

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)

April 2009

In this report:

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

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.eules.org/planning/devserv.htm

Residential Growth and Development Case Activity

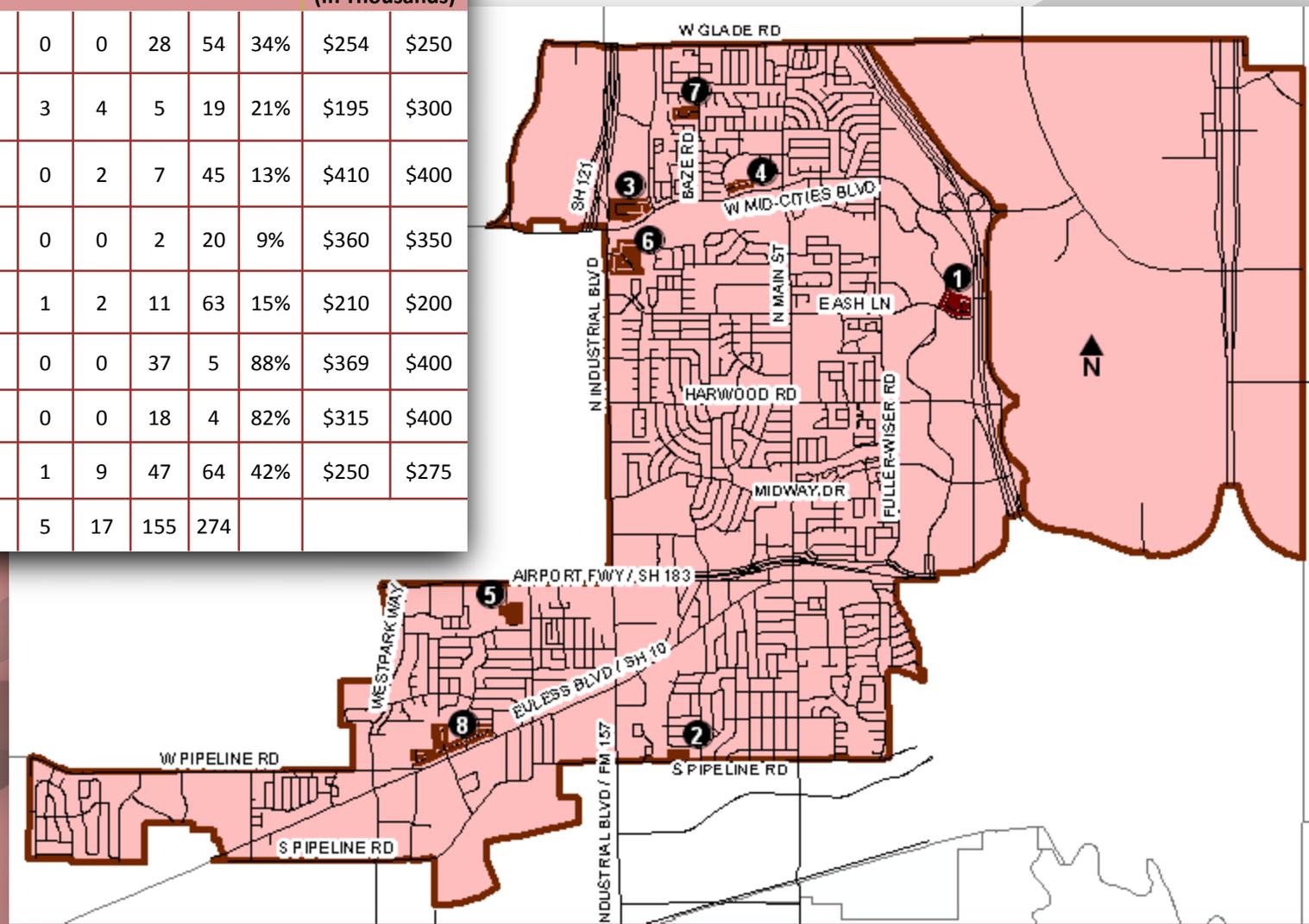
Residential Permits Apr 2009	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 4/09	2008	2009	Ave 09
New Residential Construction	14	8	36	26	\$4,012,008	\$2,154,022	\$269,253	\$10,115,608	\$7,538,842	\$289,955
Additions/Alterations	20	9	52	44	\$126,341	\$30,696	\$3,411	\$302,205	\$222,431	\$5,055
Residential Fence Permits	9	19	44	44	\$23,750	\$47,782	\$2,515	\$74,079	\$69,769	\$1,586
Total Residential Permits	43	36	132	114	\$4,162,099	\$2,232,500	\$275,178	\$10,491,892	\$7,831,042	

