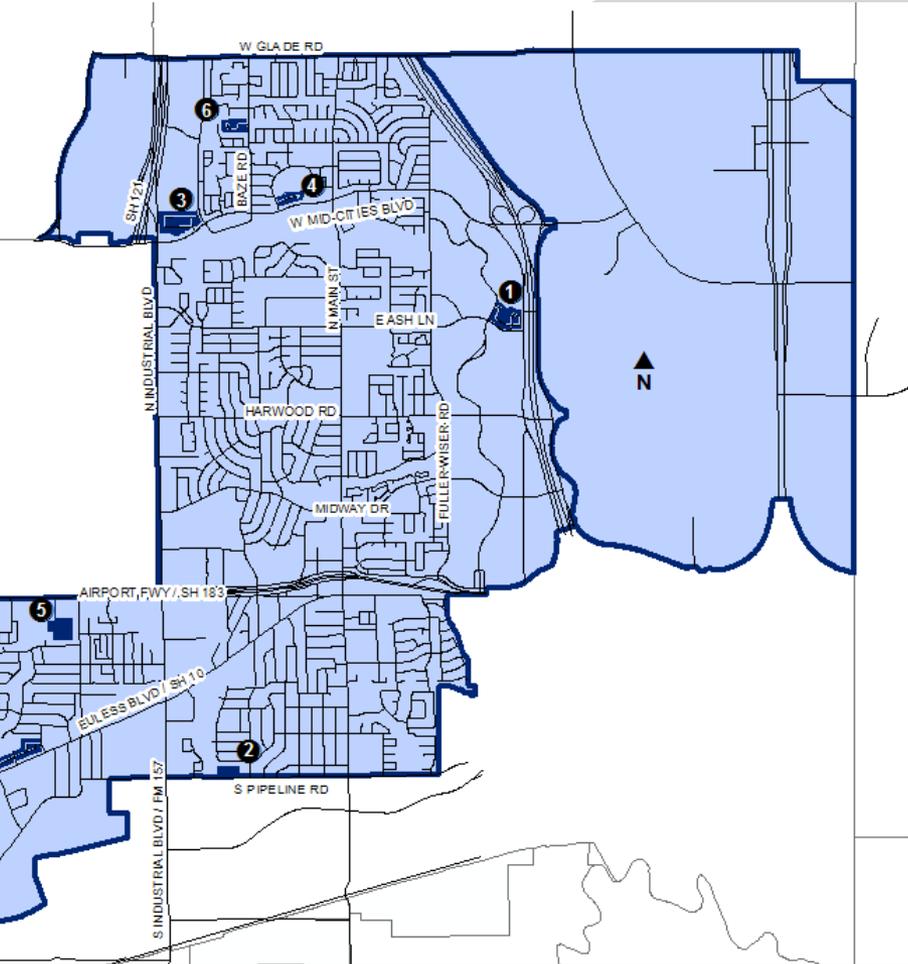
Residential Permits May 2010	Permits in May		Permits YTD		Value in May			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 5/10	2009	2010	Ave 10
New Residential Construction	5	4	31	46	\$ 1,421,020	\$ 1,402,128	\$ 350,532	\$ 8,959,862	\$14,267,072	\$ 310,154
Additions/Alterations	8	19	52	70	\$ 31,673	\$ 109,068	\$ 5,740	\$ 254,104	\$ 418,361	\$ 5,977
Residential Fence Permits	13	18	57	68	\$ 11,538	\$ 13,950	\$ 775	\$ 98,147	\$ 55,617	\$ 818
Total Residential Permits	26	41	140	184	\$ 1,464,231	\$ 1,525,146		\$ 9,312,113	\$14,741,050	

