

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)

March 2010

In this report:

- ★ Residential Development and Growth
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
- ★ 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

Residential Permits Mar 2010	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 3/10	2009	2010	Ave 10
New Residential Construction	6	10	18	31	\$1,609,104	\$2,937,030	\$ 293,703	\$5,384,820	\$9,368,154	\$ 302,199
Additions/Alterations	14	18	35	37	\$76,587	\$ 91,475	\$ 5,082	\$ 191,735	\$ 221,610	\$ 5,989
Residential Fence Permits	7	14	25	31	\$10,400	\$ 8,500	\$ 607	\$ 67,254	\$ 23,425	\$ 756
Total Residential Permits	27	42	78	99	\$1,696,091	\$3,037,005		\$5,643,809	\$9,613,189	

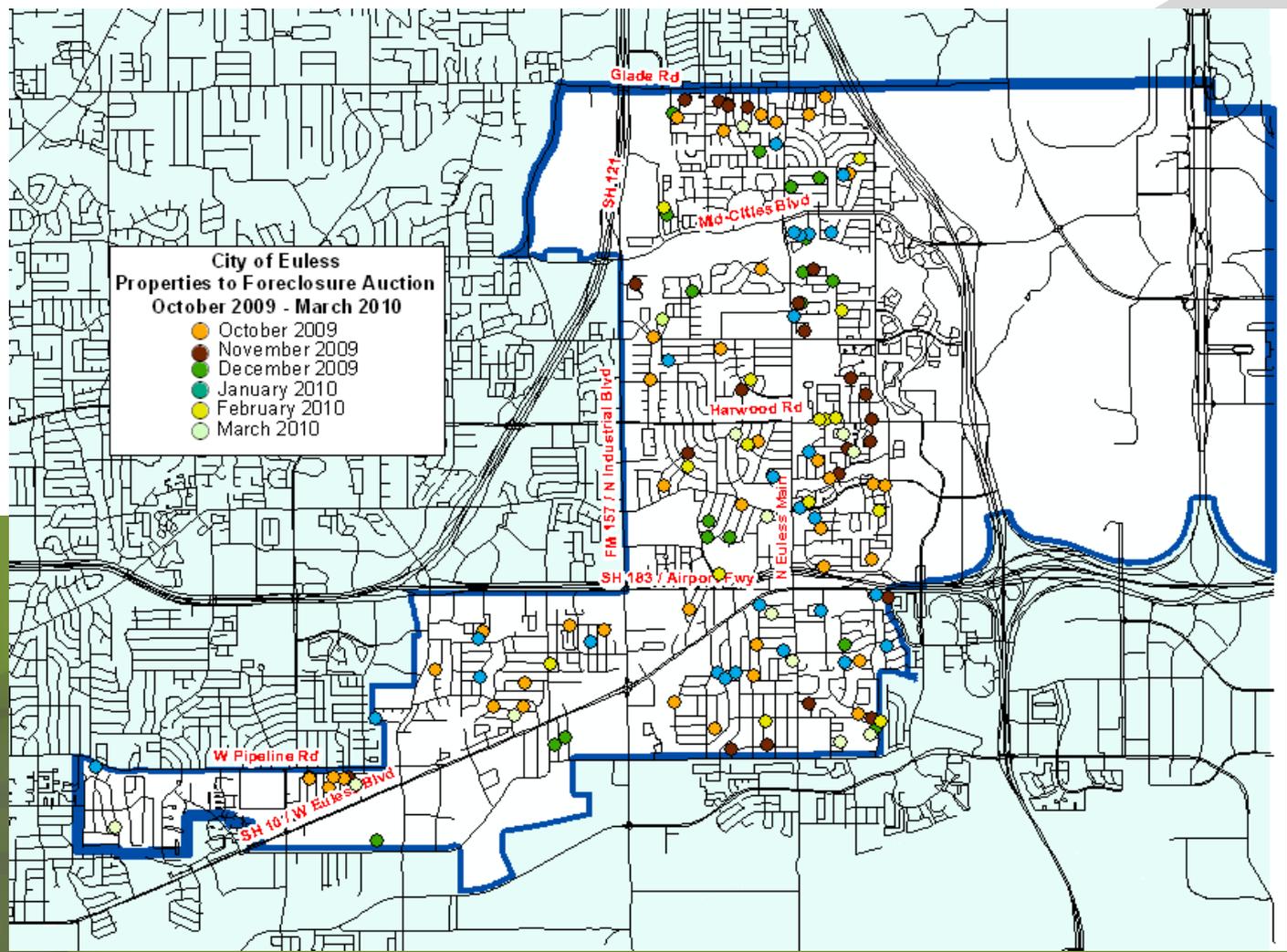
Development Review Cases March 2010

