

Euless Development Report



Contact Information

Building Permits and
Certificates of Occupancy
Deborah Howard
(817) 685-1630
dhoward@ci.euless.tx.us

Development Review Status
Holly Houston
(817) 685-1623
hhouston@ci.euless.tx.us

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@ci.euless.tx.us

General Contact

Director
Mike Collins
(817) 685-1684
mcollins@ci.euless.tx.us

Assistant Director
Chris Barker
(817) 685-1637
cbarker@ci.euless.tx.us

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 2009

In this report:

- ★ Residential Development and Growth
- ★ Active Residential Subdivisions
- ★ Commercial Development
- ★ Code Enforcement
- ★ Health Inspections
- ★ Demographics and Data
- ★ Development Milestones

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.euless.org/planning/devserv.htm

Residential Growth and Development

Residential Permits Mar 2009	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 3/09	2008	2009	Ave 09
New Residential Construction	11	6	22	18	\$3,170,656	\$1,609,104	\$268,184	\$6,103,600	\$5,384,820	\$299,157
Additions/Alterations	13	14	32	35	\$84,147	\$76,587	\$5,471	\$175,864	\$191,735	\$5,478
Residential Fence Permits	13	7	35	25	\$28,307	\$10,400	\$1,486	\$50,329	\$67,254	\$2,690
Total Residential Permits	37	27	89	78	\$3,283,110	\$1,696,091		\$6,329,793	\$5,643,809	

Development Review Cases March 2009

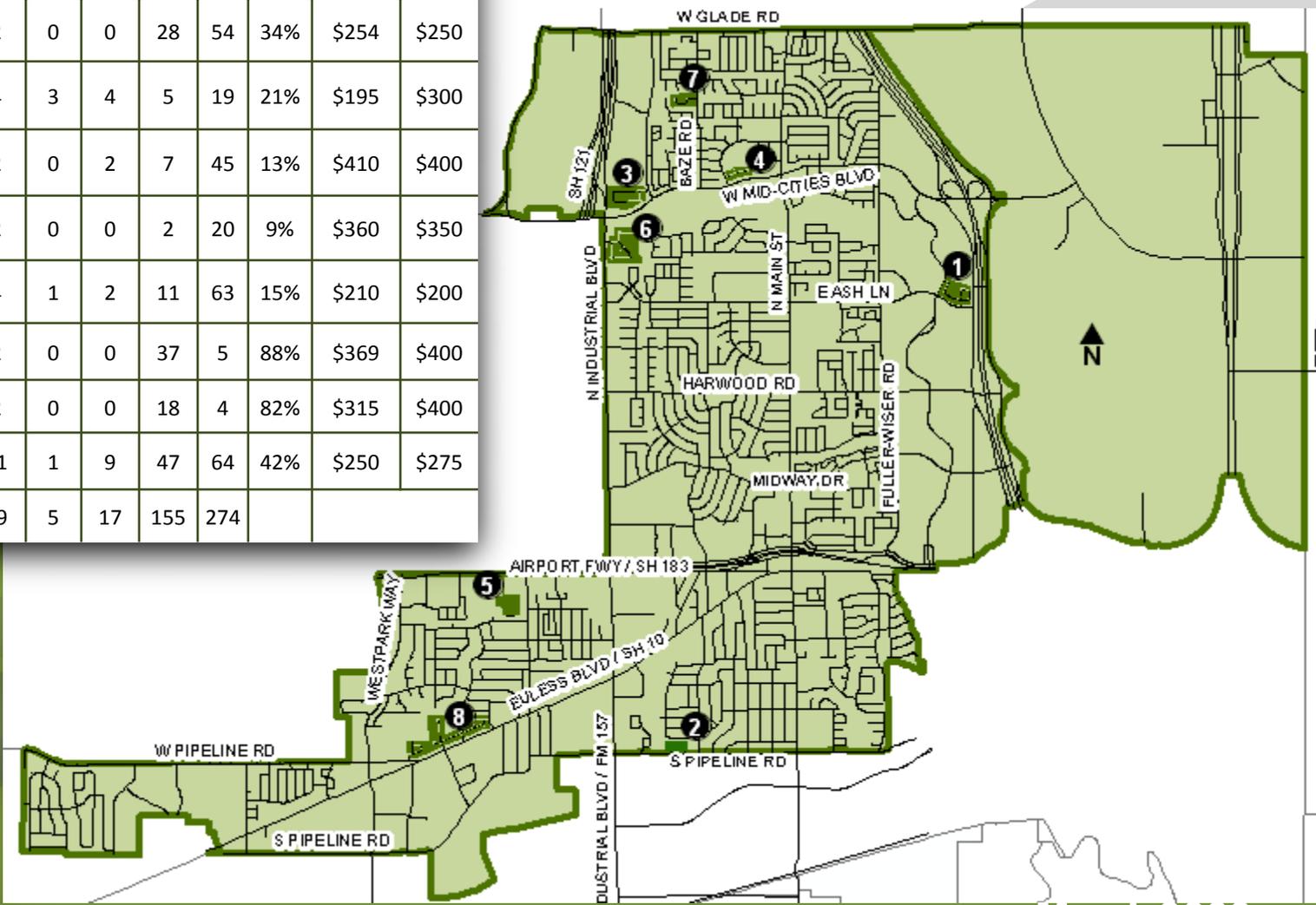
Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#08-02-PD	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	4/21/08	Still in Progress	-	-
#07-12-PP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	11/19/07	Still in Progress	-	N/A
#09-01-PP	International/Regional Industrial Complex	1500 block of Royal Pkwy.	1/13/09	3/31/09	4/7/09 (Approved)	N/A
#08-03-RP	QuikTrip	105 Westpark Way	3/18/08	3/24/09	5/5/09	N/A
#09-01-RP	Euless Yard Addition	2100 and 2136 S. Pipeline Rd. W.	1/20/09	Still in Progress	-	N/A
#08-09-SP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	8/18/08	Still in Progress	-	-
#09-01-SUP	Faith by Grace Family Worship	2215 W. Pipeline Road	1/8/09	3/24/09	4/7/09 (Approved)	4/28/09
#09-02-SUP	Sycotic Designs	2021 W. Airport Frwy. #A	3/5/09	3/17/09	4/7/09 (Approved)	4/28/09
#09-01-ZBA	Reggie McMullin Fence Variance	2114 W Pipeline Rd	3/3/09	-	-	(ZBA) 3/26/09 (Denied)

