

June 2011

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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)**

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# Residential Growth



8

NEW RESIDENTIAL PERMITS



12

NEW RESIDENTIAL FENCE PERMITS



13

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,107,510

TOTAL NEW RESIDENTIAL VALUATION

| Residential Permits<br>Jun 2011  | Permits in Jun |           | Permits YTD |            | Value in Jun       |                    |           | Value YTD           |                     |           |
|----------------------------------|----------------|-----------|-------------|------------|--------------------|--------------------|-----------|---------------------|---------------------|-----------|
|                                  | 2010           | 2011      | 2010        | 2011       | 2010               | 2011               | Ave 06/11 | 2010                | 2011                | Ave 11    |
| New Residential Construction     | 6              | 8         | 52          | 38         | \$1,828,848        | \$2,107,510        | \$263,438 | \$16,095,920        | \$11,748,093        | \$309,160 |
| Additions/Alterations            | 9              | 13        | 79          | 56         | \$48,845           | \$182,316          | \$14,024  | \$467,206           | \$504,759           | \$9,014   |
| Residential Fence Permits        | 12             | 12        | 80          | 59         | \$16,150           | \$13,955           | \$1,162   | \$71,767            | \$70,781            | \$1,200   |
| <b>Total Residential Permits</b> | <b>27</b>      | <b>33</b> | <b>211</b>  | <b>153</b> | <b>\$1,893,843</b> | <b>\$2,303,781</b> |           | <b>\$16,634,893</b> | <b>\$12,323,633</b> |           |

