

November 2011

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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.eulesstx.gov/planning/devserv.htm](http://www.eulesstx.gov/planning/devserv.htm)**

Building Permits and  
Certificates of Occupancy  
Deborah Howard  
(817) 685-1630  
dhoward@eulesstx.gov

Development  
Reporting  
Alicia Davenport  
(817) 685-1623  
adavenport@eulesstx.gov

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

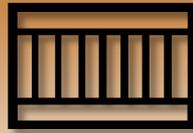
General Contact  
Director  
Mike Collins  
(817) 685-1684  
mcollins@eulesstx.gov

# Residential Growth



1

NEW RESIDENTIAL PERMITS



6

NEW RESIDENTIAL FENCE PERMITS



20

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$393,635

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits Nov 2011	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 11/11	2010	2011	Ave 11
New Residential Construction	2	1	72	48	\$653,004	\$393,635	\$393,635	\$21,547,213	\$14,769,168	\$307,691
Additions/Alterations	12	20	145	126	\$71,989	\$172,442	\$8,622	\$937,602	\$1,053,365	\$8,360
Residential Fence Permits	6	6	113	103	\$2,550	\$5,138	\$856	\$119,564	\$112,038	\$1,088
Total Residential Permits	20	27	330	277	\$727,543	\$571,215		\$22,604,379	\$15,934,571	