Development Review Cases April 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#07-05-FP	QuikTrip	1120 N. Industrial Boulevard	12-10-07	Still in Progress		N/A
#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	Still in Progress	4-7-09	N/A
#08-03-RP	QuikTrip	105 Westpark Way	3-18-08	4-14-09	4-21-09	N/A
#08-06-RP	Oak Forest Addition	220 and 230 W. Harwood Rd	6-2-08	Still in Progress		N/A
#08-10-RP	Redi-Mix Concrete	331 N. Main Street	10-14-08	Still in Progress		N/A
#08-11-RP	Oakland Estates	400 Oak Lane	12-26-08	Still in Progress		N/A
#08-08-SP	Church's Chicken	220 and 230 W. Harwood Rd	6-3-08	Still in Progress		
#08-09-SP	Verizon Wireless	Southwest corner of Harwood Rd. and Bear Creek Pkwy.	8-18-08	Still in Progress		
#09-02-SP	Eules Hospitality	441 W. Airport Freeway	3-30-09	Still in Progress		
#09-01-SUP	Faith by Grace Family Worship	2215 W. Pipeline Road	1-8-09	3-24-09	4-7-09	4-28-09
#09-02-SUP	Sycotic Designs	2021 W. Airport Frwy. #A	3-5-09	3-17-09	4-7-09	4-28-09
#09-03-SUP	6 & Under Auto Sales	1127 S. Airport Circle	4-9-09	Still in Progress		
#09-04-SUP	RCCG	2807 W. Eules Boulevard	4-15-09	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Apr 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			



Foreclosure Activity

Foreclosure Auctions

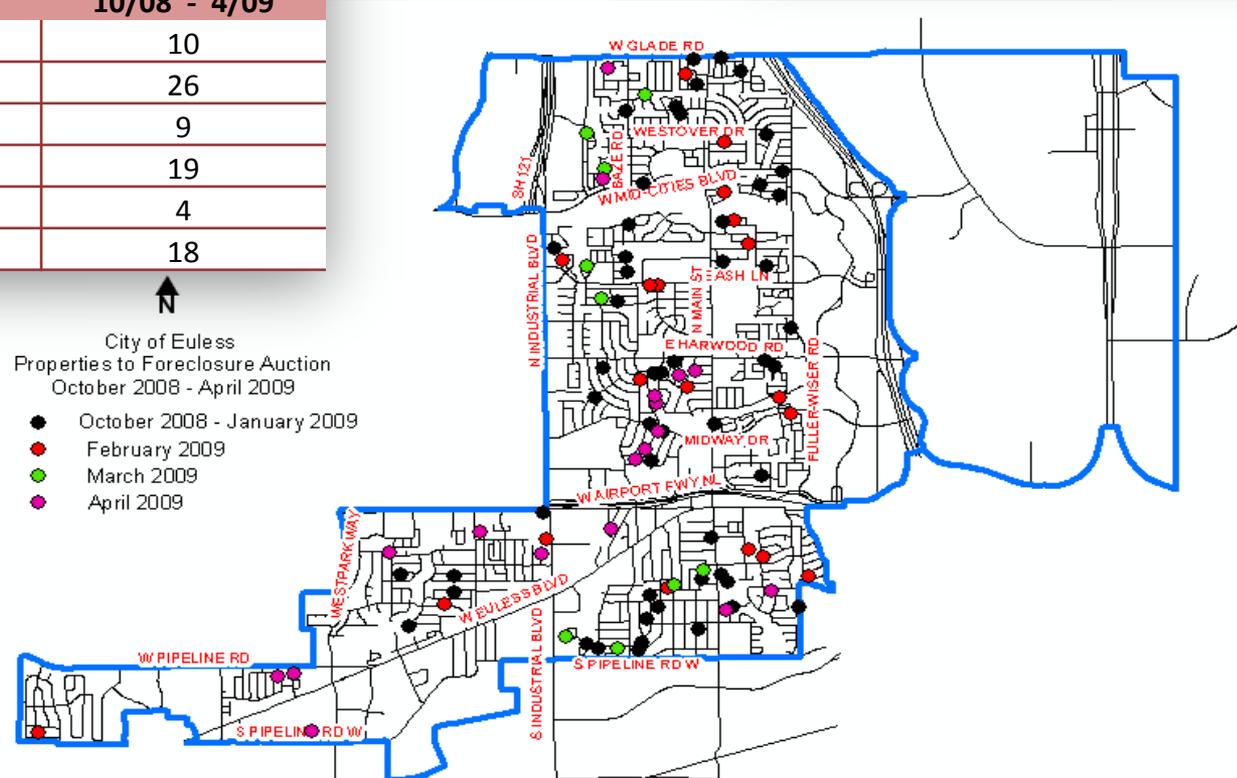
	Jan-09	Feb-09	Mar-09	Apr-09
City of Euless	16	26	19	27
Tarrant County	1,164	1,521	1,340	1,700

