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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

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Residential Growth



0

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$28,496

TOTAL RESIDENTIAL ALTERATION VALUATION

Residential Permits February 2011	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 02/11	2010	2011	Ave 11
New Residential Construction	10	0	21	8	\$2,884,140	\$ -	\$ -	\$6,431,124	\$2,776,819	\$347,102
Additions/Alterations	11	8	19	15	\$58,071	\$28,496	\$3,562	\$130,135	\$191,904	\$12,794
Residential Fence Permits	2	7	17	17	\$4,000	\$7,088	\$1,012.5	\$14,925	\$16,593	\$976
Total Residential Permits	23	15	57	40	\$2,946,211	\$35,584		\$6,576,184	\$2,984,316	

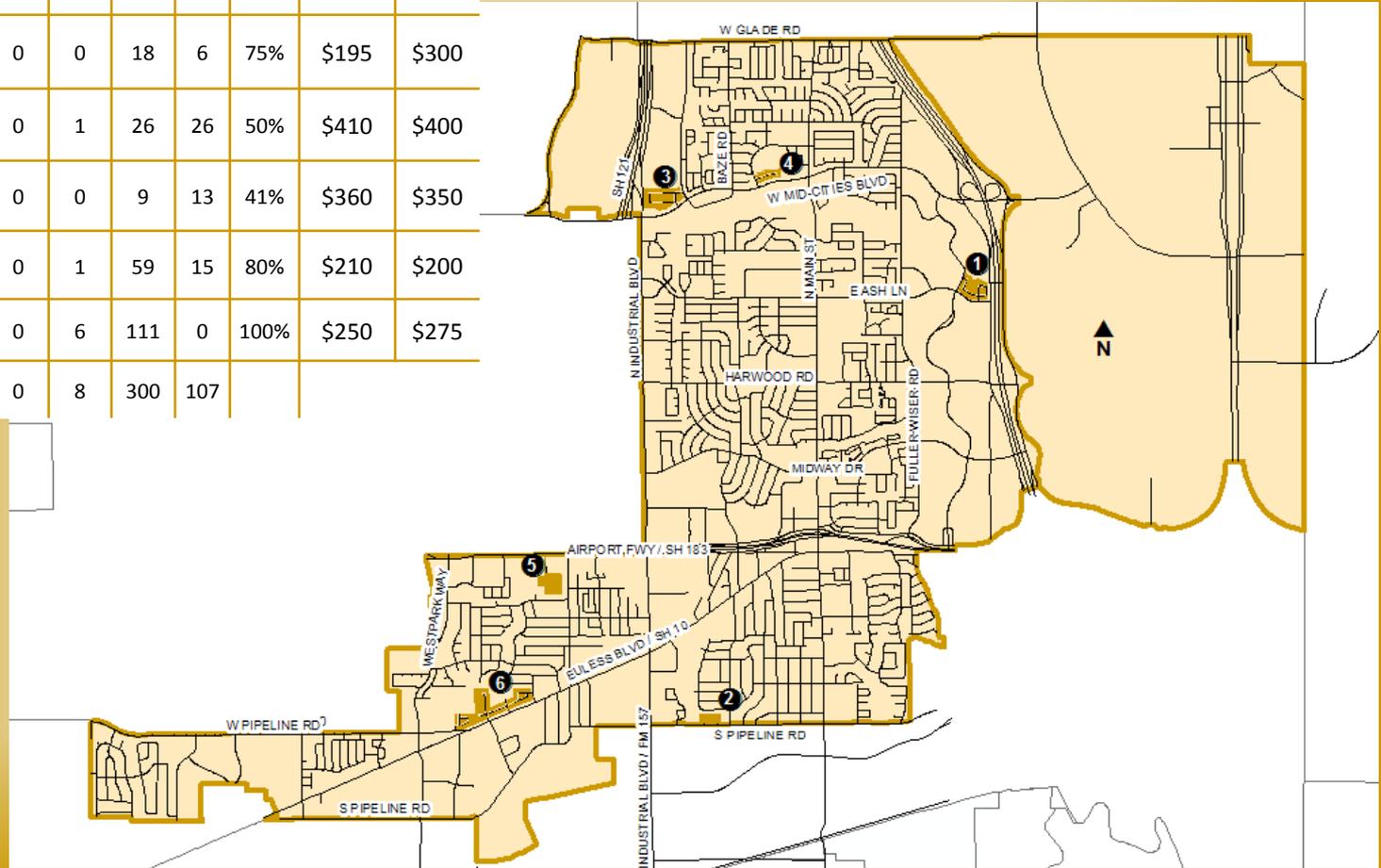
Development Case Activity

Development Review Cases February 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-14-CC	Chesapeake Gas Well Pad Site (Kramer Site)	Northeast corner of Midway Drive and Bear Creek Parkway	09-20-10	Still in Progress	N/A	TBD
#10-15-CC	Chesapeake Gas Well Operations (Kramer Site)	Northeast corner of Midway Drive and Bear Creek Parkway	09-20-10	Still in Progress	N/A	N/A
#11-01-CC	Chesapeake Gas Well Pad Site (Mims Site)	2400 block of S. Pipeline Road W.	2-21-11	Still in Progress	N/A	TBD
#10-02-PD	Riverwalk at Eules	Northwest corner of Highway 360 and Airport Freeway	09-08-10	2-22-11	03-01-11	03-22-11
#11-01-PP	Ridge Crest Estates	2300 N. Main Street	2-21-11	Still in Progress	TBD	N/A
#11-02-SUP	C S Eules Hospitality	421 W. Airport Freeway	02-16-11	Still in Progress	TBD	TBD

Active Residential Subdivisions

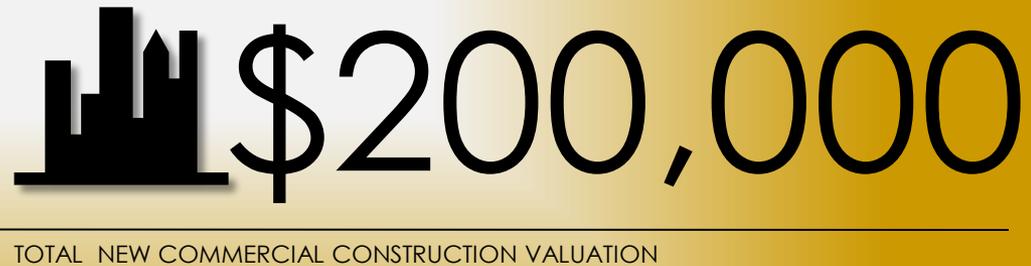
