

Euleless Development Report



Contact Information

Building Permits and
Certificates of Occupancy
Deborah Howard
(817) 685-1630
dhoward@ci.euleless.tx.us

Development Review Status
Holly Houston
(817) 685-1623
hhouston@ci.euleless.tx.us

Code Enforcement
Laura Gore
(817) 685-1625
lgore@ci.euleless.tx.us

General Contact
Director
Chris Barker
(817) 685-1637
cbarker@ci.euleless.tx.us

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@ci.euleless.tx.us

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)

August 2009

In this report:

- ★ Residential Growth and Development Case Activity
- ★ Active Residential Subdivisions
- ★ Foreclosure Activity
- ★ Commercial Development
- ★ Code Enforcement
- ★ Health Inspections
- ★ Development Activity
- ★ Demographics and Data

Welcome to the Euleless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euleless 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.euleless.org/planning/DevelopmentReports.htm

Residential Growth and Development Case Activity

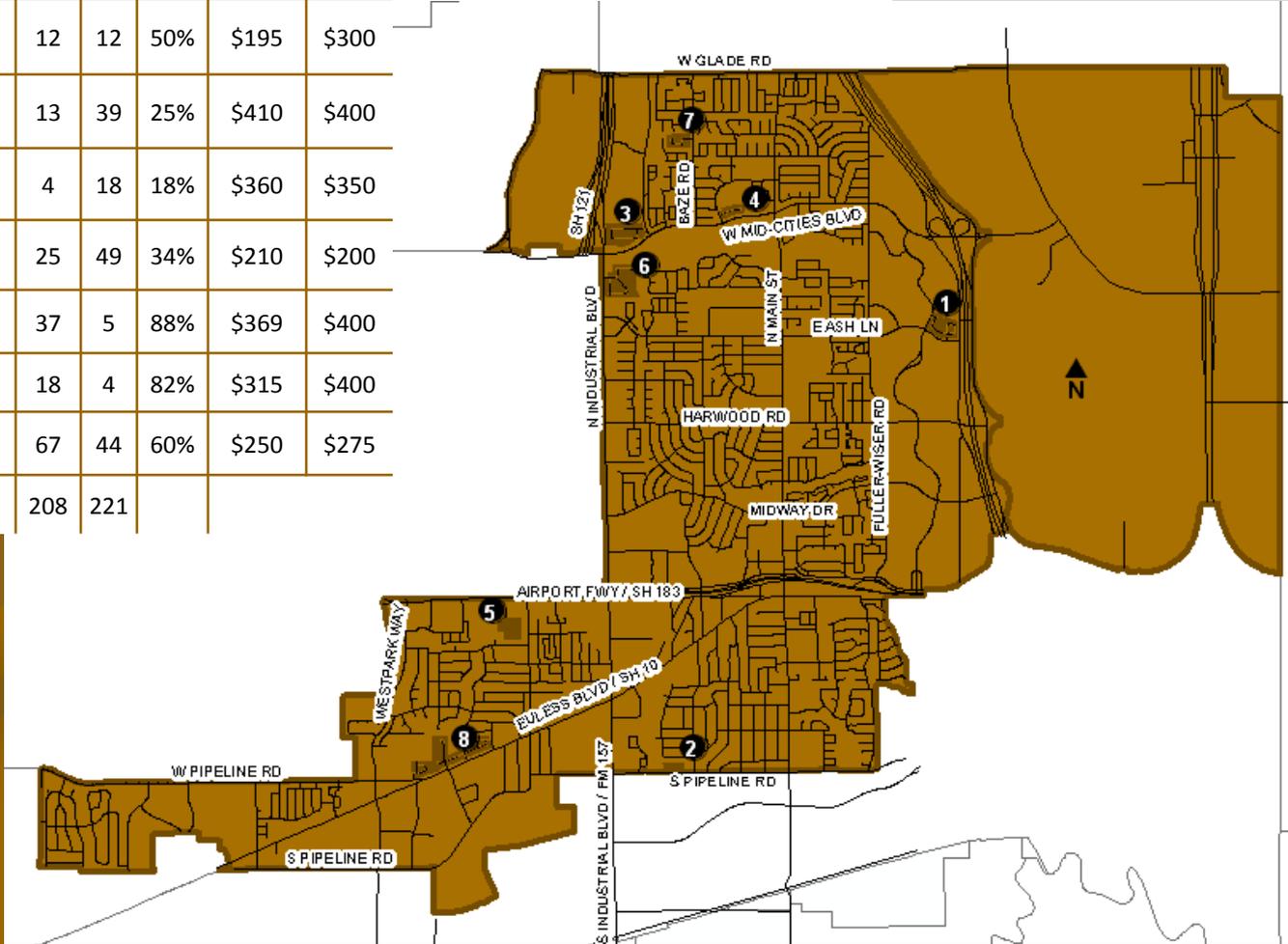
Residential Permits August 2009	Permits in Aug		Permits YTD		Value in Aug			Value YTD		
	2008	2009	2008	2009	2008	2009	Ave 8/09	2008	2009	Ave 09
New Residential Construction	3	15	61	73	\$ 989,604	\$ 3,896,844	\$ 259,790	\$ 17,090,878	\$ 21,351,735	\$ 292,490
Additions/Alterations	10	12	98	94	\$ 69,372	\$ 81,482	\$ 6,790	\$ 780,103	\$ 610,579	\$ 6,496
Residential Fence Permits	26	15	109	98	\$ 77,023	\$ 16,758	\$ 1,117	\$ 193,788	\$ 107,796	\$ 1,100
Total Residential Permits	39	42	268	265	\$ 1,135,999	\$ 3,995,084		\$ 18,064,769	\$ 22,070,110	