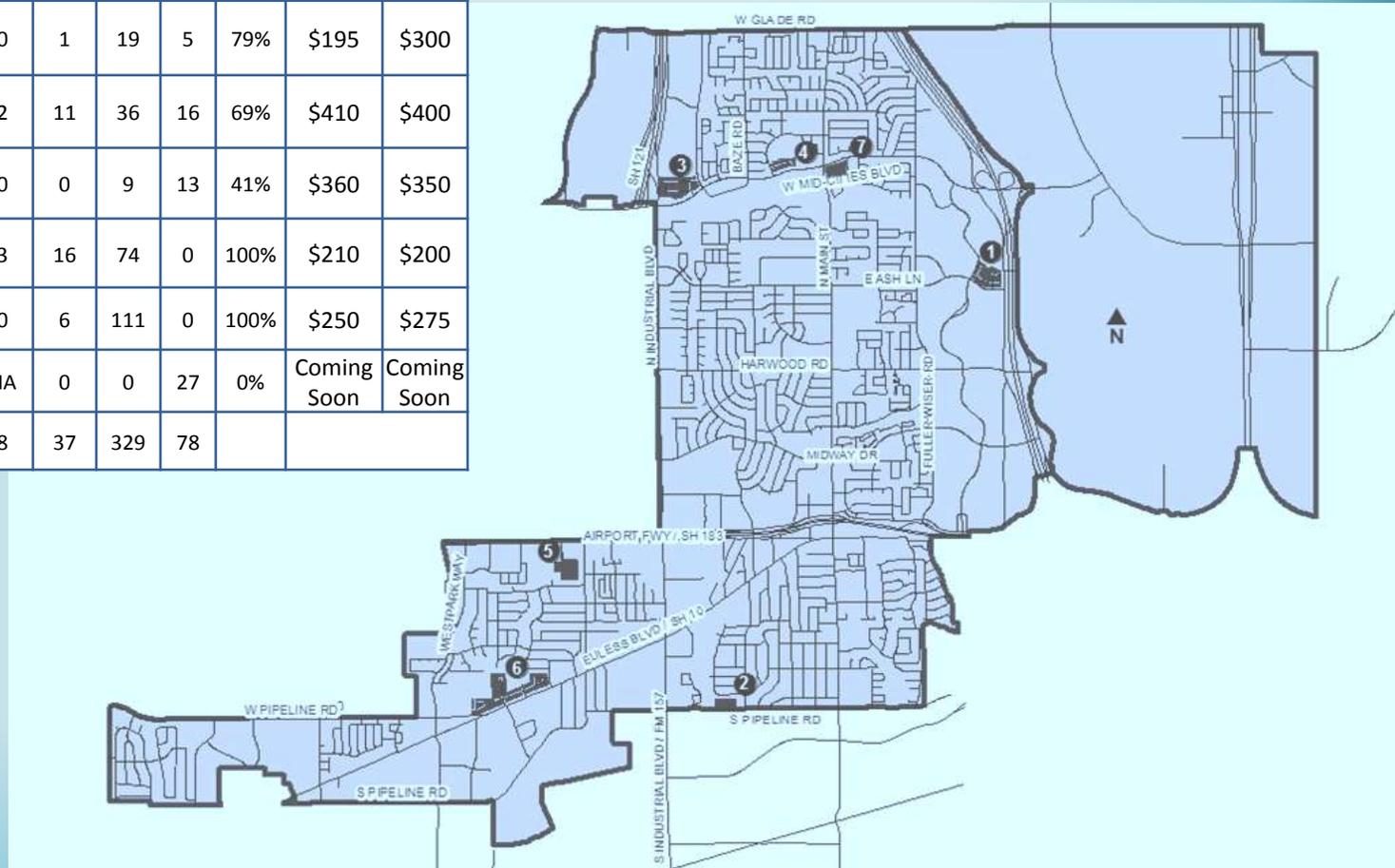
# Development Case Activity

## Development Review Cases Jun 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)                  | 2500 S. Pipeline Road W.  | 2-21-11                | 4-26-11           | N/A                    | 6-14-11           |
| #11-01-CIAC | Capital Improvement Advisory Committee Semi-Annual Report | Within City of Euless boundaries                                    | N/A                    | N/A               | 6-7-11                 | 6-14-11           |
| #09-04-FP   | Davis Machine   | 1503 Royal Parkway  | 12-21-09               | 5-17-11           | 6-7-11                 | N/A               |
| #11-01-FP   | Glade Parks   | North corner of Highway 121 and Loving Trail                        | 5-13-11                | 6-14-11           | 6-21-11                | N/A               |
| #11-02-FP   | Glade Parks   | South corner of Highway 121 and Loving Trail                        | 5-20-11                | 6-21-11           | 7-5-11                 | N/A               |
| #11-02-PD   | Glade Parks   | West side of Highway 121, between Glade Road and Cheek Sparger Road | 6-8-11                 | N/A               | 6-21-11                | 6-28-11           |
| #10-03-PP   | Sheet Metal Workers Local 68                              | 1020 S. Industrial Boulevard  | 6-11-10                | 5-24-11           | 6-7-11                 | N/A               |
| #11-02-RP   | The Courtyards  | 718, 720, and 722 Crestridge Circle                                 | 6-2-11                 | Still in Progress | TBD                    | N/A               |
| #10-04-SP   | Sheet Metal Workers Local 68                              | 1020 S. Industrial Boulevard  | 4-13-11                | 4-26-11           | 6-7-11                 | 6-28-11           |
| #10-03-SUP  | Adams Auto Services                                       | 1600 W. Euless Boulevard  | 4-13-10                | 5-17-11           | 6-7-11                 | 6-28-11           |
| #11-04-SUP  | Lone Star Limo  | 1361 W. Euless Boulevard Suite 202                                  | 3-30-11                | 4-26-11           | 5-17-11                | 6-14-11           |
| #11-05-SUP  | Greater Is He Church                                      | 4323 W. Pipeline Road   | 4-4-11                 | 4-26-11           | 5-17-11                | 6-14-11           |
| #11-07-SUP  | Parra Car Care  | 209 W. Airport Freeway  | 5-20-11                | 5-31-11           | 6-7-11                 | 6-28-11           |
| #11-01-UDC  | Amending Article III "Nonconformance" of Chapter 84       | Within City of Euless boundaries                                    | 6-10-11                | N/A               | 6-21-11                | 6-28-11           |

# Active Residential Subdivisions

| Map Ref #      | Most Active Subdivisions     | Platted Lots | Jun Starts | YTD Starts | Total Starts | Lots Avail | % Built | Starting    | Ave          |
|----------------|------------------------------|--------------|------------|------------|--------------|------------|---------|-------------|--------------|
|                |                              |              |            |            |              |            |         | Sales Price | Permit Value |
| (In Thousands) |                              |              |            |            |              |            |         |             |              |
| 1              | Brookside at Bear Creek      | 82           | 3          | 3          | 43           | 39         | 52%     | \$254       | \$250        |
| 2              | Courtyards Addition          | 24           | 0          | 1          | 19           | 5          | 79%     | \$195       | \$300        |
| 3              | Creekwood Estates            | 52           | 2          | 11         | 36           | 16         | 69%     | \$410       | \$400        |
| 4              | Running Bear Estates         | 22           | 0          | 0          | 9            | 13         | 41%     | \$360       | \$350        |
| 5              | The Enclave at Wilshire Park | 74           | 3          | 16         | 74           | 0          | 100%    | \$210       | \$200        |
| 6              | Villas at Texas Star         | 111          | 0          | 6          | 111          | 0          | 100%    | \$250       | \$275        |
| 7              | Ridgecrest Estates           | 27           | NA         | 0          | 0            | 27         | 0%      | Coming Soon | Coming Soon  |
| Totals:        |                              | 392          | 8          | 37         | 329          | 78         |         |             |              |



