

April 2011

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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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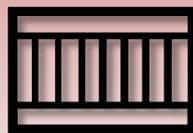
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Residential Growth



7

NEW RESIDENTIAL PERMITS



16

NEW RESIDENTIAL FENCE PERMITS



11

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,287,486

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits April 2011	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 04/11	2010	2011	Ave 11
New Residential Construction	11	7	42	20	\$3,496,790	\$2,287,486	\$326,783	\$12,864,344	\$6,810,374	\$340,519
Additions/Alterations	14	11	51	28	\$87,683	\$55,272	\$5,024	\$309,293	\$253,789	\$9,064
Residential Fence Permits	19	16	50	40	\$18,242	\$24,791	\$1,549	\$41,667	\$51,789	\$1,295
Total Residential Permits	44	34	143	88	\$3,602,715	\$2,367,549		\$13,215,904	\$7,115,952	

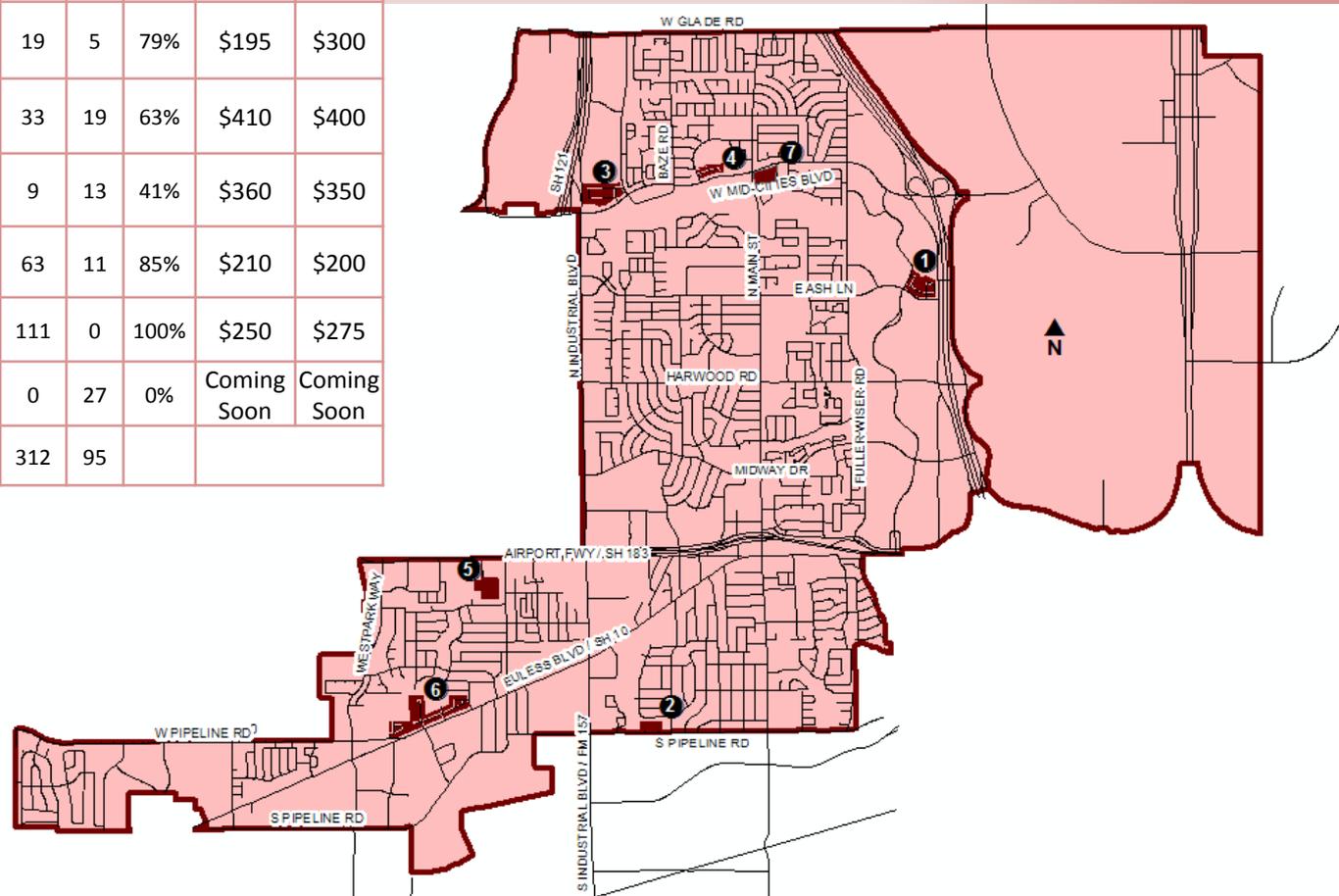
Development Case Activity

Development Review Cases April 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#11-01-CC	Chesapeake Gas Well Pad Site (Mims Site)	2400 block of S. Pipeline Road W.	2-21-11	4-26-11	N/A	TBD
#10-02-FP	Gold & Silver Exchange	2101 W. Airport Freeway	10-11-10	11-16-10	4-15-11	N/A
#11-01-PD	Andrew Huitt Survey	402 S. Main Street	4-5-11	Still in Progress	TBD	TBD
#10-03-PP	Sheet Metal Workers Local 68	1020 S. Industrial Boulevard	6-11-10	Still in Progress	TBD	N/A
#11-01-PP	Ridge Crest Estates	2300 N. Main Street	2-21-11	03-15-11	04-05-11	N/A
#11-02-PP	Mad Triangle Addition	1600 block of W. Eules Boulevard	4-25-11	Still in Progress	TBD	N/A
#11-01-RP	Oak Hollow Addition	354 E. Glade Road	4-12-11	Still in Progress	05-17-11	N/A
#10-04-SP	Sheet Metal Workers Local 68	1020 S. Industrial Boulevard	4-13-11	4-26-11	TBD	TBD
#11-01-SP	Taco Cabana	101 S. Industrial Boulevard	03-07-11	03-29-11	04-05-11	04-12-11
#11-02-SP	Service Master	1600 block of W. Eules Boulevard	4-25-11	Still in Progress	TBD	TBD
#10-03-SUP	Adams Auto Services	1600 W. Eules Boulevard	4-13-10	Still in Progress	06-06-11	TBD
#11-02-SUP	C S Eules Hospitality	421 W. Airport Freeway	02-16-11	03-15-11	04-05-11	04-26-11
#11-04-SUP	Lone Star Limo	1361 W. Eules Boulevard Suite 202	3-30-11	4-26-11	5-17-11	6-14-11
#11-05-SUP	Greater Is He Church	4323 W. Pipeline Road	4-4-11	4-26-11	5-17-11	6-14-11
#11-06-SUP	Absolute Auto Care	401 S. Industrial Boulevard	4-11-11	Still in Progress	TBD	TBD

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Apr 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	1	1	19	5	79%	\$195	\$300
3	Creekwood Estates	52	3	8	33	19	63%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	3	5	63	11	85%	\$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	7	20	312	95			



Commercial Development

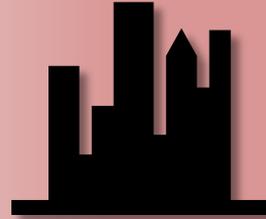
Commercial Permits April 2011	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	1	2	2	4	\$70,000	\$989,400	\$3,006,750	\$2,439,400
Additions/Alterations	5	3	12	17	\$525,052	\$25,700	\$2,700,904	\$1,167,772