Development Review Cases August 2009

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#07-05-FP	Quiktrip	1120 N. Industrial Boulevard			9-1-09	N/A
#09-01-PD	Legend Healthcare & Rehabilitation (Zoning)	900 Westpark Way	5-11-09	7-7-09	7-21-09	8-11-09
#09-04-RP	Legend Healthcare & Rehabilitation (Replat)	900 Westpark Way	5-11-09	Still in Progress	TBD	TBD
#09-03-SP	Legend Healthcare & Rehabilitation (Site Plan)	900 Westpark Way	5-11-09	8-25-09	9-01-09	9-8-09
#09-05-SUP	Al's Tires & Mowers	116 W. Eules Boulevard	5-18-09	6-23-09	7-7-09	8-11-09
#09-06-SUP	Nepali Cultural & Spiritual Center	2219 W. Eules Boulevard	8-4-09	Still in Progress	TBD	TBD
#09-07-SUP	Verizon Wireless	Northeast corner of Westpark Court and Dock McGinnis Drive	8-10-09	Still in Progress	TBD	TBD
#09-01-CIAC	Capital Improvements Advisory Committee Semi-Annual Reports for the period of October 1, 2008 through March 31, 2009				7-7-09	8-11-09
#09-10-CC	Gas Drilling Pad Site located at the northeast corner of Westpark Way and W. Pipeline Road			Still in Progress	N/A	TBD
#09-11-CC	Greek Orthodox Festival	303 Cullum Dr			N/A	9-22-09
#09-02-UDC	Sign Ordinance				7-21-09	8-25-09

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	4	32	50	39%	\$254	\$250
2	Courtyards Addition	24	3	12	12	12	50%	\$195	\$300
3	Creekwood Estates	52	0	8	13	39	25%	\$410	\$400
4	Running Bear Estates	22	0	2	4	18	18%	\$360	\$350
5	The Enclave at Wilshire Park	74	7	16	25	49	34%	\$210	\$200
6	The Landing at Eden Lake	42	0	0	37	5	88%	\$369	\$400
7	Thousand Oaks	22	0	0	18	4	82%	\$315	\$400
8	Villas at Texas Star	111	5	29	67	44	60%	\$250	\$275
Totals:		429	15	71	208	221			