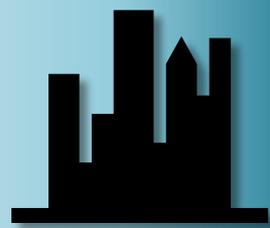
# Commercial Development

| Commercial Permits<br>Jun 2011  | Permits in Jun |          | Permits YTD |           | Value in Jun       |                  | Value YTD          |                    |
|---------------------------------|----------------|----------|-------------|-----------|--------------------|------------------|--------------------|--------------------|
|                                 | 2010           | 2011     | 2010        | 2011      | 2010               | 2011             | 2010               | 2011               |
| New Commercial Construction     | 2              | 2        | 9           | 6         | \$1,808,700        | \$196,207        | \$4,970,450        | \$2,635,607        |
| Additions/Alterations           | 1              | 4        | 15          | 23        | \$8,600            | \$8,000          | \$2,809,284        | \$1,274,772        |
| Comm. Fence Permits             | 1              | 1        | 3           | 3         | \$4,000            | \$50,000         | \$6,000            | \$71,090           |
| <b>Total Commercial Permits</b> | <b>4</b>       | <b>7</b> | <b>27</b>   | <b>32</b> | <b>\$1,821,300</b> | <b>\$254,207</b> | <b>\$7,785,734</b> | <b>\$3,981,469</b> |

| Miscellaneous Permits      | Permits in Jun |            | Permits YTD |            |
|----------------------------|----------------|------------|-------------|------------|
|                            | 2010           | 2011       | 2010        | 2011       |
| Accessory Building         | 1              | 2          | 8           | 6          |
| Electrical Permit          | 11             | 17         | 82          | 82         |
| Garage Sale                | 118            | 85         | 499         | 333        |
| Lawn Sprinkler             | 17             | 13         | 85          | 63         |
| Mechanical Permit          | 34             | 27         | 112         | 122        |
| Plumbing Permit            | 33             | 10         | 201         | 90         |
| Roofing Permit             | 0              | 0          | 64          | 3          |
| Sewer Line Repair/Replace  | 0              | 1          | 0           | 3          |
| Sign Permit                | 18             | 11         | 70          | 66         |
| Special Event Sign Permit  | 0              | 1          | 9           | 6          |
| Swimming Pool              | 1              | 3          | 4           | 4          |
| <b>Total Misc. Permits</b> | <b>233</b>     | <b>170</b> | <b>1134</b> | <b>778</b> |



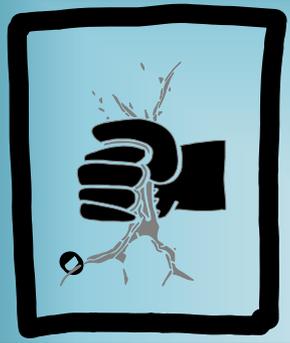
# Commercial Development



| <b>Commercial Permits Jun 2011</b> |                      |                  |                    |
|------------------------------------|----------------------|------------------|--------------------|
| <b>Issue Date</b>                  | <b>Business Name</b> | <b>Address</b>   | <b>Permit Type</b> |
| 6/14/2011                          | Chris Sandlin        | 400 S Industrial | Commercial Remodel |
| 6/14/2011                          | Kreative Cuts        | 501 N Main       | Commercial Remodel |
| 6/28/2011                          | Al-Mustafa Meat      | 501 N Main #105  | Commercial Remodel |
| 6/30/2011                          | Cell Tower           | 156 Westpark Way | New Commercial     |

| <b>Commercial Certificates of Occupancy Jun 2011</b> |                                 |                            |                           |                |                    |
|--|---------------------------------|----------------------------|---------------------------|----------------|--------------------|
| <b>Issue Date</b>                                    | <b>Business Name</b>            | <b>Address</b>             | <b>Classification</b>     | <b>SQ Foot</b> | <b>Type</b>        |
| 6/6/2011   | Alliance Mechanical Services    | 2130 Regal Parkway         | Contractor                | 7000           | Owner Change       |
| 6/8/2011   | Ting N Ting La-Thai             | 135 S Ector Dr             | Restaurant                | 2400           | Name Change        |
| 6/10/2011  | Consumer Finance Systems, Inc   | 400 S Industrial Blvd #100 | Office                    | 5222           | New Business       |
| 6/15/2011  | Lone Star Limo                  | 1361 W Eules Blvd          | Office                    | 1950           | New Business       |
| 6/15/2011  | Mike's Digital Camera Repair    | 230 Vine St                | Electrical Repair         | 7622           | New Business       |
| 6/21/2011  | J M Barone Enterprises          | 481 N Main #213            | Office                    | 605            | New Business       |
| 6/23/2011  | Greater Is He Church            | 4323 W Pipeline Rd         | Church                    | 2800           | New Business       |
| 6/27/2011  | Davis Machine & Mfg             | 1503 Royal Pkwy            | Manufacturing             | 27800          | New Business       |
| 6/27/2011  | International Merchant Services | 1331 W Airport Frwy #150   | Automatic Teller Machines | 8600           | Change of Location |
| 6/28/2011  | Cowtown Tobacco                 | 2805 W Eules Blvd          | Tobacco Shop              | 4000           | New Business       |