Foreclosure Auctions			
	Jan-09	Feb-09	Mar-09
City of Euless	16	26	19
Tarrant County	1,164	1,521	1,340

March 2009

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	28	54	34%	\$254	\$250
2	Courtyards Addition	24	3	4	5	19	21%	\$195	\$300
3	Creekwood Estates	52	0	2	7	45	13%	\$410	\$400
4	Running Bear Estates	22	0	0	2	20	9%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	2	11	63	15%	\$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	1	9	47	64	42%	\$250	\$275
Totals:		429	5	17	155	274			



March 2009

Commercial Development

Commercial Permits Mar2009	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	1	0	8	3	\$40,000	\$0	\$2,217,990	\$848,715
Additions/Alterations	5	3	11	4	\$3,114,050	\$30,000	\$3,320,550	\$576,500
Comm. Fence Permits	0	2	2	3	\$0	\$21,776	\$4,500	\$34,776
Total Commercial Permits	6	5	21	10	\$3,154,050	\$51,776	\$5,543,040	\$1,459,991

Significant Commercial Permits Mar 2009

Sub Date	Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
2/19/2009	3/6/2009	Tall Timbers Condos	501 Sycamore	Com Remodel	-	\$22,000
2/19/2009	3/16/2009	Tall Timbers Condos	501 Syacmore	Com Remodel	-	\$3,000
3/18/2009	3/18/2009	Motel 6	110 W Airport Fwy	Com Remodel		\$5,000

