

October 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

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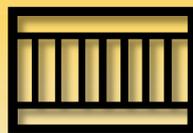
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Residential Growth



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NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



15

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,228,275

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits Oct 2011	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 10/11	2010	2011	Ave 11
New Residential Construction	4	5	70	47	\$1,324,244	\$1,228,275	\$245,645	\$20,984,209	\$14,375,533	\$305,862
Additions/Alterations	8	15	133	106	\$89,389	\$106,305	\$7,087	\$865,613	\$880,923	\$8,311
Residential Fence Permits	11	7	107	97	\$13,961	\$6,000	\$857	\$117,014	\$106,900	\$1,102
Total Residential Permits	23	27	310	250	\$1,427,594	\$1,340,580		\$21,876,836	\$15,363,356	

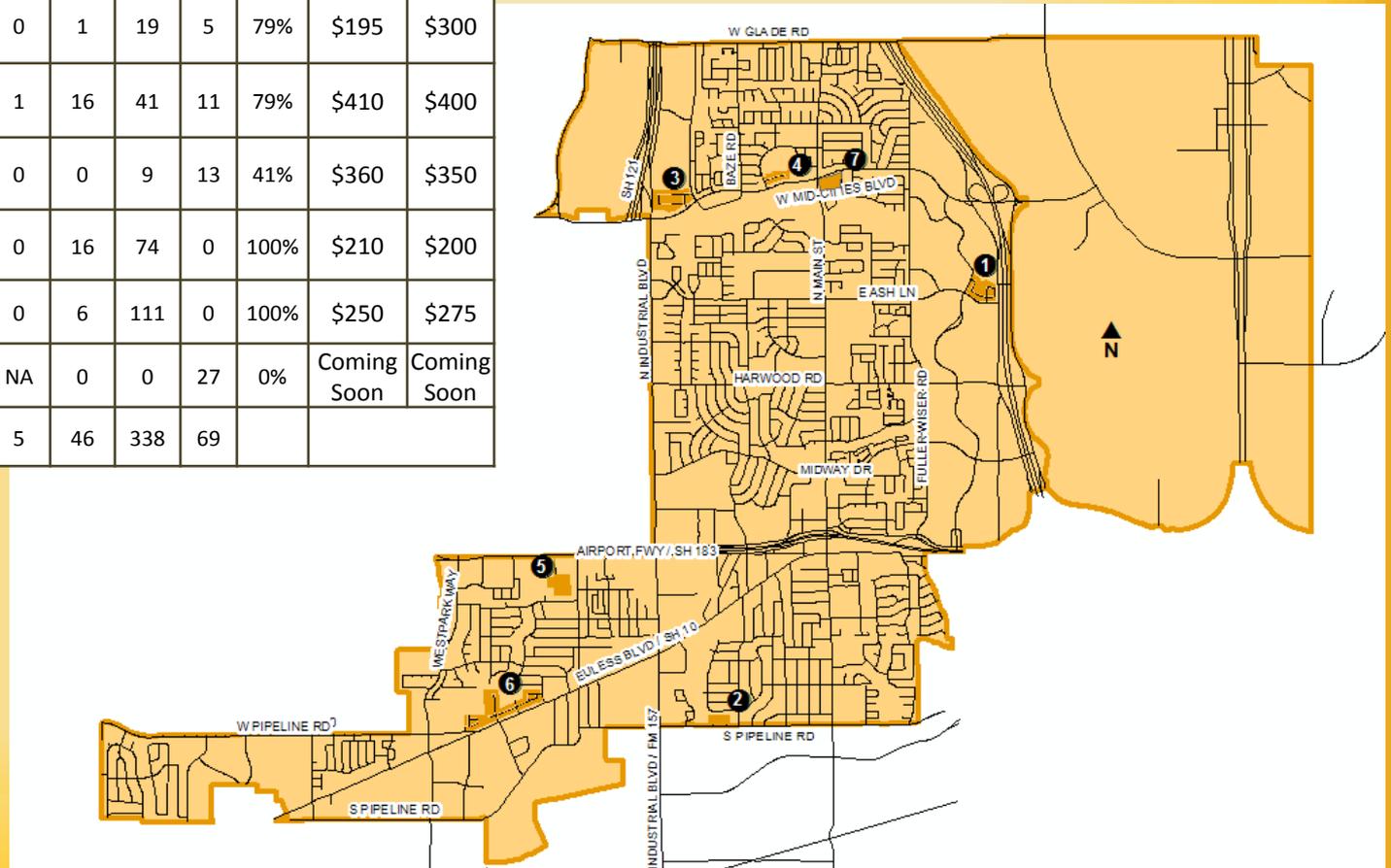
Development Case Activity

Development Review Cases Oct 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#11-04-PP	Puente Del Oeste	Puente Del Oeste Addition Tracts 5R1, 5R2, & 5	08/01/2011	10/25/2011	11/15/2011	N/A
#11-05-PP	Glade Parks Residential	Lots 1-30, Block A, Lots 1-29, Block B, Lots 1-25, Block C, Lots 1-42, Block D, Lots 1-8, Block E	09/29/2011	Still in Progress	TBD	N/A
#11-04-SP	JLB Urban Lofts	Lot 1, Block G, Lot 1, Block H 2800 and 2801 Brazos Blvd	08/29/2011	Still In Progress	TBD	TBD
#11-03-PD	B & B Wrecking	Allen M Downen Survey, Abs 415, Tracts 3A01, 3A04, & 3A07 1203 West Eules Boulevard	09/19/2011	10/11/2011	11/15/2011	12/13/2011
#11-13-SUP	MDSN Motors, LLC	Int/Reg Industrial Compex, Block A, Lot 2 1401 Royal Parkway	09/09/2011	09/20/2011	10/04/2011	10/11/2011
#11-05-SP	Rosa's Café	Glade Parks Addition Block B, Lot 2 2711 State Highway 121	10/10/2011	Still in Progress	TBD	TBD
#11-08-CC	Mosier Valley Eagles Pathfinder Club	Puente Del Oeste Addition, Lot 5A 701 S. Industrial Boulevard	09/19/2011	09/27/2011	N/A	10/11/2011
#11-07-SP	Taco Casa	Portion of Tract 5- Puente Del Oeste 701 S. Industrial Boulevard	10/24/2011	Still In Progress	TBD	TBD
#11-11-SUP	Gurudwara Sikh Sangat	104 Cullum Drive Alexander & Cullum Addition, Lots 20, 21 and Part of Lot 22	08/15/2011	10/25/2011	11/15/2011	12/13/2011
#11-14-SUP	Hwy 10 Tire Shop	JP Halford Addition, Block D, Lot 7 116 W. Eules Boulevard	10/24/2011	11/1/2011	11/15/2011	12/13/2011
#11-04-FP	Greenlands Square Addition (Sheet Metal Workers Local #68)	AM Downen A-415, Tract 4B3	09/29/2011	Still in Progress	TBD	N/A

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	4	7	47	35	57%	\$254	\$250
2	Courtyards Addition	24	0	1	19	5	79%	\$195	\$300