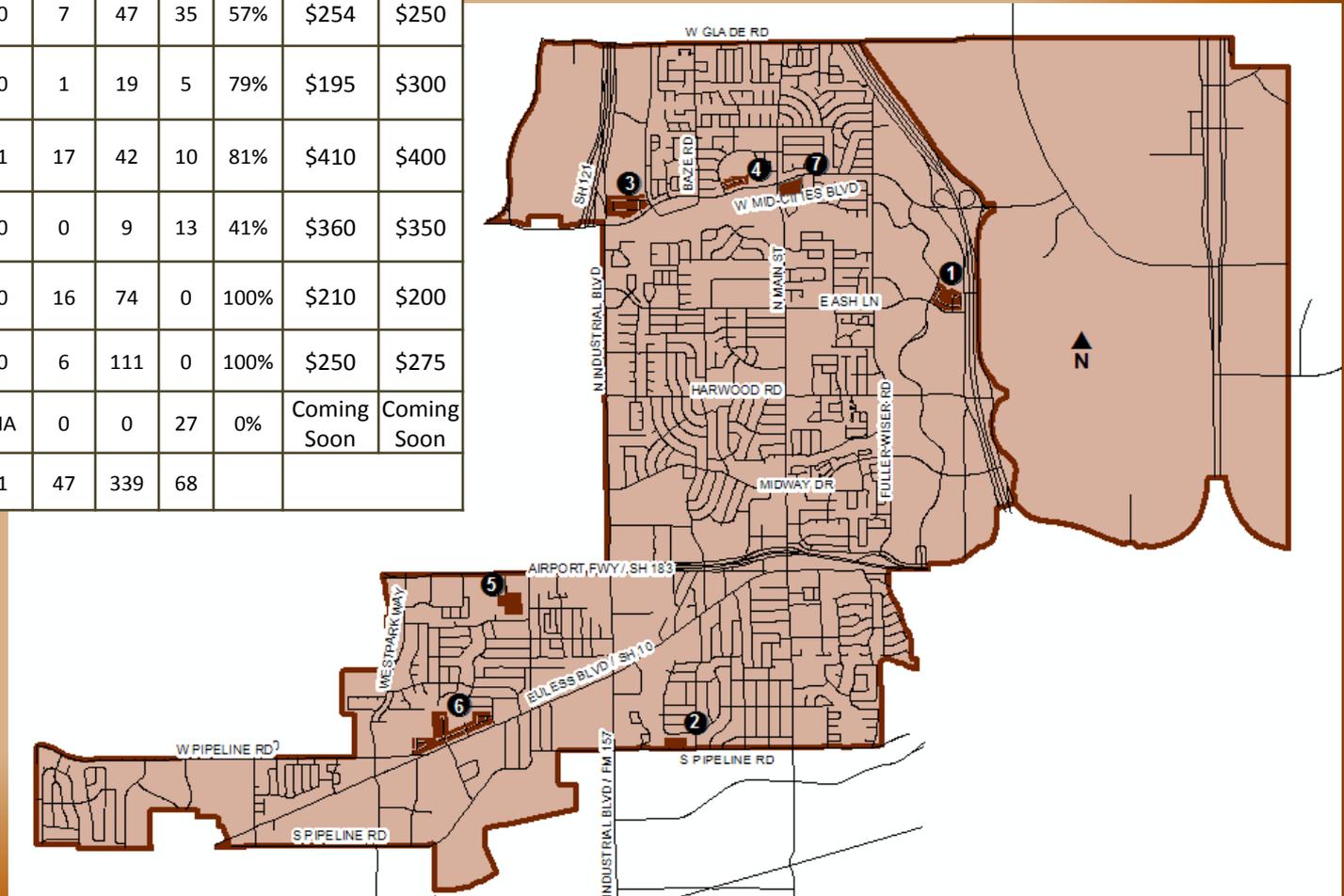
# Development Case Activity

## Development Review Cases Nov 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#11-04-PP	Puente Del Oeste	Puente Del Oeste Addition Tracts 5R1, 5R2, & 5	08/01/2011	10/25/2011	11/15/2011	N/A
#11-04-SP	JLB Urban Lofts	Lot 1, Block G, Lot 1, Block H 2800 and 2801 Brazos Blvd	08/29/2011	11/09/2011	11/15/2011	11/22/2011
#11-03-PD	B & B Wrecking	Allen M Downen Survey, Abs 415, Tracts 3A01, 3A04, & 3A07 1203 West Eules Boulevard	09/19/2011	10/11/2011	11/15/2011	12/13/2011
#11-05-SP	Rosa's Café	Glade Parks Addition Block B, Lot 2 2711 State Highway 121	10/10/2011	11/15/2011	12/06/2011	12/13/2011
#11-09-CC	Mosier Valley Eagles Pathfinder Club	Puente Del Oeste Addition, Lot 5A 701 S. Industrial Boulevard	11/04/2011	11/15/2011	N/A	11/22/2011
#11-07-SP	Taco Casa	Portion of Tract 5- Puente Del Oeste 701 S. Industrial Boulevard	10/24/2011	11/15/2011	12/06/2011	12/13/2011
#11-11-SUP	Gurudwara Sikh Sangat	104 Cullum Drive Alexander & Cullum Addition, Lots 20, 21 and Part of Lot 22	08/15/2011	10/25/2011	11/15/2011	12/13/2011
#11-14-SUP	Hwy 10 Tire Shop	JP Halford Addition, Block D, Lot 7 116 W. Eules Boulevard	10/24/2011	11/01/2011	11/15/2011	12/13/2011
#11-08-SP	DFW Gold & Silver Exchange	Jasper Addition, Block A, Lot 1, 2101 W Airport Freeway	10/28/2011	11/01/2011	11/15/2011	11/22/2011
#11-05-FP	Ridge Crest Estates	R.D. Price Survey, A-1206 to Ridge Crest Estates Block A, Lots 1 through 22 and Lots A & B, Block B, Lots 1-5.	11/07/11	11/29/2011	12/06/2011	N/A
#11-06-SP	Trinity High School Activity Center	Midway Park Addition Lot 12, Block 45 500 N. Industrial	10/28/2011	11/08/2011	11/15/2011	11/22/2011
#11-09-SP	Case Equipment	Lot 1, Block 1 J.T. Case Addition 2019 Airport Freeway	11/17/2011	Still in Progress	TBD	TBD