Commercial Certificates of Occupancy Mar 2009

Issue Date	Business Name	Address	Classification	SQ Foot
3/2/2009	504 Salon	1060 N. Main #108	Salon	1085
3/2/2009	Chelsea Supplies	1206 W. Euless Blvd #104	Office	500
3/2/2009	Pearl Salon	415 N. Main #103	Salon	1000
3/2/2009	Unite Here SW Region	221 S. Main	Office	1841
3/9/2009	7-Eleven #39142	105 N. Main	Convenience Store	2100
3/11/2009	Euless Square Shopping Shell Building	417 W. Euless Blvd	Office Building	6400
3/4/2009	Quiktrip #887	105 Westpark Way	Convenience Store	4902
3/26/2009	7-Eleven #26657	2390 Fuller-Wiser Rd	Convenience Store	2585
3/27/2009	Professional Home Health Care Inc.	345 Westpark Way #100	Home Health Care	4000
3/30/2009	Desi Darbar	611 N. Main	Food to Go	600
3/30/2009	She's So Chi	603 N. Main	Women's Accessory	800

Miscellaneous Permits Mar2009	Permits in Mar		Permits YTD	
	2008	2009	2008	2009
Accessory Building	0	2	5	4
Electrical Permit	16	14	46	36
Garage Sale	47	59	86	98
Lawn Sprinkler	2	10	25	17
Mech. Condensor	0	1	1	1
Mechanical Permit	13	17	37	34
Plumbing Permit	44	31	108	93
Roofing Permit	16	16	77	22
Sewer Line Repair/Replace	0	0	1	1
Sign Permit	8	11	28	29
Special Event Sign Permit	4	5	6	9
Swimming Pool	2	0	5	2
Total Misc. Permits	152	166	425	346

March 2009

Code Enforcement

Complaints called in and inspected where violation was resolved and no letter issued for March 2009:

Building Case – No Roof Permit - 1

Zoning Violations (Other) - 55

Code Enforcement Cases Mar2009		Cases in Mar		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	4	6	10	6
	Plumbing Violation	1	0	1	1
	Electrical Violation	0	1	9	16
	Property Maintenance	8	7	50	41
	Minimum Housing	9	12	39	30
	Dangerous Conditions/Structures	2	0	4	0
	Screening Swimming Pools/Spa	2	0	3	2
	Accessory Buildings	0	1	0	1
	Permit Required for Sales	0	1	1	1
Health	Nuisance - Pools/Spas Clarity	0	2	1	4
Littering and Trash	Trash/Littering	20	14	40	29
	Littering/Life Safety (24hrs)	0	2	2	5
Property Maintenance (Weeds)	High Grass and Weeds	117	29	122	31
Water	Watering Violations	0	1	0	1
Zoning Violations	Nuisance Other	1	0	6	0
	Garbage Collection/Pick Up Req.	22	7	56	13
	Solid Waste Other	0	0	0	1
	Illegal Outdoor Storage (Non Res)	0	0	22	1
	Illegal Outdoor Storage (Res)	38	9	142	41
	Fences/Walls In Disrepair	21	4	77	30
	Parking on Unpaved Surfaces	13	4	47	29
	Zoning Violation (Other)	0	1	5	2
	Signs/Billboards	0	0	2	8
	Poss Illegal Home Occupation	1	5	2	8
	Materials on ROW/Street	1	0	1	5
TOTALS		260	106	642	306

