

Euleless 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)

June 2009

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Foreclosure Activity
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- ★ Code Enforcement
- ★ Health Inspections
- ★ Demographics and Data

Welcome to the Euleless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euleless 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.euleless.org/planning/devserv.htm

Residential Growth and Development Case Activity

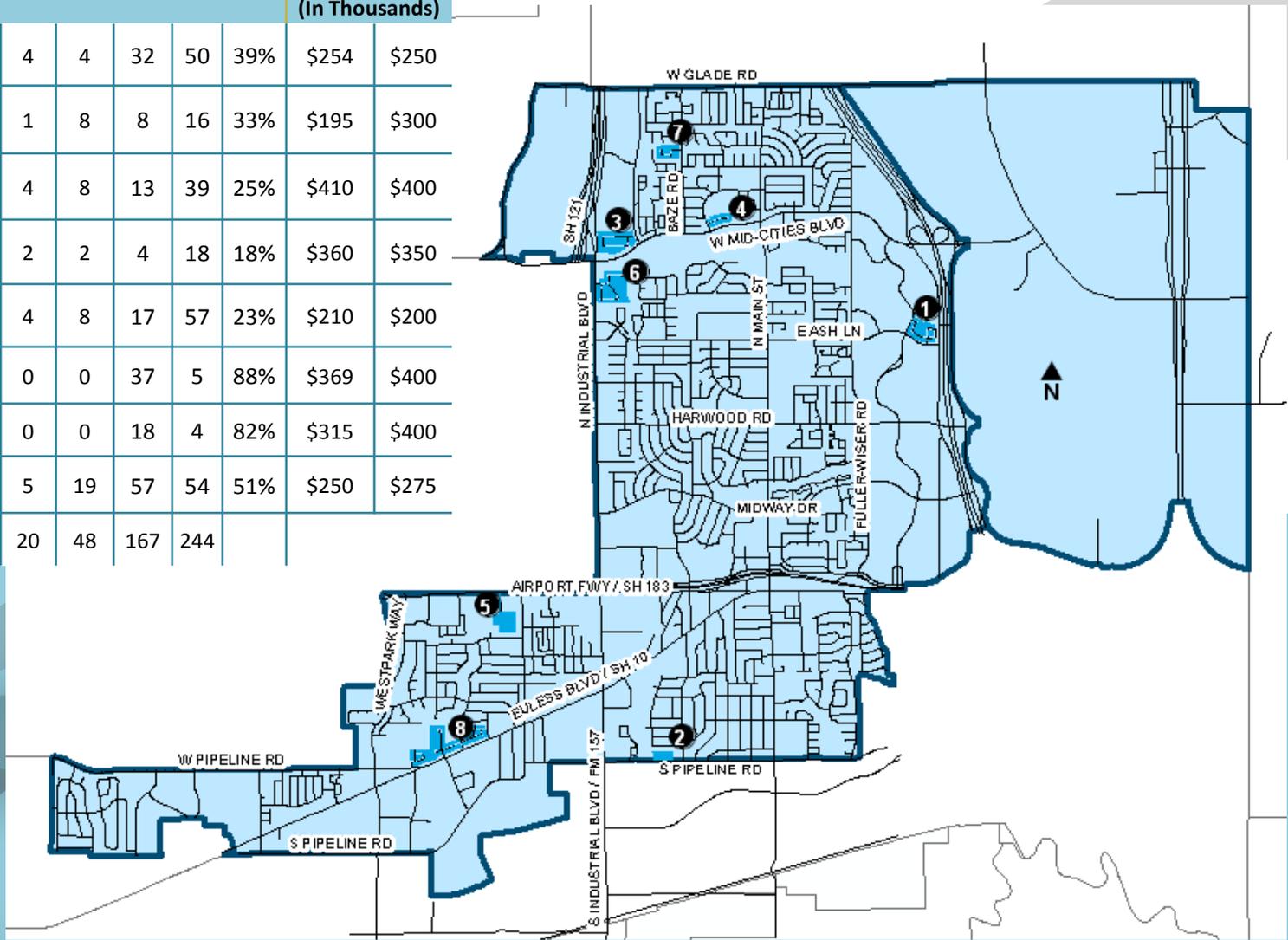
Residential Permits June 2009	Permits in June		Permits YTD		Value in June			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 6/09	2008	2009	Ave 09
New Residential Construction	8	20	54	51	\$ 2,312,184	\$ 6,486,757	\$ 324,338	\$ 15,106,798	\$15,446,619	\$ 302,875
Additions/Alterations	9	15	77	67	\$ 41,058	\$ 70,746	\$ 4,716	\$ 633,801	\$ 324,850	\$ 4,849
Residential Fence Permits	18	14	71	71	\$ 15,335	\$ 13,141	\$ 939	\$ 105,415	\$ 94,448	\$ 1,330
Total Residential Permits	35	49	202	189	\$ 2,368,577	\$ 6,570,644		\$ 15,846,014	\$ 5,865,917	