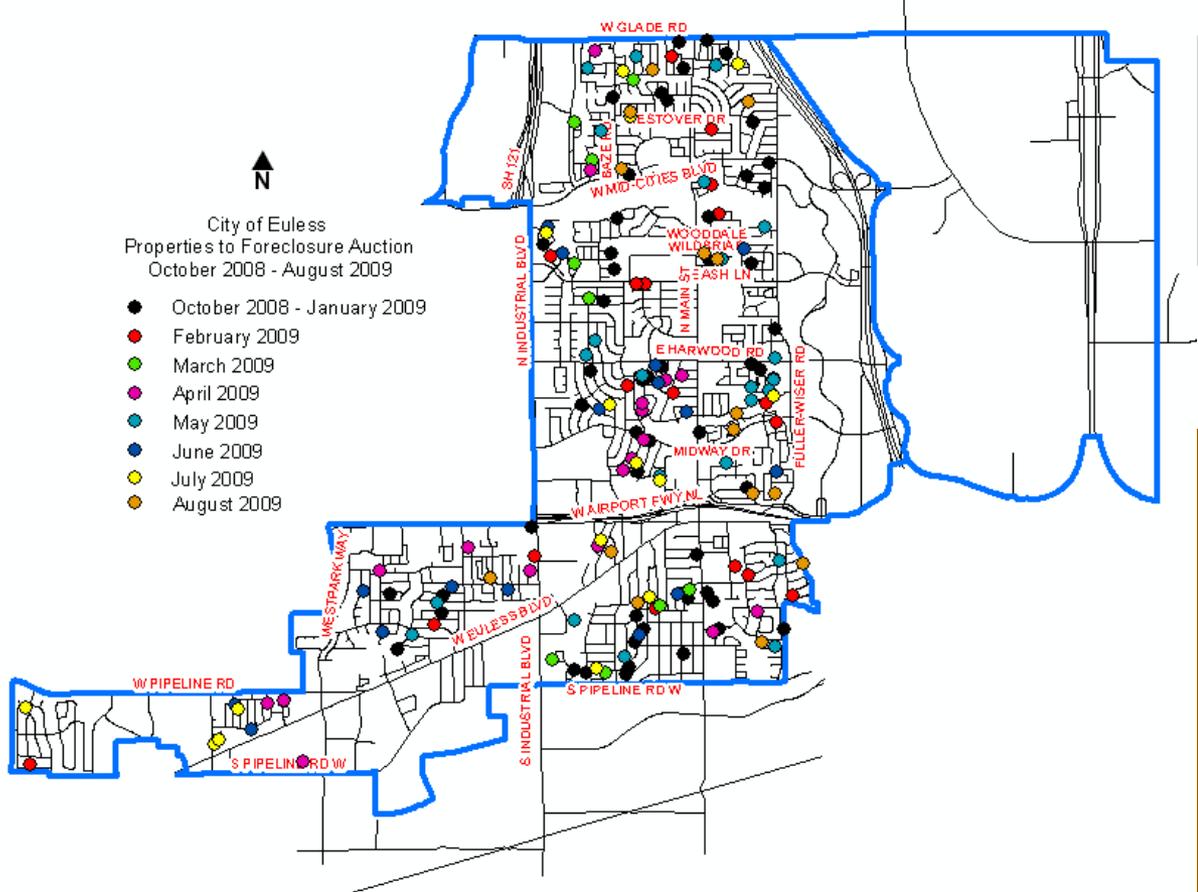


Foreclosure Activity

Foreclosure Auctions								
	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09
City of Euless	16	26	19	27	26	32	34	28
Tarrant County	1,164	1,521	1,340	1,700	1,836	1,642	2,015	1,545

Average Valuation of Homes Sent to Auction (Single Family Residences in Euless)

Month	Average
October 2008	\$127,643
November 2008	\$149,243
December 2008	\$152,570
January 2009	\$128,625
February 2009	\$154,259
March 2009	\$164,370
April 2009	\$140,342
May 2009	\$140,602
June 2009	\$150,465
July 2009	\$150,694
August 2009	\$138,007



Age of Homes sent to Auction by Decade of Construction

Decade of Construction	Number of Homes Sent to Auction 10/08 - 8/09
1950	21
1960	49
1970	14
1980	42
1990	10
2000	39