Health Inspections

District 2 Inspections
 * - New Owner
 ** - Name Change

Location	Address	Demerits	Score
Alamir Market Retail	207 Martha St.	4	96
Alamir Meat Dept.	207 Martha St.	0	100
Amigo Food Mart	110 S. Ector Dr.	12	88
Arena Athletics Bar	100 E. Midway Dr.	0	100
Arena Athletics Restaurant	100 E. Midway Dr.	3	97
Braum's Ice Cream/Restaurant	309 N. Main St.	3	97
Braum's Retail	309 N. Main St.	0	100
Burger King	101 W. Eules Blvd.	3	97
Chevron APSI #1202	221 N. Main St.	4	96
Cynjoe African Food	711 S. Main St.	6	94
Denny's #1374	1015 W. Airport Frwy.	0	100
Desi Darbar	611 N. Main St.	*	*
Dollar General Store	125 S. Ector Dr.	4	96
Domino's	100 S. Ector Dr.	3	97
Donut Land	216 N. Main St.	7	93
Eules C Store	310 N. Main St.	6	94
Eules Texaco	1010 W. Airport Frwy.	9	91
Eules Wok	1060 N. Main St. #118	13	87
Eules Yacht Club Bar	200 Dickey Dr.	0	100
Family Dollar	305 W. Eules Blvd.	4	96
Great Wall Express	100 W. Eules Blvd.	7	93
HKH Food Mart	801 S. Industrial Blvd.	8	92
Homeland Market	218 N. Main St.	3	97
Hometown Pizza	415 N. Main St. #102	4	96
India Video & Groceries	102 S. Ector Dr.	0	100
Jack In The Box	206 N. Main St.	*	*
Joe's Pizza & Pasta Subs	1060 N. Main St.	0	100
Kentucky Fried Chicken	200 W. Eules Blvd.	9	91
Kroger Bakery	1060 N. Main St.	3	97
Kroger Deli	1060 N. Main St.	7	93
Kroger Grocery #451	1060 N. Main St.	0	100
Kroger Meat/Fish Market	1060 N. Main St.	6	94
Kroger Produce	1060 N. Main St.	7	93
Kularb Lounge	135 S. Ector Dr.	10	90
Kularb Lounge Bar	135 S. Ector Dr.	6	94
Long John Silvers	107 W. Airport Frwy.	*	*
Lovers Donuts	207 Martha St. #A	3	97
Lushaj's Pizza	600 N. Industrial Blvd.	0	100
Manivanh's Lao	226 Martha St.	0	100
Marsala Marsala	415 N. Main St. #101	3	97

Location	Address	Demerits	Score
McDonald's	105 W. Airport Frwy.	3	97
Mr. C Food Mart	202 N. Ector Dr.	3	97
North Main Barbeque	406 N. Main St.	0	100
One Stop & Go	709 S. Main St.	9	91
Popeye's #1693	306 N. Main St.	6	94
Quick Way	101 S. Ector Dr.	0	100
Quik Trip #867	1100 N. Industrial Blvd.	0	100
Quik Trip #867 - Deli	1100 N. Industrial Blvd.	3	97
Racetrac Petroleum #374	220 W. Eules Blvd.	0	100
Racetrac Petroleum #374 Deli	220 W. Eules Blvd.	3	97
Racetrac Petroleum #391	612 N. Industrial Blvd.	4	96
Racetrac Petroleum #391 Deli	612 N. Industrial Blvd.	0	100
Rick's Chicken Hut	424 W. Eules Blvd.	9	91
Savan Market	133 S. Ector Dr.	4	96
Saviano's	300 N. Main St.	3	97
Saviano's Bar	300 N. Main St.	0	100
Seven Eleven	105 N. Main St.	**	**
Shell Food & Gas	513 W. Eules Blvd.	4	96
Shell Food Deli	513 W. Eules Blvd.	0	100
Sonic Drive-In	301 N. Main St.	3	97
Starbucks	1011 W. Airport Frwy.	0	100
Starbucks	211 N. Main St.	0	100
Subway	1060 N. Main St. #111	3	97
Taco Bell	100 E. Eules Blvd.	0	100
Taco Bueno #3025	205 W. Airport Frwy.	3	97
Thai Noodle	217 Martha St.	7	93
Thai-Laos Oriental Market	209 Martha St. #B	0	100
Toni's Beer & Grocery (Conoco)	610 W. Eules Blvd.	0	100
Valero Food Mart #4	600 N. Main St.	0	100
Verna's Café	607 W. Eules Blvd.	0	100
Victory African Stores	501 N. Main St. #129	0	100
Waffle House	204 Huffman Dr.	0	100
Water By The Gallon	1060 N. Main St.	0	100
Wendy's	200 N. Main St.	6	94
Whataburger #172	109 W. Airport Frwy.	6	94
Wingstop HEB	1060 N. Main St.	3	97
Wingstop HEB Bar	1060 N. Main St.	0	100
Z & M Food Mart	511 N. Main St.	4	96
Z & M Food Mart Deli	511 N. Main St.	3	97

March 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-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