Development Review Cases June 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#08-07-FP	La Quinta and Comfort Suites	421 and 431 W. Airport Freeway	6-16-08	Still in Progress		
#08-02-PD	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	4-21-08	5-5-09	5-19-09	6-9-09
#09-01-PD	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress		
#07-12-PP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	11-19-07	5-5-09	5-19-09	N/A
#08-06-RP	Churches Chicken	220 and 230 W. Harwood Road	6-2-08	6-16-09	7-7-09	N/A
#09-03-RP	Redifun Simulation	1350 Westpark Way	5-6-09	Still in Progress		
#09-04-RP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress		
#08-08-SP	Churches Chicken	220 and 230 W. Harwood Road	6-3-08	5-12-09	5-19-09	6-9-09
#08-09-SP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	8-18-08	5-5-09	5-19-09	6-9-09
#09-03-SP	Legend Healthcare & Rehabilitation	900 Westpark Way	5-11-09	Still in Progress		
#09-03-SUP	6 & Under Auto Sales	1127 S. Airport Circle	4-9-09	5-5-09	5-19-09	6-9-09
#09-04-SUP	Redeemed Christian Church of God	2807 W. Euless Boulevard	4-15-09	5-12-09	6-2-09	6-23-09
#09-05-SUP	Al's Tires & Mowers	116 W. Euless Boulevard	5-18-09	6-23-09	7-7-09	8-11-09
#09-08-CC	Minimum Housing Standards	-	-	-	N/A	6-23-09
#09-09-CC	Gas Drilling and Production	-	-	-	N/A	6-23-09
#09-02-ZBA	Harry Owen (Fence Variance)	313 Huntington	-	-	N/A	ZBA - TBD

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	June Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
1	Brookside at Bear Creek	82	4	4	32	50	39%	\$254	\$250
2	Courtyards Addition	24	1	8	8	16	33%	\$195	\$300
3	Creekwood Estates	52	4	8	13	39	25%	\$410	\$400
4	Running Bear Estates	22	2	2	4	18	18%	\$360	\$350
5	The Enclave at Wilshire Park	74	4	8	17	57	23%	\$210	\$200
6	The Landing at Eden Lake	42	0	0	37	5	88%	\$369	\$400
7	Thousand Oaks	22	0	0	18	4	82%	\$315	\$400
8	Villas at Texas Star	111	5	19	57	54	51%	\$250	\$275
Totals:		429	20	48	167	244			



Commercial Development

Commercial Permits June 2009	Permits in June		Permits YTD		Value in June		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	4	1	13	5	\$ 1,975,000	\$ 5,000	\$ 4,552,990	\$ 5,607,979
Additions/Alterations	3	4	21	11	\$ 45,200	\$ 263,500	\$ 3,648,750	\$ 1,002,500
Comm. Fence Permits	0	2	2	9	\$ -	\$ 12,000	\$ 4,500	\$ 72,906
Total Commercial Permits	7	7	36	25	\$ 2,020,200	\$ 280,500	\$ 8,206,240	\$ 6,683,385

Significant Commercial Permits June 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
6/10/2009	HEB ISD	700 RANGER	NEW COMMERCIAL	1536	\$5,000.00
6/11/2009		305 W. EULESS BLVD	COMMERCIAL REMODEL		\$48,500.00
6/9/2009		1060 N. MAIN	COMMERCIAL REMODEL		\$200,000.00
6/10/2009	HEB ISD	1100 RAIDER	COMMERCIAL REMODEL	1325	\$15,000.00