Average Valuation of Homes Sent to Auction (Single Family Residences in Euless)

Month	Average
October 2008	\$127,643
November 2008	\$149,243
December 2008	\$152,570
January 2009	\$128,625
February 2009	\$154,259
March 2009	\$164,370
April 2009	\$140,342

Age of Homes sent to Auction by Decade of Construction

Decade of Construction	Number of Homes Sent to Auction 10/08 - 4/09
1950	10
1960	26
1970	9
1980	19
1990	4
2000	18



Commercial Development

Commercial Permits Apr 2009	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	0	1	8	4	\$ -	\$3,333,244	\$2,217,990	\$4,181,959
Additions/Alterations	6	3	11	7	\$ 281,000	\$162,500	\$3,601,550	\$739,000
Comm. Fence Permits	0	3	2	6	\$ -	\$6,130	\$4,500	\$40,906
Total Commercial Permits	6	7	21	17	\$281,000	\$3,501,874	\$5,824,040	\$4,961,865

Significant Commercial Permits Apr 2009

Sub Date	Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
3/16/2009	4/17/2009	Tony Kasra	3260 W Eules Blvd Ste 4	Com. Remodel	800	\$9,000.00
3/18/2009	4/16/2009	THR, TX Health Organization For Physicians	251 Westpark Way #200	Com. Remodel	8,022	\$152,000.00
4/15/2009	4/17/2009	C S Solution	1001 W Eules Blvd Ste 350	Com. Remodel	N/A	\$1,500.00

Commercial Certificates of Occupancy Apr 2009

Issue Date	Business Name	Address	Classification	SQ Foot
4/1/2009	Mooyah Burgers	2720 State Hwy 121 #600	Restaurant	2,323
4/1/2009	Shop Aloha	305 W Eules # 100	Grocery	7,900
4/16/2009	Babasai Hospitality (Quality Inn)	1001 W Airport Fwy	Hotel	45,620
4/16/2009	S&L Truck and Trailer Maintenance	1118 S Airport Fwy #100	Vehicle Maintenance	1,507
4/20/2009	JP Morgan Chase	1060 N Main #120	Bank (Name Change)	4,383
4/26/2009	DFW Cancer Care	321 Westpark Way	Medical	2,216

Miscellaneous Permits Mar 2009	Permits in Apr		Permits YTD	
	2008	2009	2008	2009
Accessory Building	3	0	8	4
Electrical Permit	22	8	68	43
Garage Sale	96	81	182	179
Lawn Sprinkler	5	15	30	32
Mech. Condensor	2	0	3	0
Mechanical Permit	23	13	60	47
Plumbing Permit	28	27	136	120
Roofing Permit	20	11	97	33
Sewer Line Repair/Replace	0	3	1	4
Sign Permit	2	5	30	34
Special Event Sign Permit	2	2	8	11
Swimming Pool	6	0	11	2
Total Misc. Permits	209	165	634	509