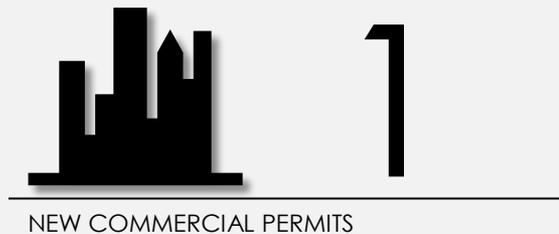
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	0	40	42	49%	\$254	\$250
2	Courtyards Addition	24	0	0	18	6	75%	\$195	\$300
3	Creekwood Estates	52	0	1	26	26	50%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	1	59	15	80%	\$210	\$200
6	Villas at Texas Star	111	0	6	111	0	100%	\$250	\$275
Totals:		429	0	8	300	107			



Commercial Development

Commercial Permits February 2011	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	0	1	1	1	\$ -	\$200,000	\$2,936,750	\$200,000
Additions/Alterations	3	7	5	10	\$434,400	\$217,072	\$2,102,652	\$311,572
Comm. Fence Permits	1	0	1	2	\$1,000	\$ -	\$1,000	\$21,090
Total Commercial Permits	4	8	7	13	\$435,400	\$417,072	\$5,040,402	\$532,662

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2010	2011	2010	2011
Accessory Building	0	1	0	1
Electrical Permit	16	14	30	28
Garage Sale	6	16	14	25
Lawn Sprinkler	5	5	21	11
Mechanical Permit	10	13	21	29
Plumbing Permit	30	15	60	29
Roofing Permit	4	0	9	0
Sewer Line Repair/Replace	0	0	0	0
Sign Permit	9	1	29	5
Special Event Sign Permit	4	0	7	0
Swimming Pool	0	0	2	0
Total Misc. Permits	84	65	193	128



Commercial Development



Commercial Permits February 2011

Issue Date	Business Name	Address	Permit Type
2/1/2011	Metro Storage	413 N Main St	Commercial Remodel
2/3/2011	Office Building	350 Westpark Way	Commercial Remodel
2/11/2011	Retail Building	212 Martha St	Commercial Remodel
2/11/2011	Retail Building	214 Marth St	Commercial Remodel
2/11/2011	Retail Building	216 Martha St	Commercial Remodel
2/22/2011	First Baptist Church Euleess	1000 W Airport Frwy	Commercial Remodel
2/28/2011	Schlotzsky's	2830 SH 121	Commercial Remodel
2/8/2011	AT&T	301 Byers St	New Commercial Addition