Commercial Certificates of Occupancy June 2009

Issue Date	Business Name	Address	Classification	SQ Foot
6/2/2009	DOLLAR + BAZARR	1060 N. MAIN STREET # 112	Retail	2400
6/2/2009	FOUNTAIN WOOD APTS	750 E. MID-CITIES BLVD	Apartments	225,500
6/4/2009	DA STUDIO	1110 S. AIRPORTCIRCLE # 100	Retail	4200
6/9/2009	BANDERA RANCH APTS	1181 W. AIRPORT FRWY/	Apartments	145540
6/10/2009	ALL ABOUT FUN, HOBBIE, & GAMES	415 N. MAIN # 105	Retail	850
6/24/2009	TEXAS HEALTH ORGANIZAITON FOR PHYSICIANS	251 WESTPARK WAY # 200	Medical	8000
6/30/2009	AT & T	310 HIMES DRIVE	Office	24000
6/30/2009	CCDK, LLC	1131 AIRPORT FRWY # 303	Office	513
6/30/2009	TECHNICS WINDOW TINTING, CAR AUDIO & SECURITY	600 W. EULESS BLVE	Retail	5000

Miscellaneous Permits	Permits in June		Permits YTD	
	2008	2009	2008	2009
Accessory Building	3	0	12	9
Electrical Permit	12	18	86	61
Garage Sale	83	113	338	369
Lawn Sprinkler	15	13	52	62
Mech. Condenser	1	1	4	3
Mechanical Permit	27	27	108	96
Plumbing Permit	24	17	185	161
Roofing Permit	10	9	123	55
Sewer Line Repair/Replace	1	2	4	6
Sign Permit	14	6	52	45
Special Event Sign Permit	3	4	15	16
Swimming Pool	2	1	14	4
Total Misc. Permits	195	211	993	887

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 June 2009		Cases in June		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	2	7	17	12
	Plumbing Violation	0	0	1	2
	Electrical Violation	0	2	23	20
	Property Maintenance	7	9	112	86
	Minimum Housing	6	1	76	45
	Dangerous Conditions/Structures	0	0	4	1
	Screening Swimming Pools/Spa	0	0	3	2
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	1	0	2	1
Health	Nuisance - Pools/Spas Clarity	1	7	7	15
Littering and Trash	Trash/Littering	11	14	83	78
	Littering/Life Safety (24hrs)	0	0	3	7
Property Maintenance (Weeds)	High Grass and Weeds	53	30	392	248
Water	Watering Violations	0	3	0	4
Zoning Violations	Nuisance Other	0	0	16	2
	Garbage Collection/Pick Up Req.	38	21	136	49
	Solid Waste Other	0	0	0	1
	Illegal Outdoor Storage (Non Res)	1	1	23	3
	Illegal Outdoor Storage (Res)	10	6	175	68
	Fences/Walls In Disrepair	6	2	101	44
	Parking on Unpaved Surfaces	6	1	73	40
	Zoning Violation (Other)	0	1	9	4
	Signs/Billboards	1	0	4	11
	Poss Illegal Home Occupation	0	3	4	12
	Materials on ROW/Street	0	0	1	6
TOTALS		143	108	1265	763