April 2009

Code Enforcement

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

Zoning Violations (Other) 45

Code Enforcement Cases Apr2009		Cases in Apr		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	4	1	14	4
	Plumbing Violation	0	0	1	1
	Electrical Violation	13	2	22	18
	Property Maintenance	8	30	58	71
	Minimum Housing	22	10	61	40
	Dangerous Conditions/Structures	0	1	4	1
	Screening Swimming Pools/Spa	0	0	3	2
	Accessory Buildings	0	1	0	2
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	0	2	1	6
Littering and Trash	Trash/Littering	19	31	59	60
	Littering/Life Safety (24hrs)	0	2	2	7
Property Maintenance (Weeds)	High Grass and Weeds	150	153	272	185
Water	Watering Violations	0	0	0	1
Zoning Violations	Nuisance Other	4	1	10	1
	Garbage Collection/Pick Up Req.	10	9	66	23
	Solid Waste Other	0	0	0	1
	Illegal Outdoor Storage (Non Res)	0	0	22	1
	Illegal Outdoor Storage (Res)	13	20	155	61
	Fences/Walls In Disrepair	8	12	85	41
	Parking on Unpaved Surfaces	17	10	64	39
	Zoning Violation (Other)	2	1	7	3
	Signs/Billboards	1	3	3	11
	Poss Illegal Home Occupation	2	1	4	9
	Materials on ROW/Street	0	1	1	6
TOTALS		273	291	915	595

April 2009

Health Inspections

District 3 Inspections
 * - New Owner
 ** - Name Change

Location	Address	Demerits	Score
Name of Business	Address	Demerits	Score
Albertson's Bakery #4106	1155 N. Main St.	3	97
Albertson's Deli #4106	1155 N. Main St.	0	100
Albertson's Grocery #4106	1155 N. Main St.	4	96
Albertson's Meat/Fish Market #4106	1155 N. Main St.	0	100
Albertson's Produce #4106	1155 N. Main St.	0	100
Avocado California Roll & Sushi	3001 Hwy. 121 #278	0	100
Baker's Square	101 W. Harwood Rd.	10	90
Baskin Robin's	2750 Hwy. 121 #800	3	97
Blockbuster Entertainment	1101 N. Main St.	0	100
Chick-Fil-A	3003 Hwy. 121	3	97
Chili's Grill & Bar	2810 Hwy. 121	4	96
Chili's Grill & Bar	2810 Hwy. 121	0	100
D Delights Bakery	2501 N. Main St. #230	0	100
Donut Palace	1001 W. Harwood Rd.	3	97
Donut Palace	101 W. Glade Rd.	3	97
Double Dave's Pizzaworks	3001 Hwy. 121 #274	7	93
Double Dave's Bar	3001 Hwy. 121 #274	0	100
Euless Corner Store	699 E. Harwood Rd.	7	93
Firehouse Subs	2750 Hwy. 121 #500	0	100
Freddy's Frozen Custard	2820 Hwy. 121	4	96
Great Bombay Deli Meat Dept.	699 E. Harwood Rd.	6	94
Great Bombay Grocery	699 E. Harwood Rd.	8	92
Korner Food Store	2501 N. Main St. #100	8	92
Kwik Mart #2	1100 N. Main St.	4	96
Lava Asian Grill	3001 Hwy. 121	3	97
Lava Asian Grill Bar	3001 Hwy. 121	0	100
Little Caesars Pizza	1201 N. Main St #200	6	94
Lizzano's Pizza	2390 Fuller Wiser Rd.	6	94
Mid-Cities Beverage	901 E. Mid-Cities Blvd.	8	92
Nrgize (L.A. Fitness-Juice Bar)	2600 Hwy. 121	0	100
On the Rise Donuts	2390 Fuller Wiser Rd.	6	94
Panda Express	1301 W. Glade Rd.	7	93
Pollo Campero	2830 Hwy. 121	3	97
S A & J Vending (Lowe's)	3000 Hwy. 121	0	100

Location	Address	Demerits	Score
San Francisco Oven	3010 Hwy. 121 #800	10	90
Sara Donuts	1301 W. Glade Rd. #116	7	93
Seven Eleven	101 W. Glade Rd.	*	*
Seven Eleven	2390 Fuller Wiser Rd.	*	*
Seven Eleven #27328 RTL & Deli	3011 Hwy. 121	0	100
Seven Eleven Deli	101 W. Glade Rd.	*	*
Seven Eleven Deli	2390 Fuller Wiser Rd.	*	*
Smoothie King	2750 Hwy. 121 #100	0	100
Starbuck's Coffee #10920	3020 Hwy. 121	3	97
Stop and Save	107 W. Harwood Rd.	4	96
Stop N Go #1751	200 W. Harwood Rd.	3	97
Super Target Bakery	1401 W. Glade Rd.	3	97
Super Target Deli	1401 W. Glade Rd.	0	100
Super Target Grocery	1401 W. Glade Rd.	4	96
Super Target Meat	1401 W. Glade Rd.	0	100
Super Target Produce	1401 W. Glade Rd.	0	100
Taco Bell/Long John Silvers	1201 W. Glade Rd. #100	0	100
Taste of Pakistan	699 E. Harwood Rd.	10	90
Town and Country Cigar/Bar	1301 W. Glade Rd.	0	100
Uncle Chen's Restaurant	2390 Fuller Wiser Rd. #508	10	90
Valero Corner Store	1091 Fuller Wiser Rd.	0	100
Valero Corner Store Deli	1091 Fuller Wiser Rd.	3	97
Whataburger #831	1201 W. Glade Rd. #200	0	100