Commercial Certificates of Occupancy February 2011

Issue Date	Business Name	Address	Classification	SQ Foot	Type
2/9/2011	Van Eeden LLC	451 Westpark Way #5	Medical Lab - Franchise Sales	2600	New Business
2/11/2011	Let's Stop	3103 W Euleess Blvd	Gas Convenience Store	1400	Owner Change
2/15/2011	No Name Group	1206 W Euleess Blvd #104	Counseling	550	Change of Location
2/16/2011	Patriot Motor Company	1361 W Euleess Blvd #205	Auto Sales	1950	New Business
2/17/2011	Medifacts Inc	1103 S Airport Circle	Medical Software	7616	New Business
2/17/2011	Rainbow International	1107 W Airport Cir #B	General Warehousing	3059	New Business
2/21/2011	Vineyard Village Shopping Center	2750 SH 121	Retail Center		Owner Change
2/22/2011	Regency by the Vineyard	2400 SH 121	Apartments		Owner Change
2/25/2011	Wllow Ridge Apartments	1050 W Ash Ln	Apartments		Owner Change

Code Enforcement



15

ILLEGAL OUTDOOR STORAGE (RESIDENTIAL)



10

TRASH/LITTERING VIOLATIONS



6

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases February 2011		Cases in February		Cases YTD	
Case Type	Common Violation	2010	2011	2010	2011
Building Cases	No Building Permit	0	0	0	1
	Plumbing Violation	1	1	1	1
	Electrical Violation	0	1	0	2
	Property Maintenance	1	7	3	11
	Minimum Housing	6	6	9	10
	Dangerous Conditions/Structures	0	1	0	1
	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	0	0	0	2
Littering and Trash	Trash/Littering	10	10	15	29
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	0	1	7	2
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	0	0	1	0
	Garbage Collection/Pick Up Req.	0	1	0	10
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	0	1	0	1
	Illegal Outdoor Storage (Res)	2	15	3	27
	Fences/Walls In Disrepair	0	20	1	22
	Parking on Unpaved Surfaces	1	1	1	4
	Zoning Violation (Other)	0	1	0	4
	Signs/Billboards	0	0	1	0
	Poss Illegal Home Occupation	0	3	0	4
Materials on ROW/Street	0	3	0	3	
TOTALS		21	72	42	134

Development Update

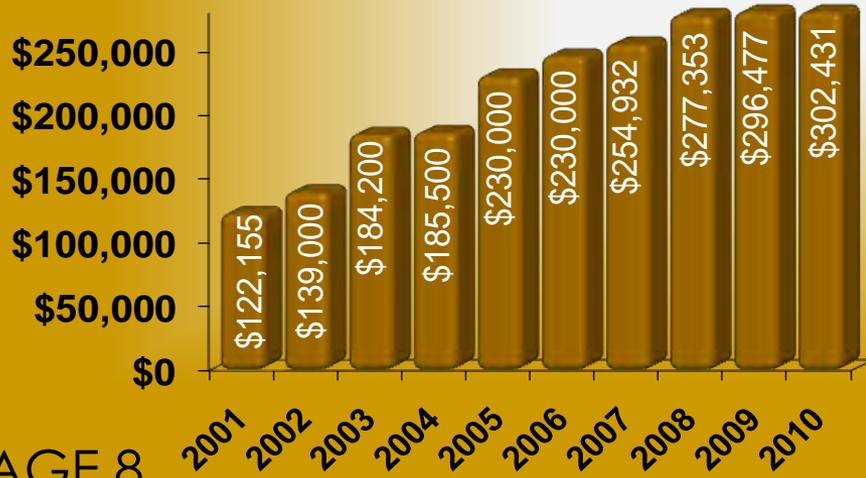


GLADE PARKS –
Road Construction Has Begun



SHOPS AT VINEYAR D VILLAGE
93% Occupied

AVERAGE VALUE OF RESIDENTIAL BLDG. PERMITS ISSUED PER FISCAL YEAR



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 amphitheatres; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	51,277	100	38,967	100
RACE				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
HOUSING UNITS				
Total housing units	23,447	100		
OCCUPANCY STATUS				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		