# Code Compliance



66

HIGH GRASS AND WEEDS



11

TRASH/LITTERING VIOLATIONS



13

MINIMUM HOUSING VIOLATIONS

| Code Enforcement Cases Jun 2011 |                                   | Cases in Jun |      | Cases YTD |      |
|---------------------------------|-----------------------------------|--------------|------|-----------|------|
| Case Type                       | Common Violation                  | 2010         | 2011 | 2010      | 2011 |
| Building Cases                  | No Building Permit                | 2            | 5    | 6         | 7    |
|                                 | Plumbing Violation                | 0            | 1    | 4         | 3    |
|                                 | Electrical Violation              | 0            | 0    | 1         | 3    |
|                                 | Property Maintenance              | 3            | 2    | 19        | 23   |
|                                 | Minimum Housing                   | 24           | 13   | 73        | 54   |
|                                 | Dangerous Conditions/Structures   | 0            | 0    | 0         | 1    |
|                                 | Screening Swimming Pools/Spa      | 0            | 0    | 0         | 0    |
|                                 | Accessory Buildings               | 0            | 0    | 0         | 1    |
|                                 | Permit Required for Sales         | 0            | 0    | 0         | 0    |
| Health                          | Nuisance - Pools/Spas Clarity     | 3            | 2    | 8         | 14   |
| Littering and Trash             | Trash/Littering                   | 18           | 11   | 88        | 76   |
|                                 | Littering/Life Safety (24hrs)     | 0            | 0    | 0         | 0    |
| Property Maintenance (Weeds)    | High Grass and Weeds              | 43           | 66   | 289       | 194  |
| Water                           | Watering Violations               | 0            | 0    | 0         | 0    |
| Zoning Violations               | Nuisance Other                    | 1            | 1    | 5         | 1    |
|                                 | Garbage Collection/Pick Up Req.   | 12           | 5    | 22        | 28   |
|                                 | Solid Waste Other                 | 0            | 0    | 0         | 3    |
|                                 | Illegal Outdoor Storage (Non Res) | 0            | 2    | 2         | 5    |
|                                 | Illegal Outdoor Storage (Res)     | 3            | 12   | 20        | 66   |
|                                 | Fences/Walls In Disrepair         | 14           | 6    | 31        | 47   |
|                                 | Parking on Unpaved Surfaces       | 2            | 9    | 9         | 22   |
|                                 | Zoning Violation (Other)          | 3            | 10   | 3         | 45   |
|                                 | Signs/Billboards                  | 0            | 0    | 2         | 1    |
|                                 | Poss Illegal Home Occupation      | 0            | 0    | 3         | 4    |
|                                 | Materials on ROW/Street           | 0            | 0    | 3         | 5    |
| TOTALS                          |                                   | 128          | 145  | 588       | 603  |

# Development Update



GLADE PARKS  
South of Glade Road, West of SH 121  
Primary Infrastructure and Access Installed  
for first Phases of Development



TACO CABANA  
101 S. Industrial  
Framing Beginning



AIRPORT FREEWAY ANIMAL HOSPITAL  
801 Airport Freeway  
Installation of Service Utilities

# 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.

## CITY OF EULESS – CENSUS 2010 DATA

| Subject                                    | Total  |         | 18 years and over |         |
|--|--------|---------|-------------------|---------|
|  | Number | Percent | Number            | Percent |
| <b>POPULATION</b>                          |        |         |                   |         |
| Total population                           | 51,277 | 100     | 38,967            | 100     |
| <b>RACE</b>                                |        |         |                   |         |
| 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     |
| <b>HISPANIC OR LATINO AND RACE</b>         |        |         |                   |         |
| 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     |
| <b>HOUSING UNITS</b>                       |        |         |                   |         |
| Total housing units                        | 23,447 | 100     |                   |         |
| <b>OCCUPANCY STATUS</b>                    |        |         |                   |         |
| Occupied housing units                     | 21,531 | 91.8    |                   |         |
| Vacant housing units                       | 1,916  | 8.2     |                   |         |