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Nov Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	7	47	35	57%	\$254	\$250
2	Courtyards Addition	24	0	1	19	5	79%	\$195	\$300
3	Creekwood Estates	52	1	17	42	10	81%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	16	74	0	100%	\$210	\$200
6	Villas at Texas Star	111	0	6	111	0	100%	\$250	\$275
7	Ridgecrest Estates	27	NA	0	0	27	0%	Coming Soon	Coming Soon
Totals:		392	1	47	339	68			



# Commercial Development

Commercial Permits Nov 2011	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	1	2	12	12	\$2,118,813	\$129,500	\$7,444,263	\$4,746,198
Additions/Alterations	4	4	34	47	\$288,168	\$111,400	\$3,600,152	\$2,075,322
Comm. Fence Permits	0	3	5	10	\$ -	\$230,165	\$40,000	\$423,173
Total Commercial Permits	5	9	51	69	\$2,406,981	\$471,065	\$11,084,415	\$7,244,693

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2010	2011	2010	2011
Accessory Building	1	0	12	15
Electrical Permit	10	18	152	169
Garage Sale	87	78	1021	830
Lawn Sprinkler	3	5	118	99
Mechanical Permit	26	21	248	248
Plumbing Permit	10	35	328	216
Roofing Permit	1	4	68	26
Sewer Line Repair/Replace	0	0	2	4
Sign Permit	7	10	103	104
Special Event Sign Permit	2	0	15	9
Swimming Pool	0	0	5	6
Total Misc. Permits	147	171	2072	1726



# Commercial Development



## Commercial Permits Nov 2011

Issue Date	Business Name	Address	Permit Type
11/4/2011	TCBY	1301 W Glade Rd	New Commercial
11/10/2011	The Wok Express	314 S Industrial Blvd	Commercial Remodel
11/10/2011	Eules Church of Christ	412 S Industrial Blvd	Commercial Remodel
11/15/2011	RSI Visual Storage	1350 Westpark Way	New Commercial
11/30/2011	Chuan Tan	912 Highland	Commercial Remodel

## Commercial Certificates of Occupancy Nov 2011

Issue Date	Business Name	Address	Classification	SQ Foot	Type
11/14/2011	Which Wich	3001 SH 121 #226	Restaurant	1430	New Business
11/15/2011	Eules Food Store	305 W Eules Blvd	Convenience Store	1,644	New Business
11/17/2011	STR8	4223 W Pipeline Rd	Tax Preparation	1600	New Business
11/18/2011	Law Office of Lisa Hobbler	4215 W Pipeline Rd	Law Office	1600	New Business
11/22/2011	TCMD Eules LLC	301 Westpark Way	Medical Office	1600	New Business

# Code Compliance



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HIGH GRASS AND WEEDS



6

TRASH/LITTERING VIOLATIONS



6

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Nov 2011		Cases in Nov		Cases YTD	
Case Type	Common Violation	2010	2011	2010	2011
Building Cases	No Building Permit	0	2	17	15
	Plumbing Violation	0	0	8	4
	Electrical Violation	0	0	2	3
	Property Maintenance	2	1	34	52
	Minimum Housing	7	6	126	76
	Dangerous Conditions/Structures	0	0	0	1
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	2	0	3
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	1	13	19
Littering and Trash	Trash/Littering	7	6	132	159
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	13	62	587	452
Water	Watering Violations	0	4	0	125
Zoning Violations	Nuisance Other	0	1	6	5
	Garbage Collection/Pick Up Req.	6	1	64	37
	Solid Waste Other	0	0	0	3
	Illegal Outdoor Storage (Non Res)	0	0	3	6
	Illegal Outdoor Storage (Res)	3	8	47	124
	Fences/Walls In Disrepair	1	6	45	88
	Parking on Unpaved Surfaces	0	1	14	33
	Zoning Violation (Other)	3	5	11	79
	Signs/Billboards	0	1	5	5
	Poss Illegal Home Occupation	1	0	8	5
	Materials on ROW/Street	0	0	4	7
TOTALS		43	107	1126	1301

# 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.

## CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		