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	Still in Progress	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	TBD
#10-06-CC	Hideaway Addition Traffic Rules to Roads	Roads within the Hideaway Addition	03-12-10	N/A	N/A	03-23-10
#10-01-SP	Texas Car Title	601 N. Main Street	01-11-10	03-23-10	04-06-10	04-27-10
#10-02-SP	Davis Machine & Manufacturing	1503 Royal Parkway	01-11-10	03-23-10	04-06-10	04-27-10
#09-09-SUP	Community Mortuary Services	2215 W. Pipeline Road #A	11-28-09	03-09-10	04-06-10	TBD
#10-01-SUP	RD Auto Group	2811 W. Euless Boulevard	02-12-10	Still in Progress	TBD	TBD
#10-02-SUP	Hope International Church	1361 W. Euless Boulevard	03-25-10	Still in Progress	TBD	TBD

Foreclosure Activity

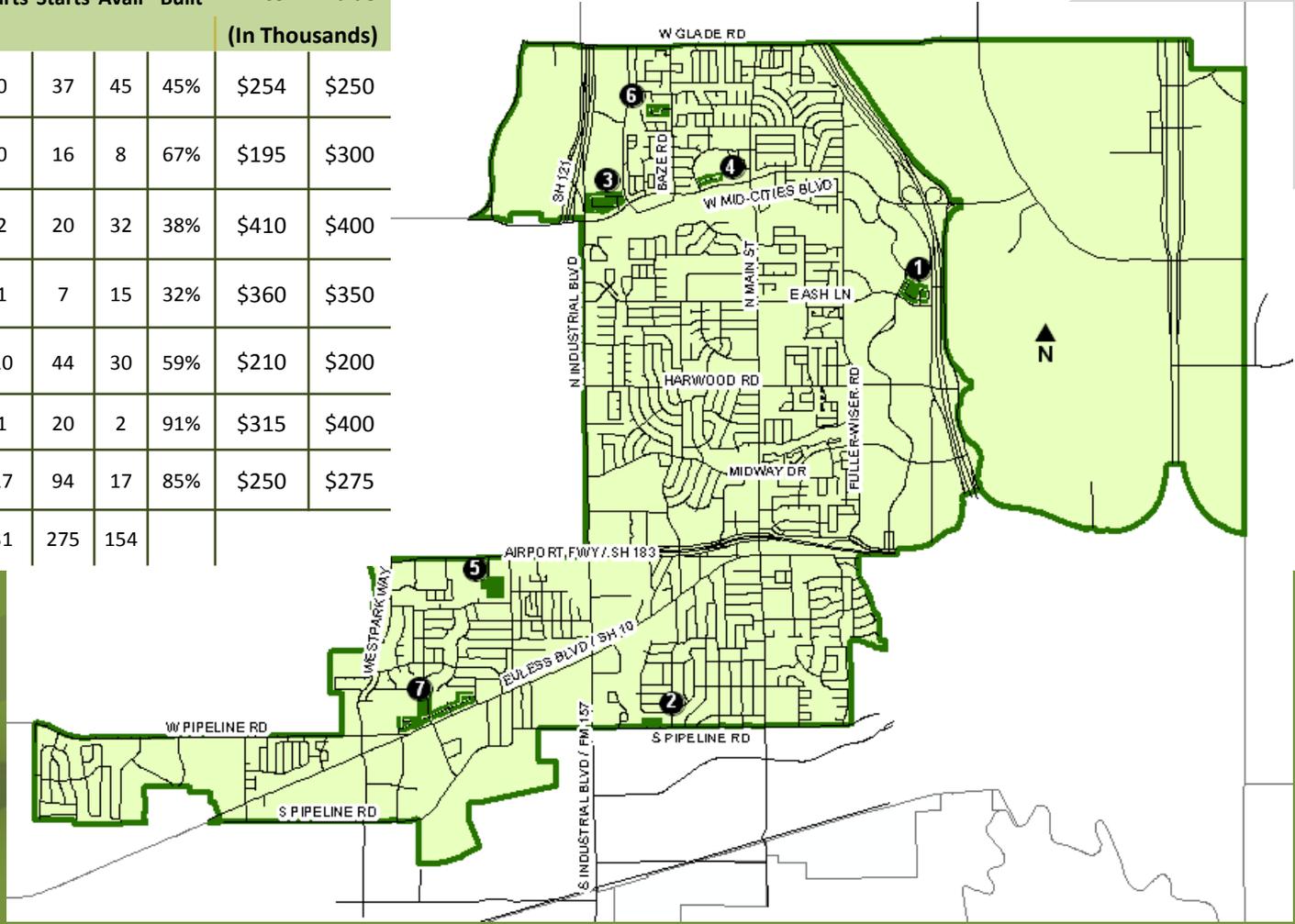
Foreclosure Auctions

	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10
City of Euless	41	38	35	49	31	31
Tarrant County	1,975	1,817	1,746	1,855	1,542	1,834



Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Mar 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	0	16	8	67%	\$195	\$300
3	Creekwood Estates	52	1	2	20	32	38%	\$410	\$400
4	Running Bear Estates	22	0	1	7	15	32%	\$360	\$350
5	The Enclave at Wilshire Park	74	6	10	44	30	59%	\$210	\$200
6	Thousand Oaks	22	0	1	20	2	91%	\$315	\$400
7	Villas at Texas Star	111	3	17	94	17	85%	\$250	\$275
Totals:		387	10	31	275	154			



Commercial Development

Commercial Permits Mar 2010	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	0	0	3	1	\$ 0	\$ 0	\$ 848,715	\$ 2,936,750
Additions/Alterations	3	2	4	7	\$ 30,000	\$ 73,200	\$ 576,500	\$ 2,175,852
Comm. Fence Permits	2	0	3	1	\$ 21,776	\$ 0	\$ 34,776	\$ 1,000
Total Commercial Permits	5	2	10	9	\$ 51,776	\$ 73,200	\$1,459,991	\$ 5,113,602

Significant Commercial Permits March 2010

Issue Date	Business Name	Address	Permit Type
3/17/2010	Grubbs Infinity	1661 W Airport Frwy	Commercial Remodel
3/5/2010	Alt Benefit	1331 W Airport Frwy	Commercial Remodel

Commercial Certificates of Occupancy Mar 2010

Issue Date	Business Name	Address	Classification	SQ Foot
3/1/2010	Bindiva	481 N Main #115	Retail	699
3/11/2010	RC Tool	1110 Airport Cir #140	Machine Tools, Metal Cutting	1800
3/18/2010	Aerotech	1100 S Pipeline Rd W	Manufacturing	30000
3/22/2010	ABC Roofing & Guttering	2390 Fuller-Wiser Rd #506	Office	1000
3/22/2010	Advance Food Sales and Market	1101 Royal Parkway #111	Food Broker	1500
3/24/2010	Donut Castle	3260 W Eules Blvd	Restaurant	500
3/24/2010	Krahmer's Dry Cleaners	700 E Harwood Rd	Dry Cleaners	1500
3/31/2010	American Airlines Credit Union	3001 SH 121 #296	Credit Union	4000

Miscellaneous Permits Mar2009	Permits in Mar		Permits YTD	
	2009	2010	2009	2010
Accessory Building	2	2	4	2
Electrical Permit	13	11	35	41
Garage Sale	59	78	98	92
Lawn Sprinkler	10	8	17	29
Mech. Condenser	1	1	1	1
Mechanical Permit	17	16	34	37
Plumbing Permit	31	38	93	98
Roofing Permit	16	26	22	35
Sewer Line Repair/Replace	0	0	1	0
Sign Permit	11	14	29	43
Special Event Sign Permit	5	1	9	8
Swimming Pool	0	0	2	2
Total Misc. Permits	165	195	345	388

Code Enforcement

Code Enforcement Cases Mar 2010		Cases in Mar		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	3	2	3	2
	Plumbing Violation	0	2	1	3
	Electrical Violation	1	1	16	1
	Property Maintenance	7	7	41	10
	Minimum Housing	12	15	30	24
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	2	0
	Accessory Buildings	1	0	1	0
	Permit Required for Sales	1	0	1	0
Health	Nuisance - Pools/Spas Clarity	2	2	4	2
Littering and Trash	Trash/Littering	14	12	29	27
	Littering/Life Safety (24hrs)	2	0	5	0
Property Maintenance (Weeds)	High Grass and Weeds	29	38	31	45
Water	Watering Violations	1	0	1	0
Zoning Violations	Nuisance Other	0	1	0	2
	Garbage Collection/Pick Up Req.	7	0	13	0
	Solid Waste Other	0	0	1	0
	Illegal Outdoor Storage (Non Res)	0	1	1	1
	Illegal Outdoor Storage (Res)	9	9	41	12
	Fences/Walls In Disrepair	4	1	30	2
	Parking on Unpaved Surfaces	4	3	29	4
	Zoning Violation (Other)	1	0	2	0
	Signs/Billboards	0	0	8	1
	Poss Illegal Home Occupation	5	0	8	0
	Materials on ROW/Street	0	0	5	0
TOTALS		103	94	303	136

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.

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

