

# Eules Development Report



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### Rankings:

- ★ 34<sup>th</sup> on *Money Magazine's* Top 100 Best Places to Live in America (2009)
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

**July 2010**

### In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Commercial Development
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- ★ 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](http://www.eulesstx.gov/planning/devserv.htm)

# Residential Growth and Development Case Activity

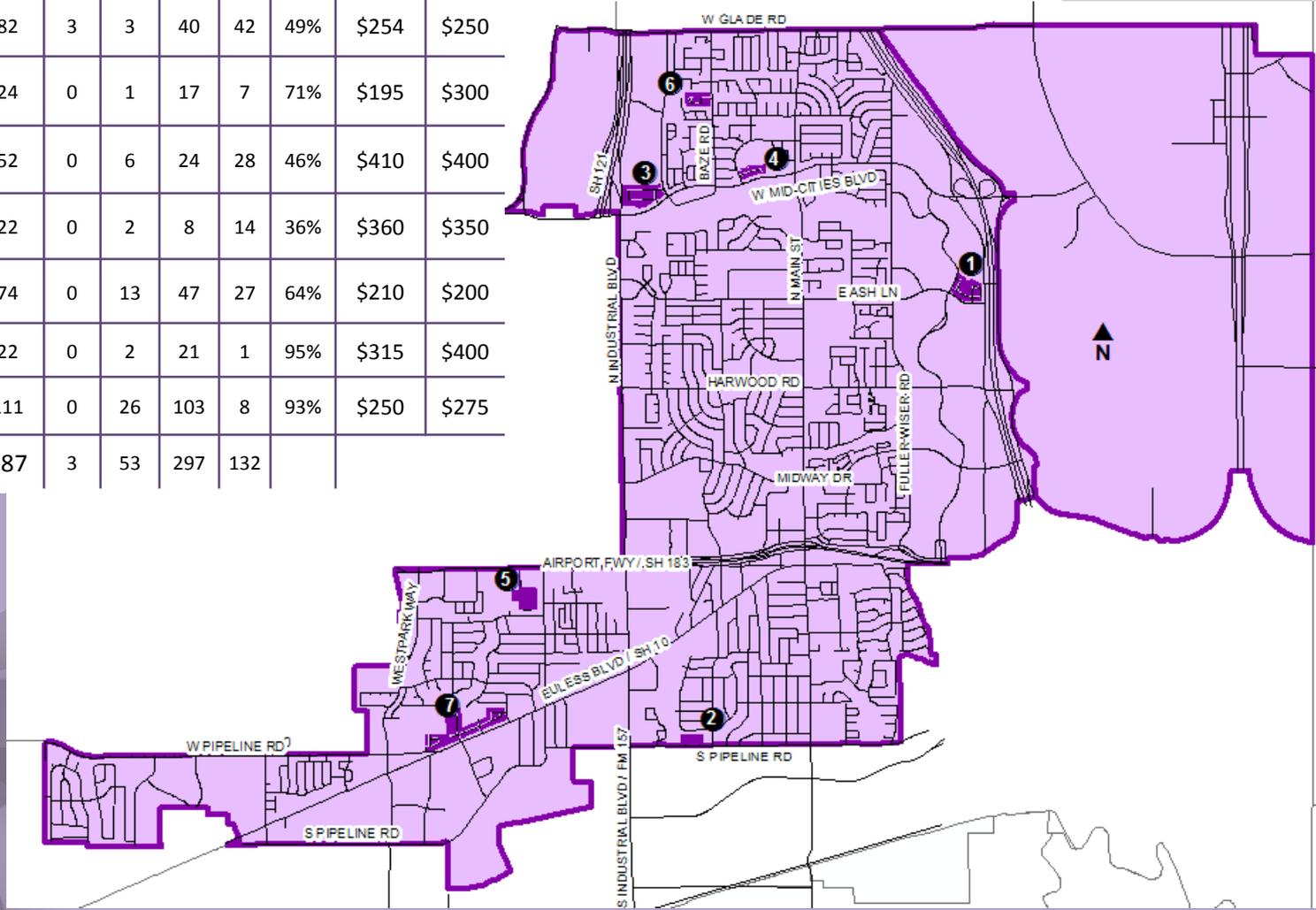
Residential Permits July 2010	Permits in July		Permits YTD		Value in July			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 7/10	2009	2010	Ave 10
New Residential Construction	7	3	58	55	\$2,008,272	\$314,076	\$104,692	\$17,454,981	\$16,409,996	\$298,364
Additions/Alterations	15	23	82	102	\$204,247	\$227,058	\$9,872	\$529,097	\$694,264	\$6,807
Residential Fence Permits	12	6	83	86	\$4,750	\$13,348	\$792	\$124,636	\$76,517	\$890
Total Residential Permits	34	32	223	243	\$2,225,867	\$545,884		\$18,108,624	\$17,180,777	

