

March 2011

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Compliance
Development Update
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

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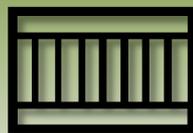
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Residential Growth



5

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



2

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,746,069

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits March 2011	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 03/11	2010	2011	Ave 11
New Residential Construction	10	5	31	13	\$2,937,030	\$1,746,069	\$349,213	\$9,368,154	\$4,522,888	\$347,914
Additions/Alterations	18	2	37	17	\$91,475	\$6,613	\$3,306	\$221,610	\$198,517	\$11,677
Residential Fence Permits	14	7	31	24	\$8,500	\$10,405	\$1,486	\$23,425	\$26,998	\$1,125
Total Residential Permits	42	14	99	54	\$3,037,005	\$1,763,087		\$9,613,189	\$4,748,403	

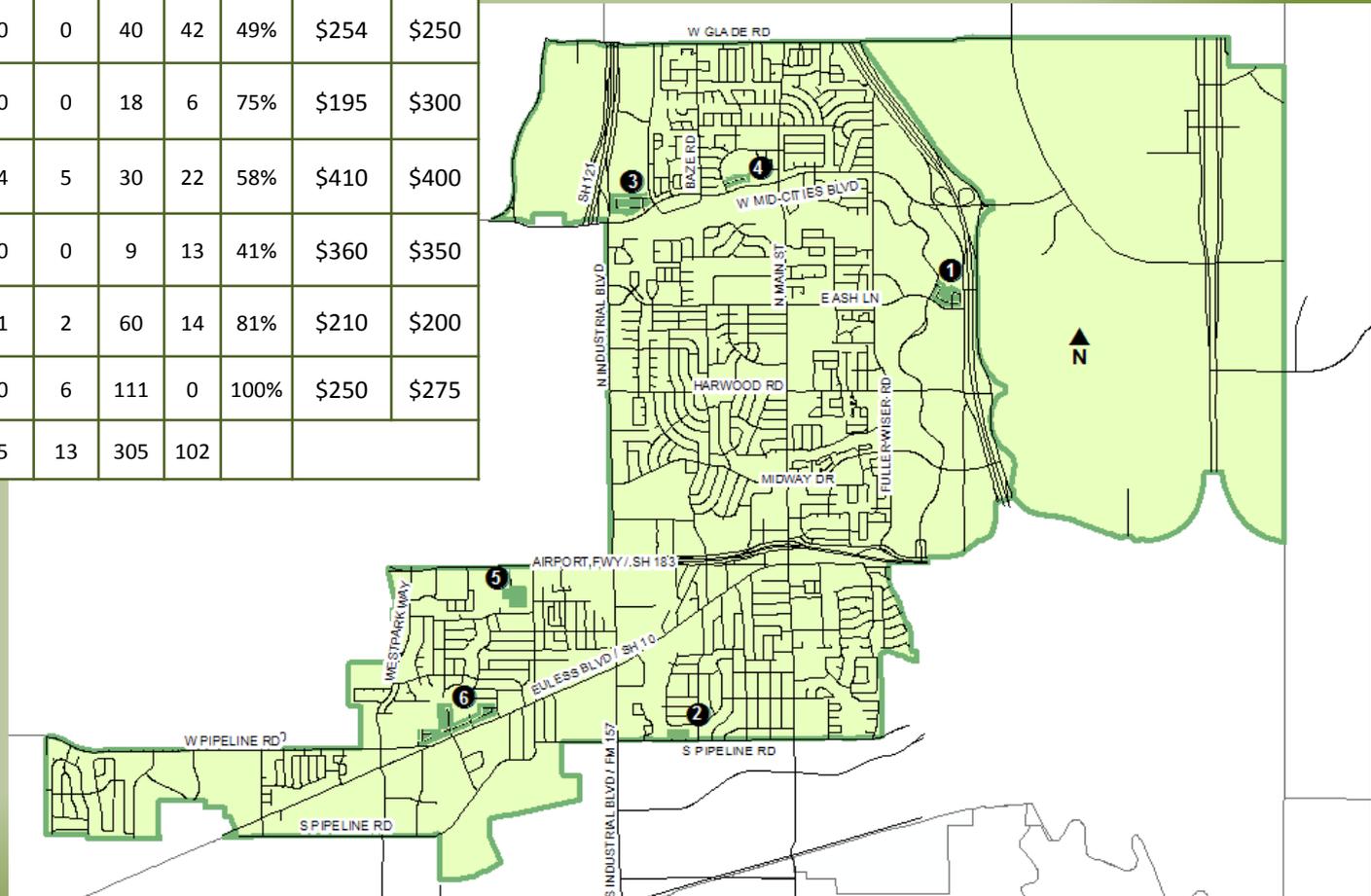
Development Case Activity

Development Review Cases March 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#11-01-CC	Chesapeake Gas Well Pad Site (Mims Site)	2400 block of S. Pipeline Road W.	2-21-11	Still in Progress	N/A	TBD
#10-02-PD	Riverwalk at Eules	Northwest corner of Highway 360 and Airport Freeway	09-08-10	2-22-11	03-01-11	03-22-11
#11-01-PP	Ridge Crest Estates	2300 N. Main Street	2-21-11	03-15-11	04-05-11	N/A
#11-01-SP	Taco Cabana	101 S. Industrial Boulevard	03-07-11	03-29-11	04-05-11	04-12-11
#11-02-SUP	C S Eules Hospitality	421 W. Airport Freeway	02-16-11	03-15-11	04-05-11	04-26-11
#11-03-SUP	Mike Pizzelanti Auto Sales	2215 W. Pipeline Road #A	03-03-11	Still in Progress	TBD	TBD