Health Inspections

Pool Location	Address	Date Inspected
Arbor Glenn (2 Pools & 1 Spa)	499 Arbor Creek Dr.	6/5/2009
Arbors of Eules Apartments (2 Pools)	1002 Fuller-Wiser Rd.	6/12/2009
Ash Lane Apartments (1 Pool & 1 Spa)	601 E. Ash Ln.	6/2/2009
Bear Creek Villas (2 Pools)	500 E. Harwood Rd.	6/9 & 6/25/09
Comfort Suites (1 Pool & 1 Spa)	421 Airport Frwy	6/24 & 6/26
Concord House Apartments (2 Pools)	1001 Villa Dr.	6/1/2009
Concord Terrace Apartments (1 Pool)	306 Park Dr.	6/1/2009
Forest Pointe Homeowners (1 Pool & 1 Spa)	1501 Fuller Wiser Rd.	6/18/2009
Hillside Village (1 Pool)	306 Vine St.	6/18/2009
Hunt Club (2 Pools)	1001 Fuller Wiser Rd.	6/8/2009
Midway Park (1 Pool)	300 W. Midway Dr.	6/24/2009
Mission Pointe Apartments (1 Pool)	917 Del Paso St.	6/2/2009
Motel 6 (1 Pool)	110 W. Airport Frwy.	6/4/2009
Oakmont (2 Pool)	1405 El Camino Real	6/25/2009
Oakwood Crest (1 Pool)	231 Martha St.	6/10/2009
Parc Plaza Apartments (2 Pool & 2 Spa)	333 E. Denton Dr.	6/3/2009
Pinehurst (2 Pools)	1103 El Camino Real	6/25/2009
Quality Inn (1 Pool)	1001 W. Airport Frwy.	6/4/2009
Seramont (1 Pool & 1 Spa)	2500 Hwy. 121	6/22/2009
Spring Valley Apartments (1 Pool & 1 Spa)	807 S. Main St.	6/22/2009
The Lodge at Main (1 Pool)	301 Fair Oaks Blvd.	6/9/2009
The Mansions by the Vineyards (3 Pools & 1 Spa)	2400 Highway 121	6/22/2009
Vickery Square (1 Pool)	605 Del Paso St.	6/12/2009
Vienna Terrace (1 Pool)	150 S. Main St.	6/11/2009
Village in the Glen (1 Pool)	2100 N. Main St.	6/22/2009
Wilshire Pool-City (1 Pool)	315 Sierra Dr.	6/29/2009

During the summer months, Health Inspections focuses on inspecting the 92 pools and 27 spas that are available to the public or multi-family residential areas. This list indicates the pools and spas inspected for the month of June 2009

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:

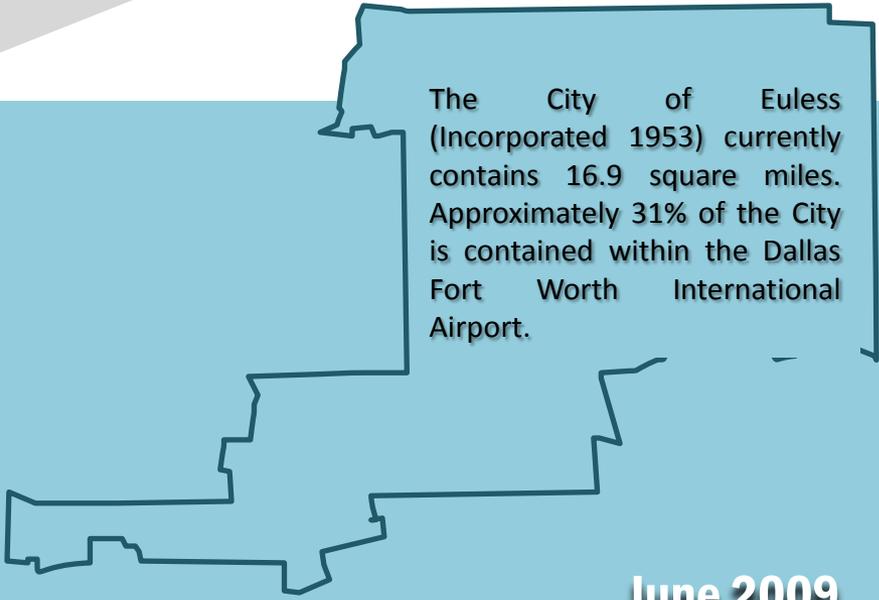
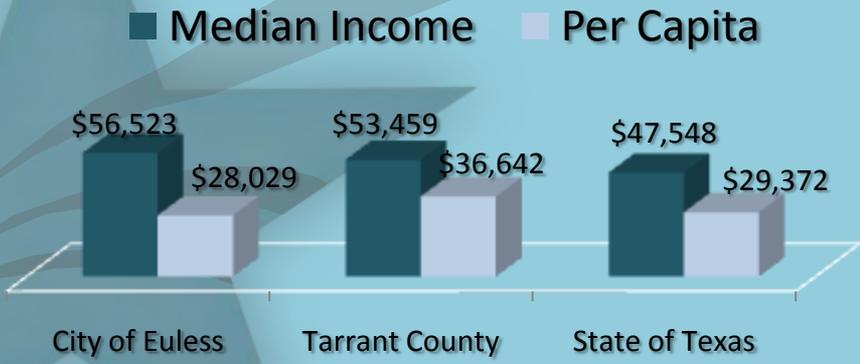
Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

