

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)

June 2010

In this report:

- ★ Residential Growth and Development Case Activity
- ★ 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 Case Activity

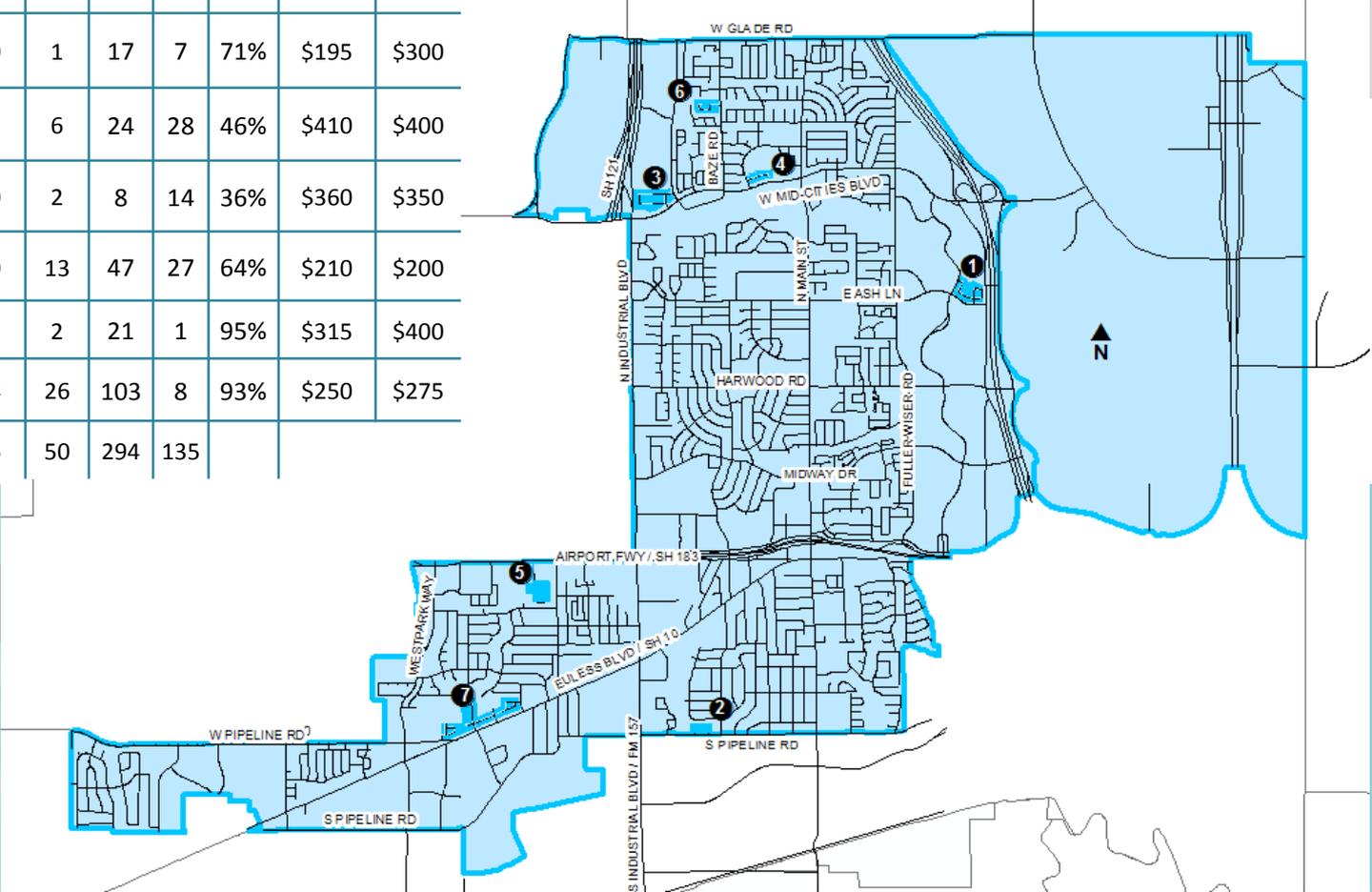
Residential Permits June 2010	Permits in June		Permits YTD		Value in June			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 6/10	2009	2010	Ave 10
New Residential Construction	20	6	51	52	\$6,486,757	\$1,828,848	\$304,808	\$15,446,619	\$16,095,920	\$309,537
Additions/Alterations	15	9	67	79	\$70,746	\$48,845	\$5,427	\$324,850	\$467,206	\$5,914
Residential Fence Permits	14	12	71	80	\$13,141	\$16,150	\$1,346	\$111,288	\$71,767	\$897
Total Residential Permits	49	27	189	211	\$6,570,644	\$1,893,843		\$15,882,757	\$16,634,893	