Development Review Cases May 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	05-18-10	N/A	N/A
#10-02-CC	Chesapeake Gas Well Operations Permit	E. Mid-Cities Boulevard (near State Highway 360)	01-29-10	Still in Progress	N/A	N/A
#10-03-CC	Chesapeake Gas Well Pad Site	E. Mid-Cities Boulevard (near State Highway 360)	01-29-10	Still in Progress	N/A	06-22-10
#10-07-CC	David H. Arrington Gas Well Pad Site Revision	1051 Westpark Way	04-12-10	05-18-10	N/A	06-22-10
#10-09-CC	Chesapeake Gas Well Pad Site	3200 W. Eules Boulevard	05-24-10	Still in Progress	N/A	TBD
#10-01-PP	Let's Stop Addition	3101 W. Eules Boulevard	05-07-10	Still in Progress	TBD	N/A
#09-05-RP	Greek Orthodox Church	303 Cullum Drive	07-14-09	05-11-10	05-18-10	N/A
#09-04-SP	Greek Orthodox Church	303 Cullum Drive	07-14-09	05-11-10	05-18-10	06-08-10
#10-03-SP	My Credit Union	1014 N. Industrial Boulevard	04-06-10	Still in Progress	06-01-10	06-22-10
#10-04-SP	Sheet Metal Workers Local 68	1020 S. Industrial Boulevard	04-13-10	Still in Progress	TBD	TBD
#10-05-SP	Airport Freeway Animal Clinic	833 W. Airport Freeway	04-26-10	Still in Progress	TBD	TBD
#09-09-SUP	Community Mortuary Services	2215 W. Pipeline Road #A	11-28-09	03-09-10	04-06-10	05-11-10
#10-01-SUP	RD Auto Group	2811 W. Eules Boulevard	02-12-10	Still in Progress	TBD	TBD
#10-03-SUP	Adam's Auto Services	1600 W. Eules Boulevard	04-13-10	Still in Progress	TBD	TBD
#10-01-UDC	Add Section 84-447 "Construction Erosion and Sediment Control"	Within City of Eules boundaries	04-14-10	N/A	04-20-10	05-11-10
#10-02-UDC	Add Section 84-448 "Post-Construction Storm Water Management"	Within City of Eules boundaries	04-14-10	N/A	04-20-10	05-11-10

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	37	45	45%	\$254	\$250
2	Courtyards Addition	24	0	1	17	7	71%	\$195	\$300
3	Creekwood Estates	52	1	5	23	29	44%	\$410	\$400
4	Running Bear Estates	22	0	2	8	14	36%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	13	47	27	64%	\$210	\$200
6	Thousand Oaks	22	0	1	20	2	91%	\$315	\$400
7	Villas at Texas Star	111	2	22	99	12	89%	\$250	\$275
Totals:		429	4*	44	288	141			



*Note one infill lot was issued permit within the Landing at Eden Lake Subdivision.

Commercial Development

Commercial Permits May 2010	Permits in May		Permits YTD		Value in May		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	5	5	9	7	\$ 1,421,020	\$ 155,000	\$ 5,602,979	\$ 3,161,750
Additions/Alterations	0	2	7	14	\$ -	\$ 99,780	\$ 739,000	\$ 2,800,684
Comm. Fence Permits	1	1	7	2	\$ 20,000	\$ 1,000	\$ 60,906	\$ 2,000
Total Commercial Permits	6	8	23	23	\$ 1,441,020	\$ 255,780	\$ 6,402,885	\$ 5,964,434

Significant Commercial Permits May 2010

Issue Date	Business Name	Address	Permit Type
5/13/2010	WIC	417 W. Eules Blvd	New Commercial
5/20/2010	Hair Salon	2750 SH 121 Ste 700	New Commercial

Commercial Certificates of Occupancy May 2010

Issue Date	Business Name	Address	Classification	SQ Foot
5/10/2010	Ilodi's Group	123 Vine St	Office	1200
5/10/2010	MBA Technologies	1306 W Eules Blvd Ste 200	Office	936
5/13/2010	Alt Bentley Yeates	1331 W Airport Frwy #402	Office	500
5/13/2010	Chariot Auto Brokers	1118 S Airport Cir #150	Office	1650
5/13/2010	Cool Zone	100 S Industrial Blvd	Gas Station	1800
5/13/2010	CPC of the Southwest	610 S Industrial Blvd #200	Office	41000
5/13/2010	Re-Concepcion's Jewelers	4423 W Pipeline Rd	Retail	
5/28/2010	CompUSA Retail Inc	2800 SH 121 #500	Retail	20000
5/28/2010	Storm Management Inc	3001 N Main #225	General Contractors	1000

Miscellaneous Permits	Permits in May		Permits YTD	
	2009	2010	2009	2010
Accessory Building	5	2	9	7
Electrical Permit	0	18	43	71
Garage Sale	77	163	256	381
Lawn Sprinkler	17	19	49	68
Mech. Condenser	2	0	3	1
Mechanical Permit	22	26	69	78
Plumbing Permit	24	28	144	168
Roofing Permit	13	16	46	64
Sewer Line Repair/Replace	0	0	4	0
Sign Permit	5	6	39	52
Special Event Sign Permit	1	1	12	9
Swimming Pool	1	0	3	3
Total Misc. Permits	167	279	677	902