Comm. Fence Permits	0	0	1	2	\$-	\$-	\$1,000	\$21,090
Total Commercial Permits	6	5	15	23	\$595,052	\$1,015,100	\$5,708,654	\$3,628,262

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2010	2011	2010	2011
Accessory Building	3	0	5	4
Electrical Permit	12	13	53	49
Garage Sale	126	114	218	208
Lawn Sprinkler	20	14	49	41
Mechanical Permit	15	12	52	62
Plumbing Permit	42	11	140	63
Roofing Permit	13	1	48	2
Sewer Line Repair/Replace	0	2	0	2
Sign Permit	3	16	46	40
Special Event Sign Permit	0	3	8	4
Swimming Pool	1	0	3	0
Total Misc. Permits	235	186	622	475



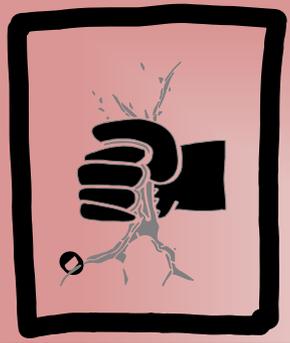
Commercial Development

Commercial Permits April 2011			
Issue Date	Business Name	Address	Permit Type
4/1/2011	Republic Tire	414 W Eules Blvd	Commercial Remodel
4/1/2011	Adam's Auto	1600 W Eules Blvd	Commercial Remodel
4/5/2011	Great Clips	1301 W Glade	New Commercial
4/8/2011	TitleMax	109 Martha Street	Commercial Remodel
4/14/2011	Taco Cabana	101 S Industrial	New Commercial



Commercial Certificates of Occupancy April 2011					
Issue Date	Business Name	Address	Classification	SQ Foot	Type
4/1/2011	Lao-Thai Cuisine	135 S Ector Dr	Restaurant	2400	New Business
4/6/2011	Lone Star Marketing Solutions	2275 Westpark Ct #201	Office	2000	New Business
4/12/2011	Texas Health HEB	251 Westpark Way #300	Medical Office	6600	Change of Location
4/14/2011	Epic Wellness & Spa	901 Clinic Dr	Spa	400	New Business
4/15/2011	Verizon Wireless	1001 Bear Creek Parkway	Telecom	31400	New Business
4/20/2011	Multi-Tax Services	212 Martha St	Tax Preparation	700	New Business
4/29/2011	Quality Mattress and Bed	501 N Main St #118	Retail Housewares	1300	New Business
4/29/2011	Titlemax of Texas Inc	109 Martha St	Title Lender	1200	New Business

Code Compliance



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



10

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases April 2011		Cases in April		Cases YTD	
Case Type	Common Violation	2010	2011	2010	2011
Building Cases	No Building Permit	1	0	3	1
	Plumbing Violation	1	0	4	2
	Electrical Violation	0	0	1	3
	Property Maintenance	4	3	14	20
	Minimum Housing	13	10	37	33
	Dangerous Conditions/Structures	0	0	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	1	6	3	11
Littering and Trash	Trash/Littering	28	9	55	56
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	137	75	182	89
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	1	0	3	0
	Garbage Collection/Pick Up Req.	5	5	5	23
	Solid Waste Other	0	3	0	3
	Illegal Outdoor Storage (Non Res)	1	1	2	2
	Illegal Outdoor Storage (Res)	5	10	17	53
	Fences/Walls In Disrepair	3	7	5	38
	Parking on Unpaved Surfaces	1	1	5	8
	Zoning Violation (Other)	0	4	0	24
	Signs/Billboards	0	0	1	1
	Poss Illegal Home Occupation	2	0	2	4
Materials on ROW/Street	2	0	2	5	
TOTALS		205	134	341	377

Development Update



TACO CABANA
Approved for development at the southeast corner of SH
183 (Airport Freeway) and FM 157 (S. Industrial Blvd)

GLADE PARKS
Heritage Rd initial phase constructed
Rio Grande Blvd under way



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		