Development Review Cases June 2010

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#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	05-18-10	N/A	06-22-10
#10-07-CC	David H. Arrington Gas Well Pad Site Revision	1051 Westpark Way	04-12-10	05-18-10	N/A	06-22-10
#10-09-CC	Chesapeake Gas Well Pad Site	3200 W. Euless Boulevard	05-24-10	Still in Progress	N/A	TBD
#10-01-FP	Hartland Cat Hospital	555 W. Glade Road	06-29-10	Still in Progress	TBD	N/A
#10-01-PD	Ridge Crest Estates	2300 N. Main Street	04-12-10	Still in Progress	TBD	TBD
#10-01-PP	Bell Industrial District (Let's Stop Addition)	3101 W. Euless Boulevard	05-07-10	Still in Progress	TBD	N/A
#10-02-PP	Euless Animal Emergency Addition	800 block of W. Airport Freeway	06-09-10	Still in Progress	TBD	N/A
#10-03-PP	Sheet Metal Workers Local 68	1020 S. Industrial Boulevard	06-11-10	Still in Progress	TBD	N/A
#09-04-SP	Greek Orthodox Church	303 Cullum Drive	07-14-09	05-11-10	05-18-10	06-08-10
#10-03-SP	My Credit Union	1014 N. Industrial Boulevard	04-06-10	05-11-10	06-01-10	06-22-10
#10-04-SP	Sheet Metal Workers Local 68	1020 S. Industrial Boulevard	04-13-10	Still in Progress	TBD	TBD
#10-05-SP	Airport Freeway Animal Clinic	800 block of W. Airport Freeway	04-26-10	Still in Progress	TBD	TBD
#10-01-SUP	RD Auto Group	2811 W. Euless Boulevard	02-12-10	Still in Progress	TBD	TBD
#10-03-SUP	Adam's Auto Services	1600 W. Euless Boulevard	04-13-10	Still in Progress	TBD	TBD
#10-04-SUP	Hydro Express	700 block of N. Industrial Boulevard	06-21-10	Still in Progress	TBD	TBD
#10-05-SUP	Double 9 Investments Inc.	101 W. Glade Road	06-28-10	Still in Progress	TBD	TBD

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	June 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	1	17	7	71%	\$195	\$300
3	Creekwood Estates	52	1	6	24	28	46%	\$410	\$400
4	Running Bear Estates	22	0	2	8	14	36%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	13	47	27	64%	\$210	\$200
6	Thousand Oaks	22	1	2	21	1	95%	\$315	\$400
7	Villas at Texas Star	111	4	26	103	8	93%	\$250	\$275
Totals:		429	6	50	294	135			



Commercial Development

Commercial Permits June 2010	Permits in June		Permits YTD		Value in June		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	1	2	10	9	\$5,000	\$1,808,700	\$5,607,979	\$4,970,450
Additions/Alterations	4	1	11	15	\$263,500	\$8,600	\$1,002,500	\$2,809,284
Comm. Fence Permits	2	1	9	3	\$12,000	\$4,000	\$72,906	\$6,000
Total Commercial Permits	7	4	30	27	\$280,500	\$1,821,300	\$6,683,385	\$7,785,734

Significant Commercial Permits June 2010			
Issue Date	Business Name	Address	Permit Type
6/11/2010	Suite Remodel	1060 N. Main #103	Commercial Remodel
6/2/2010	Joan's Enterprises	504 N. Main	Commercial Remodel