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	40	42	49%	\$254	\$250
2	Courtyards Addition	24	0	0	18	6	75%	\$195	\$300
3	Creekwood Estates	52	4	5	30	22	58%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	2	60	14	81%	\$210	\$200
6	Villas at Texas Star	111	0	6	111	0	100%	\$250	\$275
Totals:		429	5	13	305	102			



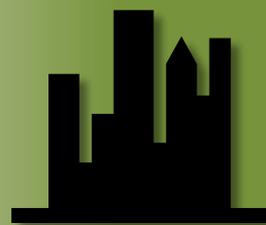
Commercial Development

Commercial Permits March 2011	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	0	1	1	2	\$ -	\$1,250,000	\$2,936,750	\$1,450,000
Additions/Alterations	2	4	7	14	\$73,200	\$830,500	\$2,175,852	\$1,142,072
Comm. Fence Permits	0	0	1	2	\$ -	\$ -	\$1,000	\$21,090
Total Commercial Permits	2	5	9	18	\$73,200	\$2,080,500	\$5,113,602	\$2,613,162

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2010	2011	2010	2011
Accessory Building	2	3	2	4
Electrical Permit	11	8	41	36
Garage Sale	78	69	92	94
Lawn Sprinkler	8	16	29	27
Mechanical Permit	16	21	37	50
Plumbing Permit	38	23	98	52
Roofing Permit	26	1	35	1
Sewer Line Repair/Replace	0	0	0	0
Sign Permit	14	19	43	24
Special Event Sign Permit	1	1	8	1
Swimming Pool	0	0	2	0
Total Misc. Permits	194	161	387	289



Commercial Development



Commercial Permits March 2011			
Issue Date	Business Name	Address	Permit Type
3/7/2011	St. John the Baptist Greek Orthodox Church	303 Cullum Dr	New Commercial
3/3/2011	Aero Dynamix	3227 W Eules Blvd	Commercial Remodel
3/1/2011	Office Building	1331 W Airport Frwy #100	Commercial Remodel
3/4/2011	Burgandy Towers	1001 W Eules Blvd	Commercial Remodel
3/23/2011	Office Building	1331 W Airport Frwy #150	Commercial Remodel

Commercial Certificates of Occupancy March 2011					
Issue Date	Business Name	Address	Classification	SQ Foot	Type
3/9/2011	Adams International	400 S Industrial Blvd #201	Investments	1775	Change of Location
3/9/2011	Ana Lei Polynesian Market	820 Wilshire Dr	Market	800	New Business
3/10/2011	Green Monster Siren Texas Inc.	1118 S Airport Cir #140	Solar Water Heating Contractor	1995	New Business
3/10/2011	Unique Spa Services	1101 Royal Parkway #109	Massage Therapist	475	Change of Location
3/24/2011	All But Six Inc	1118 S Airport Cir #100	Photography	1507	New Business
3/24/2011	Lake Prosthetics and Research	350 Westpark Way #108	Prosthetic Clinic	1671	New Business
3/24/2011	Schlotzsky's	2839 SH 121	Restaurant	2960	New Business
3/28/2011	Enclave at Bear Creek	855 E Ash Ln	Apartments		Owner Change
3/29/2011	Bear Creek Hospice	414 W Eules Blvd	Health Care	5000	New Business
3/30/2011	Texas Hand Rehab	2275 Westpark Ct #202	Health Care	1500	New Business

Code Compliance



ILLEGAL OUTDOOR STORAGE (RESIDENTIAL)



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Case Type	Common Violation	Cases in March		Cases YTD	
		2010	2011	2010	2011
Building Cases	No Building Permit	2	0	2	1
	Plumbing Violation	2	1	3	2
	Electrical Violation	1	1	1	3
	Property Maintenance	7	6	10	17
	Minimum Housing	15	13	24	23
	Dangerous Conditions/Structures	0	0	0	1
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	2	3	2	5
Littering and Trash	Trash/Littering	12	18	27	47
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	38	12	45	14
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	1	0	2	0
	Garbage Collection/Pick Up Req.	0	8	0	18
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	0	1	1
	Illegal Outdoor Storage (Res)	9	16	12	43
	Fences/Walls In Disrepair	1	9	2	31
	Parking on Unpaved Surfaces	3	3	4	7
	Zoning Violation (Other)	0	16	0	20
	Signs/Billboards	0	1	1	1
	Poss Illegal Home Occupation	0	0	0	4
Materials on ROW/Street	0	2	0	5	
TOTALS		94	109	136	243

Development Update



LET'S STOP- REBRANDING TO CHEVRON
Continued Redevelopment and
Investment in SH 10 Corridor



SCHLOTZSKY'S OPENED IN
SHOPS AT VINEYARD VILLAGE



GLADE PARKS
Construction has begun on Heritage Rd
and Rio Grande Blvd

RIDGE CREST ESTATES
Tree preservation and protection activity
will preserve many existing trees for new
residential subdivision



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 amphitheatres; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	51,277	100	38,967	100
RACE				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
HOUSING UNITS				
Total housing units	23,447	100		
OCCUPANCY STATUS				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		