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	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



Development Milestones



★ Gas Well Ordinance Approved

On June 17th, the City Council approved revisions to City of Eules's Gas Drilling and Production Ordinance. Adoption of the Ordinance revisions will accomplish the following:

- Definitions are included that reflect the current terminology and various processes of the gas well operations and that would enable consistency in application and interpretation;
- A new article specifically addresses seismic surveys in the city;
- Language is added to allow gas production on private and public properties;
- Separate permits are established for the Gas Pad Site and for the Gas Drilling Operations, as well as creating a property owner waiver process;
- The Gas Pad Site Permit deals with the consideration of drilling from a land use/site planning perspective, requiring the applicant to provide information regarding the well bore (s) location, pad site dimensions, structure locations, set back distances, and transportation routes;
- The Gas Pad Site Permit is considered by the City Council under two (2) circumstances: If the distance of the well bore from adjacent residential, commercial, or public facilities is between 400' and 600' and the applicant was not able to obtain waivers from all property owners; and If the distance is between 200' and 400';
- The Gas Pad Site Permit is considered an administrative approval by the City Manager under two (2) circumstances: If the distance of the well bore from adjacent residential, commercial, or public facilities is between 400' and 600' and the applicant obtained waivers from all property owners; and If the distance is greater than 600';
- Language has been added to clarify that other permits, such as fence and fresh water frac ponds, may be required due to site construction activities;
- A Noise Mitigation Plan must be submitted, developed in comparison to current ambient noise levels, covering all activities associated with site development, drilling, fracing, and production, use of best industry practices to mitigate noise;
- Margins of safety is further enhanced through the following requirements: increase tank battery setbacks from public right-of-way, no on-site gas processing permitted, gas monitoring within 1,000' of structures, automatic shut off valve at the well head designed to stop the flow of gas and to prevent a well blow out;
- Additional requirements are established for the Emergency Management Plan, report all emergencies to the city, establish clear emergency response plan requirements; and,
- New environmental provisions are adopted to reduce emissions from wells and trucks, limit drilling fluids to lower toxicity, limits use of organic solvents; requires a lube oil purification unit on equipment at the site; prohibit drilling fluid pits and require closed loop mud system, require concrete containment berms for production tanks and devices to capture fluid leaks, prohibits salt disposal wells, and establish authority for soils testing.
- A Gas Well Inspection Services provider will be completing on-site inspections to ensure code compliance, and will be on call to respond to emergency situations.

Development Milestones



★ Apartment Inspection Program

The City of Euless is in the process of implementing changes to its existing apartment inspection service to the community. These changes reflect a core value that when the City achieves appropriate, sustainable, safe and attractive multi-family housing within the community its residents are better served and are protected. In working toward this goal, three changes will be made to the inspection process:

1. Implementation of a new annual owner registration process and fee.
2. Improve the effectiveness of all inspections and increase the frequency of inspections in the appropriate properties. This can be accomplished by:
 - Eliminating use of the word “minimum” in our program.
 - Setting the bar at a higher community standard, not a minimum.
 - Formation of an Apartment Inspection Team for Primary Inspections.
 - Establishment of more formal coordination with Fire & Police Departments.
 - Implementation of a Formalized, Systematic Inspection Program.
 - Incorporation of follow-up inspection and re-inspection processes, with clearly identified violations, defined deliverables and completion dates.
 - Improving the effectiveness/increasing the number of inspections.
 - Proactively identifying specific conditions and actions that are indicators that the condition of a property could be in decline.
3. Adjust the fees based on the delivery of services.
 - Fee structure based on number of inspections performed; currently a well maintained property and a poorly maintained property pay the same amount in per unit annual fees.
 - Create a financial incentive and encouragement for owners/management to maintain their property beyond the Minimum Housing Code standards.
 - Shifting the assessment of fees from “equal for all” to based on level of service required.