Commercial Certificates of Occupancy June 2010				
Issue Date	Business Name	Address	Classification	SQ Foot
6/7/2010	Texas Car Title & Payday Loans	601 N Main	Loan Broker	1209
6/14/2010	Go Wireless	2720 SH 121 #300	Computer/Computer Software	1500
6/14/2010	Noddfactor	1110 S Airport Cir #100	Recording Studio	4200
6/17/2010	Academy Fire Protection	2805 W Euless Blvd	Office	
6/17/2010	Hondtune	1107 S Airport Cir D	Auto Repair	6400
6/17/2010	Magic Nails Salon	501 N. Main #101	Nail Salon	1600
6/17/2010	Tan Zone	1060 N. Main #104	Tanning Salon	1580
6/18/2010	4 Way Investments	350 Westpark Way #112	Real Estate Office	3500
6/22/2010	Chameleon Enterprises	414 N. Main #215	Office	850
6/22/2010	Village Suites	101 W Glade Rd #109	Executive Suites	1250
6/24/2010	Any Lab Test Now, Jivanji	1060 N. Main #101A	Lab Testing	1262
6/25/2010	EmpowerTeam Clear	702 W. Euless Blvd	Internet Services	250
6/25/2010	Superior One Roofing and Construction	1131 S. Airport Cir #110	Roofing Contractor Office	1250
6/29/2010	Frie Financial Group Inc	150 Westpark Way #235	Office	1506
6/29/2010	TNC Building Services	1101 Arwine Ct #102	Janitorial Services Office	560
6/30/2010	Texas Eco-Tech Construction	123 Vine St	Construction Office	1250

Miscellaneous Permits	Permits in June		Permits YTD	
	2009	2010	2009	2010
Accessory Building	0	1	9	8
Electrical Permit	18	11	61	82
Garage Sale	113	118	369	499
Lawn Sprinkler	13	17	62	85
Mech. Condenser	1	1	4	2
Mechanical Permit	27	34	96	112
Plumbing Permit	17	33	161	201
Roofing Permit	9	0	55	64
Sewer Line Repair/Replace	2	0	6	0
Sign Permit	6	18	45	70
Special Event Sign Permit	4	0	16	9
Swimming Pool	1	1	4	4
Total Misc. Permits	211	234	888	1136

Code Enforcement

Code Enforcement Cases June 2010		Cases in June		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	7	2	11	6
	Plumbing Violation	0	0	2	4
	Electrical Violation	2	0	20	1
	Property Maintenance	9	3	85	19
	Minimum Housing	1	24	45	73
	Dangerous Conditions/Structures	0	0	1	0
	Screening Swimming Pools/Spa	0	0	2	0
	Accessory Buildings	0	0	2	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	7	3	15	8
Littering and Trash	Trash/Littering	14	18	77	88
	Littering/Life Safety (24hrs)	0	0	7	0
Property Maintenance (Weeds)	High Grass and Weeds	30	43	246	289
Water	Watering Violations	3	0	4	0
Zoning Violations	Nuisance Other	0	1	2	5
	Garbage Collection/Pick Up Req.	21	12	44	22
	Solid Waste Other	0	0	1	0
	Illegal Outdoor Storage (Non Res)	1	0	2	2
	Illegal Outdoor Storage (Res)	6	3	67	20
	Fences/Walls In Disrepair	2	14	45	31
	Parking on Unpaved Surfaces	1	2	40	9
	Zoning Violation (Other)	1	3	4	3
	Signs/Billboards	0	0	11	2
	Poss Illegal Home Occupation	3	0	12	3
	Materials on ROW/Street	0	0	6	3
TOTALS		108	128	752	588

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	2010 Estimate	Numerical Change	Percent Change 2000-2010
Eules	46,005	54,700	8,695	19%
Tarrant County	1,446,219	1,829,400	383,181	26%
State of Texas	20,851,820	24,782,302	3,930,482	19%

Source: NCTCOG, Texas State Data Center