Commercial Development

Commercial Permits August 2009	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2008	2009	2008	2009	2008	2009	2008	2009
New Commercial Construction	0	0	15	6	\$ -	\$ -	\$ 6,102,990	\$ 5,631,246
Additions/Alterations	2	5	26	18	\$ 12,000	\$ 532,300	\$ 3,704,750	\$ 1,602,057
Comm. Fence Permits	0	1	3	10	\$ -	\$ 2,500	\$ 13,400	\$ 75,406
Total Commercial Permits	2	6	44	34	\$ 12,000	\$ 534,800	\$ 9,821,140	\$ 7,308,709

Significant Commercial Permits August 2009

Issue Date	Business Name	Address	Permit Type	SQ Foot	Value of Work
8/5/2009	Harmony Science Academy	701 S. Industrial	COMMERCIAL REMODEL	25,758	\$450,000.00
8/12/2009	Golden Chick	2600 W. Euless	COMMERCIAL REMODEL	3,200	\$10,000.00
8/11/2009	Subway	305 W. Euless # 500	COMMERCIAL REMODEL	1,605	\$25,000.00
8/19/2009	Awning for building	411 N. Main	COMMERCIAL REMODEL	N/A	\$46,800.00
8/24/2009	Neuro Fitness Foundation	1361 W. Euless	COMMERCIAL REMODEL	2,600	\$500.00

Commercial Certificates of Occupancy August 2009

Issue Date	Business Name	Address	Classification	SQ Foot
8/4/2009	K-CLEANERS	3260 W. EULESS BLVD. # 4	Cleaners	800
8/4/2009	TRACIE GUYER & ASSOCIATES	400 S. INDUSTRIAL # 216	Financial Services	24,821
8/10/2009	FRED DICKINSON PHOTOGRAPHY	800 N. INDUSTRIAL BLVD. # 105	Photography	1,300
8/11/2009	F & A CONSTRUCTION, LLC	1361 W. EULESS # 206	Construction Office	1,450
8/11/2009	HARIDEAUX NAIL SALON	501 N. MAIN # 134	Beauty Salon	1,260
8/21/2009	AL'S TIRES AND MOWERS	116 W EULESS	Tire Sales	15,000
8/21/2009	COSMOS FOUNDATION-HARMONY SCIENCE SCHOOL	701 S. INDUSTRIAL BLVD	Charter School	25,758

Miscellaneous Permits August 2009

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2008	2009	2008	2009
Accessory Building	2	0	16	9
Electrical Permit	14	13	110	90
Garage Sale	58	59	479	456
Lawn Sprinkler	15	9	85	81
Mech. Condenser	2	3	14	7
Mechanical Permit	19	18	153	127
Plumbing Permit	20	20	234	205
Roofing Permit	16	3	153	63
Sewer Line Repair/Replace	2	0	6	6
Sign Permit	4	12	62	62
Special Event Sign Permit	3	1	18	19
Swimming Pool	0	1	16	6
Total Misc. Permits	155	139	1346	1131

Code Enforcement

Sec 46-27 Nuisances – Maximum height (High Grass and Weeds)

It shall be unlawful for any person owning, claiming, occupying or having supervision or control of any real property within the corporate limits of the city to suffer or permit grass, weeds or other plants, except as provided in this article, to grow to a height greater than 12 inches upon any real property within 50 feet of any property line, residence, barn, building or other structure within the city limits, including that area between the property line and the curb or, if there is no curb, then from the property line to the traveled portion of the street or to a height greater than 24 inches upon any other real property in the city, except for:

- (1) Pasture land used for grazing of livestock; and
- (2) The growing of agricultural crops under cultivation, inclusive of trees, shrubs, flowers or other decorative or ornamental plants.