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:

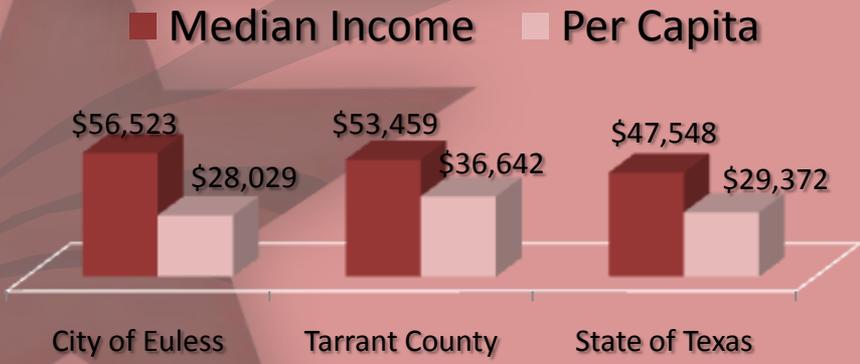
Euless maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheatres; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

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

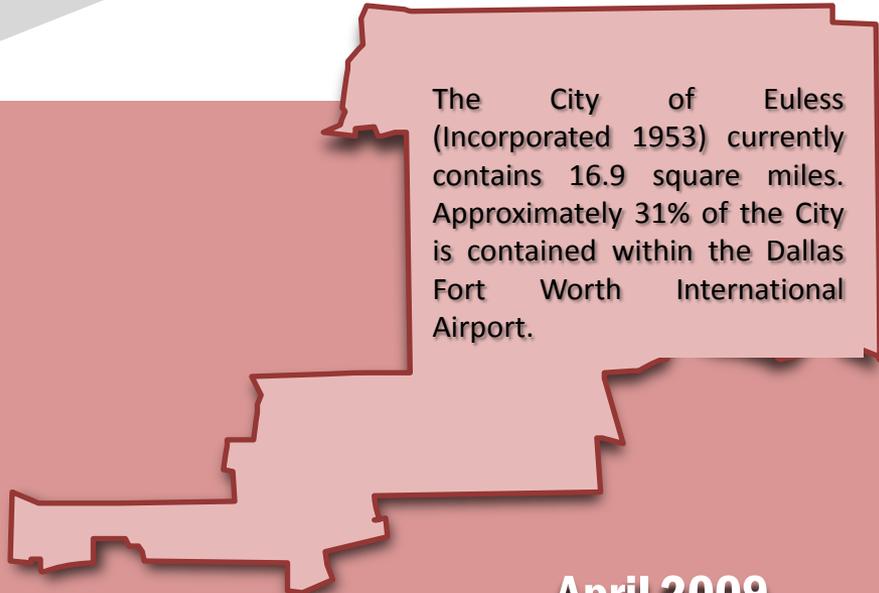
*Source: NCTCOG, *US Bureau of Census*

Population Estimates	2000 Census	2009 Estimate	Numerical Change	Percent Change 2000-2009
Euless	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



The City of Euless (Incorporated 1953) currently contains 16.9 square miles. Approximately 31% of the City is contained within the Dallas Fort Worth International Airport.



Development Milestones

★ Mid-Cities Boulevard Median Markers Installed

Through an agreement with the Property Owners Association of the Villages of Bear Creek, the City of Euless has allowed The Villages of Bear Creek to construct a series of identification markers and landscaping in the median of Mid-Cities Boulevard, east of State Highway 360.

Through the agreement, VOBC have constructed the pylons as pictured and provided landscaping along the median and surrounding the existing City of Euless entry-way sign.

The new landscaping and pylons help identify a major corridor into the northern portions of the Villages of Bear Creek community as well as provide an attractive and pleasing entryway into the City of Euless.



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