## Development Review Cases July 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	07-06-10	N/A	N/A
#10-09-CC	Chesapeake Gas Well Pad Site	3200 W. Eules Boulevard	05-24-10	Still in Progress	N/A	TBD
#10-10-CC	Chesapeake Gas Well Operations	3200 W. Eules Boulevard	07-14-10	Still in Progress	N/A	N/A
#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	Let's Stop Addition	3101 W. Eules Boulevard	05-07-10	07-06-10	08-03-10	N/A
#10-06-SP	Fuzzy's Taco Shop	1363 W. Eules Boulevard	07-19-10	07-27-10	08-03-10	08-17-10
#10-07-SP	Let's Stop	3101 W. Eules Boulevard	07-26-10	Still in Progress	TBD	TBD
#10-05-SUP	Double 9 Investments Inc.	101 W. Glade Road	06-28-10	07-20-10	08-03-10	08-17-10
#10-06-SUP	MDSN Motors, LLC	1401 Royal Parkway	07-15-10	07-27-10	08-24-10	09-14-10
#10-01-ZBA	Let's Stop	3101 W. Eules Boulevard	07-26-10	08-03-10	n/a	08-19-10 (ZBA)

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	July Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	3	3	40	42	49%	\$254	\$250
2	Courtyards Addition	24	0	1	17	7	71%	\$195	\$300
3	Creekwood Estates	52	0	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	0	2	21	1	95%	\$315	\$400
7	Villas at Texas Star	111	0	26	103	8	93%	\$250	\$275
Totals:		387	3	53	297	132			



# Commercial Development

Commercial Permits July 2010	Permits in July		Permits YTD		Value in July		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	1	0	11	9	\$ 23,267	\$ -	\$5,631,246	\$4,970,450
Additions/Alterations	2	3	13	18	\$67,257	\$86,000	\$1,069,757	\$2,895,484
Comm. Fence Permits	0	1	9	4	\$ -	\$30,000	\$72,906	\$36,000
Total Commercial Permits	3	4	33	31	\$90,524	\$116,200	\$6,773,909	\$7,901,934

## Significant Commercial Permits July 2010

Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
7/1/2010	My Credit Union	1014 N Industrial	Commercial Remodel		\$11,200
7/15/2010		150 Westpark Way	Commercial Remodel		\$25,000
7/15/2010		150 Westpark Way	Commercial Remodel		\$50,000

## Commercial Certificates of Occupancy July 2010

Issue Date	Business Name	Address	Classification	SQ Foot
7/2/2010	Successful Christian Living	150 Westpark Way #275	Office	1000
7/20/2010	Tarrant County Health Department	417 W Eules Blvs #200	Social Services	2560
7/22/2010	Vevus Beauty Supply	501 N Main #103	Beauty Supply	1250
7/23/2010	Novel Home Health Agency	610 S Industrial Blvd #130	Home Health Services	2500
7/27/2010	Allied Lube	610 Industrial Blvd #110	Office	2061
7/27/2010	Loxx Salons LLC	2750 SH 121 #700	Salon	1600
7/27/2010	Tastee-Ice	1080 N Main St	Snow Cone Stand	250
7/28/2010	Big Al's Jiffy Wash	203 Martha #A	Laundry	100
7/30/2010	Integrated Forensic Services	901 Clinic Dr # D220	Lab Testing	200
7/30/2010	Quality Cash Check Express	501 N Main #117	Check Cashing	1200
7/30/2010	Quality Tax Express Services	501 N Main #118	Tax Services	1200

Miscellaneous Permits	Permits in July		Permits YTD	
	2009	2010	2009	2010
Accessory Building	0	0	9	8
Electrical Permit	5	16	66	98
Garage Sale	28	100	397	599
Lawn Sprinkler	10	8	72	93
Mech. Condenser	0	0	4	2
Mechanical Permit	13	38	109	150
Plumbing Permit	24	16	185	217
Roofing Permit	5	0	60	64
Sewer Line Repair/Replace	0	0	6	0
Sign Permit	5	13	50	83
Special Event Sign Permit	2	0	18	9
Swimming Pool	1	1	5	5
Total Misc. Permits	93	192	981	1328

# Code Enforcement

Code Enforcement Cases July 2010		Cases in July		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	1	1	12	7
	Plumbing Violation	0	0	2	4
	Electrical Violation	1	0	21	1
	Property Maintenance	1	2	86	21
	Minimum Housing	2	12	47	85
	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	0	2	15	10
Littering and Trash	Trash/Littering	2	7	79	95
	Littering/Life Safety (24hrs)	0	0	7	0
Property Maintenance (Weeds)	High Grass and Weeds	11	68	257	357
Water	Watering Violations	5	0	9	0
Zoning Violations	Nuisance Other	0	0	2	5
	Garbage Collection/Pick Up Req.	0	7	44	29
	Solid Waste Other	1	0	2	0
	Illegal Outdoor Storage (Non Res)	0	0	2	2
	Illegal Outdoor Storage (Res)	2	5	69	25
	Fences/Walls In Disrepair	1	3	46	34
	Parking on Unpaved Surfaces	2	1	42	10
	Zoning Violation (Other)	2	2	6	5
	Signs/Billboards	0	1	11	3
	Poss Illegal Home Occupation	0	0	12	3
	Materials on ROW/Street	0	0	6	3
TOTALS		31	111	783	699

# 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 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
Euless	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*