Code Enforcement Cases August 2009		Cases in August		Cases YTD	
Case Type	Common Violation	2008	2009	2008	2009
Building Cases	No Building Permit	4	1	24	14
	Plumbing Violation	0	0	4	2
	Electrical Violation	0	0	23	21
	Property Maintenance	15	2	136	89
	Minimum Housing	12	1	101	48
	Dangerous Conditions/Structures	0	0	5	1
	Screening Swimming Pools/Spa	1	2	4	4
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	0	0	3	1
Health	Nuisance - Pools/Spas Clarity	2	1	13	17
Littering and Trash	Trash/Littering	21	3	125	83
	Littering/Life Safety (24hrs)	1	2	5	9
Property Maintenance (Weeds)	High Grass and Weeds	37	26	472	288
Water	Watering Violations	0	1	0	10
Zoning Violations	Nuisance Other	0	0	16	2
	Garbage Collection/Pick Up Req.	37	1	211	50
	Solid Waste Other	0	0	0	2
	Illegal Outdoor Storage (Non Res)	0	0	23	3
	Illegal Outdoor Storage (Res)	25	4	218	74
	Fences/Walls In Disrepair	4	0	115	45
	Parking on Unpaved Surfaces	14	0	97	42
	Zoning Violation (Other)	2	0	11	6
	Signs/Billboards	0	2	6	13
	Poss Illegal Home Occupation	0	0	4	12
	Materials on ROW/Street	0	0	1	6
TOTALS		175	46	1617	844

Health Inspections

Pool Location	Address	Date Inspected
Ash Lane Apartments (1 Pool & 1 Spa)	601 E. Ash Ln.	8/28/2009
Collins Park at Bear Creek (1 Pool)	2001 State Hwy.360	8/26/2009
Colonial Grand (2 Pools & 2 Spas)	1200 Fuller Wiser Rd.	8/3/2009
Comfort Suites (1 Pool & 1 Spa)	421 Airport Frwy	8/24/2009
Franciscan at Bear Creek (1 Pool & 1 Spa)	1600 Village Dr.	8/28/2009
Hunt Club (2 Pools)	1001 Fuller Wiser Rd.	8/4/2009
La Quinta	431 W. Airport Frwy	8/24/2009
Mandolin (2 Pools)	2525 Hwy. 360	8/26/2009
Norstar at Bear Creek (1 Pool & 1 Spa)	700 E. Ash Ln.	8/28/2009
Oakmont of Bear Creek (1 Pool & 1 Spa)	2121 Bear Creek Pkwy.	8/31/2009
Parkside (1 Pool & 1 Spa)	700 Hill Trail	8/31/2009
Sandstone at Bear Creek Apartments (1 Pool)	1500 Bear Creek Pkwy.	8/26/2009
Stonebridge at Bear Creek (2 Pools & 1 Spa)	2250 Fuller Wiser Rd.	8/31/2009
Texas Health Harris Methodist (1 Pool & 1 Spa)	251 Westpark Way	8/4/2009
The Manchester (2 Pools)	100 Manchester Dr.	8/5/2009
The Palisades at Bear Creek (1 Pool & 1 Spa)	200 Bear Creek Dr.	8/6&8/28/09
The Stoneleigh at Bear Creek (2 Pools & 2 Spas)	1401 Highway 360	8/26/2009
Trinity High School (1 Pool)	500 N. Industrial Blvd.	8/4/2009
Village Green Apartments (2 Pools)	1800 Fuller Wiser Rd.	8/28/2009

During the summer months, Health Inspections focuses on inspecting the 92 pools and 27 spas that are available to the public or multi-family residential areas. This list indicates the pools and spas inspected for the month of August 2009

Development Activity



A new structure for Redi-mix corporate offices is underway on N. Euless Main Street. The initial shell structure is almost complete with building enhancements to begin shortly.

Two new hotels have opened in Euless on the south side of Airport Freeway. Comfort Suites and La Quinta are open and ready for business.



Harmony Science Academy, a registered charter school within the State of Texas, has opened with record applications for admission. The new school is located at the southeast corner of FM 157 (S Industrial Blvd) and SH 10 (W Euless Blvd).



My Credit Union is currently renovating the former gas station at the southwest corner of Harwood Road and FM 157 (N Industrial Blvd)

QuikTrip has opened a new regional office on FM 157 (N Industrial Blvd) north of Harwood Road.



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	2009 Estimate	Numerical Change	Percent Change 2000-2009
Euless	46,005	54,200	8,195	18%
Tarrant County	1,446,219	1,807,750	361,531	25%
State of Texas	20,851,820	24,637,254	3,785,434	18%

Source: NCTCOG, Texas State Data Center