3	Creekwood Estates	52	1	16	41	11	79%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	0	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	5	46	338	69			



Commercial Development

Commercial Permits Oct 2011	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	0	1	11	10	\$ -	\$195,000	\$5,325,450	\$4,616,698
Additions/Alterations	4	4	30	43	\$156,500	\$111,200	\$3,311,984	\$1,963,922
Comm. Fence Permits	1	3	5	7	\$4,000	\$92,918	\$40,000	\$193,008
Total Commercial Permits	5	8	46	60	\$160,500	\$399,118	\$8,677,434	\$6,773,628

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2010	2011	2010	2011
Accessory Building	2	1	11	15
Electrical Permit	14	20	142	151
Garage Sale	175	188	934	752
Lawn Sprinkler	10	5	115	94
Mechanical Permit	19	16	222	227
Plumbing Permit	37	21	318	181
Roofing Permit	1	6	67	22
Sewer Line Repair/Replace	2	0	2	4
Sign Permit	1	9	96	94
Special Event Sign Permit	1	0	13	9
Swimming Pool	0	1	5	6
Total Misc. Permits	262	267	1925	1555



Commercial Development



Commercial Permits Oct 2011

Issue Date	Business Name	Address	Permit Type
10/4/2011	Manchester Apartments	100 Manchester Dr	Apartment Remodel
10/5/2011	Manchester Apartments	100 Manchester Dr	Apartment Remodel
10/20/2011	Dental Office	1101 N Main	New Commercial
10/26/2011	The Landing at Bear Creek	1130 Bear Creek Pkwy	Apartment Remodel
10/31/2011	Albertson's	1155 N Main	Commercial Remodel

Commercial Certificates of Occupancy Oct 2011

Issue Date	Business Name	Address	Classification	SQ Foot	Type
10/19/2011	Nikki's Lovely Boutique	1308 W Eules Blvd #108	Retail	400	New Business
10/19/2011	Laptops 4 Less	1361 W Eules #108	Computer Repair	1200	New Business
10/27/2011	Jiffy Wash	203 Martha St A	Laundry	2200	Owner Change

Code Compliance



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HIGH GRASS AND WEEDS



18

TRASH/LITTERING VIOLATIONS



5

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Oct 2011		Cases in Oct		Cases YTD	
Case Type	Common Violation	2010	2011	2010	2011
Building Cases	No Building Permit	0	2	17	13
	Plumbing Violation	0	0	8	4
	Electrical Violation	0	0	2	3
	Property Maintenance	4	4	32	51
	Minimum Housing	8	5	119	70
	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	0	0	13	18
Littering and Trash	Trash/Littering	10	18	125	153
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	56	92	574	390
Water	Watering Violations	0	30	0	121
Zoning Violations	Nuisance Other	0	0	6	4
	Garbage Collection/Pick Up Req.	5	2	58	36
	Solid Waste Other	0	0	0	3
	Illegal Outdoor Storage (Non Res)	0	1	3	6
	Illegal Outdoor Storage (Res)	8	9	44	116
	Fences/Walls In Disrepair	4	7	44	82
	Parking on Unpaved Surfaces	0	1	14	32
	Zoning Violation (Other)	0	8	8	74
	Signs/Billboards	0	1	5	4
	Poss Illegal Home Occupation	0	0	7	5
Materials on ROW/Street	1	1	4	7	
TOTALS		96	181	1083	1194

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		