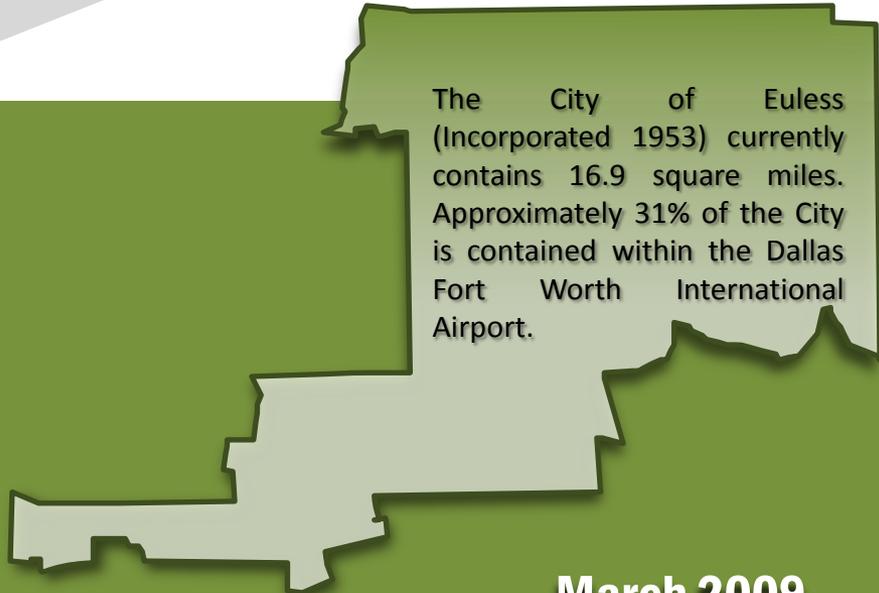
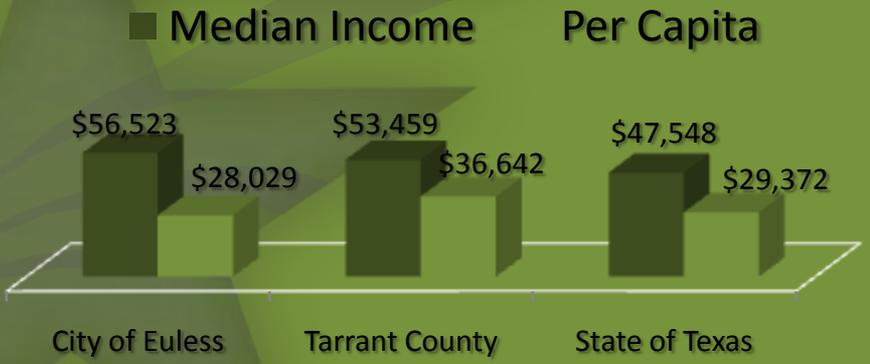
Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

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	2008 Estimate	Numerical Change	Percent Change 2000-2008
Eules	46,005	54,073	8,068	17.5%
Tarrant County	1,446,219	1,780,150	333,931	23.0%
State of Texas	20,851,820	24,105,417	3,253,597	15.6%

Source: NCTCOG, Texas State Data Center



March 2009

Development Milestones

★ Trinity Trojan Football Cleanup

On March 10, 2009 Code Enforcement Officer, Rick Eldredge coordinated with the Euless Trinity football team to clean up litter, trash and debris on four locations within the City.

- ★ Rockwall Drive Drainage Easement
- ★ Clinic Drive Utility Easement
- ★ Corner of FM 157 and S Pipeline Road
- ★ 915 Cannon Drive

Through coordination and volunteer effort five outstanding code enforcement cases were closed. Additional sites are being investigated for further clean-up efforts.



New Development Notes:

- ★ Aldi Foods (Euless Town Center) has received building permits for the interior and has begun work.
- ★ 417 W. Euless Blvd. has been issued its final for the building shell and is ready for leasing of tenants.
- ★ IHOP and Mooya Burgers have opened within the Shops at Vineyard Village. Development staff has ensured that installed landscaping remains alive and thriving. Several initially installed transplanted trees and shrubs expired soon after planting and have been replaced by the property owners.