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 2010		Cases in May		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	0	1	4	4
	Plumbing Violation	1	0	2	4
	Electrical Violation	0	0	18	1
	Property Maintenance	5	2	76	16
	Minimum Housing	4	12	44	49
	Dangerous Conditions/Structures	0	0	1	0
	Screening Swimming Pools/Spa	0	0	2	0
	Accessory Buildings	0	0	2	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	2	2	8	5
Littering and Trash	Trash/Littering	3	15	63	70
	Littering/Life Safety (24hrs)	0	0	7	0
Property Maintenance (Weeds)	High Grass and Weeds	32	64	216	246
Water	Watering Violations	0	0	1	0
Zoning Violations	Nuisance Other	1	1	2	4
	Garbage Collection/Pick Up Req.	1	5	23	10
	Solid Waste Other	0	0	1	0
	Illegal Outdoor Storage (Non Res)	0	0	1	2
	Illegal Outdoor Storage (Res)	0	0	61	17
	Fences/Walls In Disrepair	1	12	43	17
	Parking on Unpaved Surfaces	0	2	39	7
	Zoning Violation (Other)	0	0	3	0
	Signs/Billboards	0	1	11	2
	Poss Illegal Home Occupation	0	1	9	3
Materials on ROW/Street	0	1	6	3	
TOTALS		50	119	644	460

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:

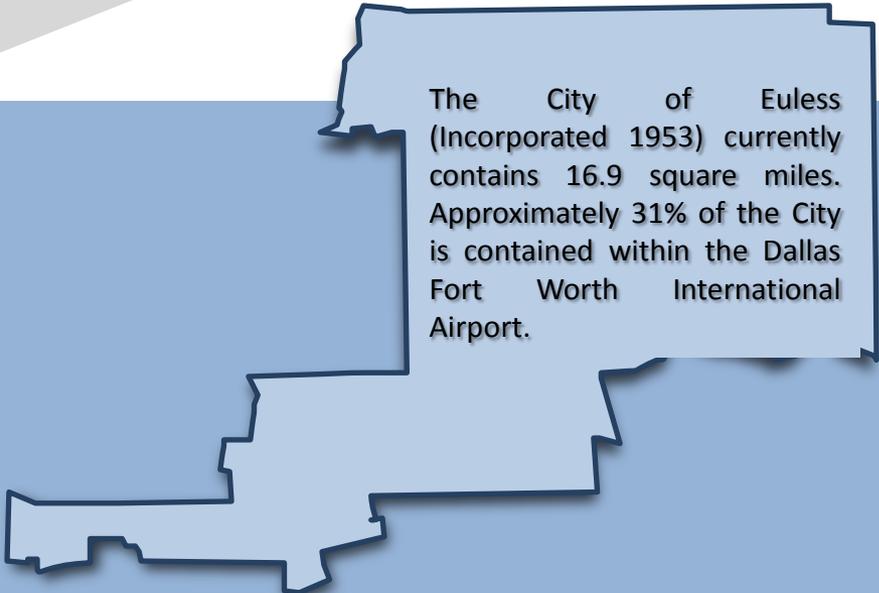
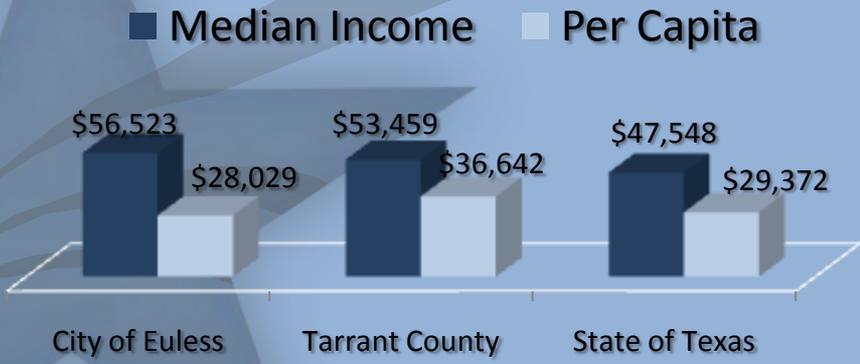
Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

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	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, US Bureau of Census



Development Milestones

★ New Retail Open in Euless

CompUSA has opened in the Shops at Vineyard Village bringing electronics and computer parts and sales.

Also in the Shops at Vineyard Village is the opening of Shelton's Salon and Spa.

Aldi has opened the first grocery store south of Airport Freeway in Euless in many years. The grocery store held its grand opening this month. Prior to its opening, the Euless Aldi store was used by the company to train many of its new employees in the Dallas/Fort Worth region as it opened many new outlets in the market.

