

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

In this report:
Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Enforcement
Development Update
Demographics and Data

**Building Permits and
Certificates of Occupancy**
Deborah Howard
(817) 685-1630
dhoward@eulesstx.gov

Development Review Status
Holly Houston
(817) 685-1623
hhouston@eulesstx.gov

**Development Review and
Demographics**
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

**General Contact
Director**
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



8



10



7

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,776,819

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits January 2011	Permits in Jan		Permits YTD		Value in Jan			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 01/11	2010	2011	Ave 11
New Residential Construction	11	8	11	8	\$3,546,984	\$2,776,819	\$347,102	\$3,546,984	\$2,776,819	\$347,102
Additions/Alterations	8	7	8	7	\$72,064	\$163,408	\$23,344	\$72,064	\$163,408	\$23,344
Residential Fence Permits	15	10	15	10	\$10,925	\$9,505	\$951	\$10,925	\$9,505	\$951
Total Residential Permits	34	25	34	25	\$3,629,973	\$2,949,732		\$3,629,973	\$2,949,732	

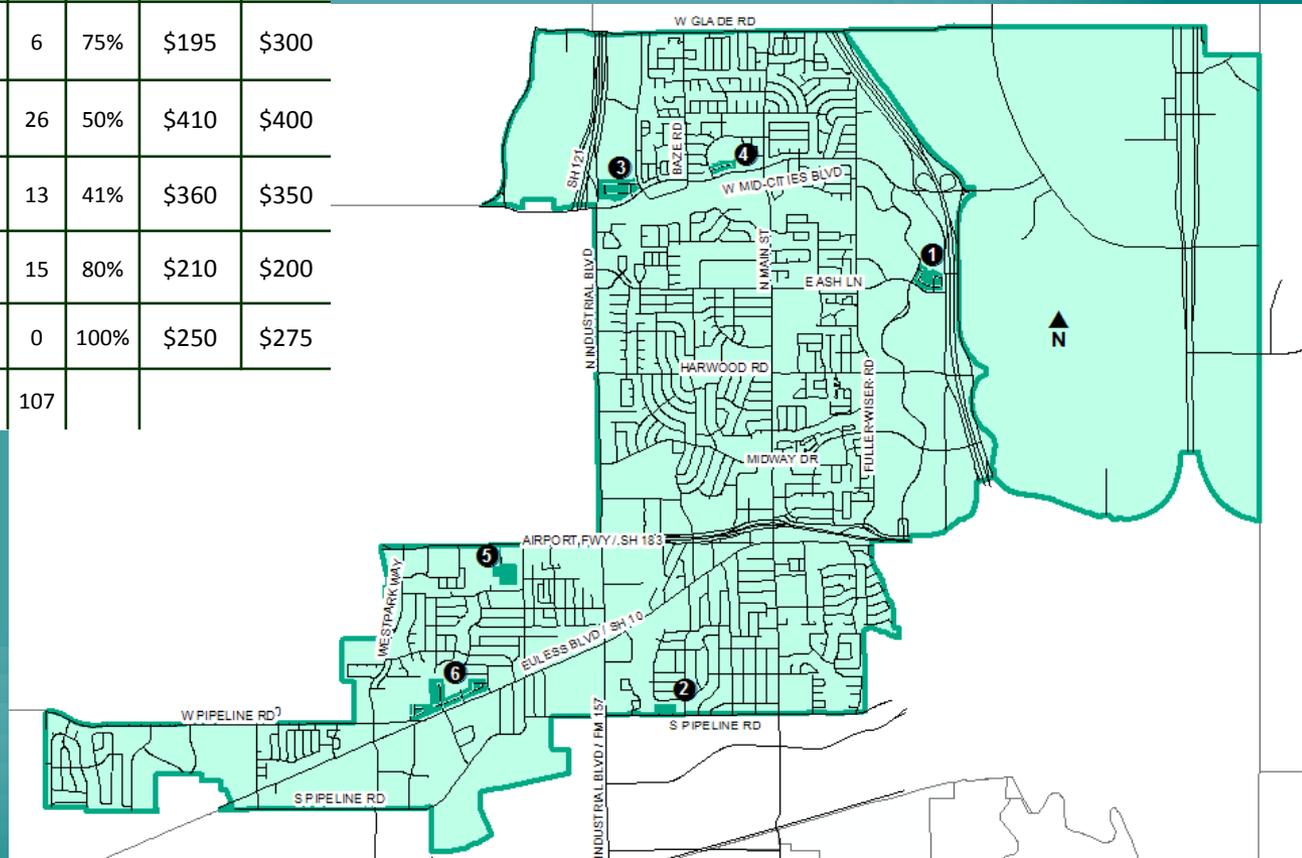
Development Case Activity

Development Review Cases January 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-02-CIAC	Capital Improvement Advisory Committee Semi-Annual Report	Within City of Euless boundaries	N/A	N/A	01-18-11	01-25-11
#10-02-PD	Riverwalk at Euless	Northwest corner of Highway 360 and Airport Freeway	09-08-10	Still in Progress	TBD	TBD
#10-04-PD	Glade Parks	West side of Highway 121, between Glade Road and Cheek Sparger Road	11-19-10	N/A	12-07-10	01-11-11
#08-10-RP	Redi-Mix Concrete	331 N. Main Street	10-14-08	01-04-11	01-18-11	N/A
#10-12-SUP	RD Auto Group	2811 W. Euless Boulevard	10-19-10	10-26-10	12-07-10	01-11-11
#10-13-SUP	IT'Z FEC Euless, LLC	1201 W. Airport Freeway #400	11-08-10	11-16-10	12-07-10	01-11-11
#10-14-SUP	Patriot Motor Company	1361 W. Euless Boulevard	12-02-10	12-14-10	01-04-11	01-25-11
#11-01-SUP	Viengsavanh Cafe	135 S. Ector Drive	01-10-11	Withdrawn	N/A	N/A

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave 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	1	1	26	26	50%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	The Enclave at Wilshire Park	74	1	1	59	15	80%	\$210	\$200
6	Villas at Texas Star	111	6	6	111	0	100%	\$250	\$275
Totals:		429	8	8	300	107			



Commercial Development

Commercial Permits January 2011	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	1	0	1	0	\$2,936,750	\$ -	\$2,936,750	\$ -
Additions/Alterations	2	3	2	3	\$1,668,252	\$94,500	\$1,668,252	\$94,500
Comm. Fence Permits	0	2	0	2	\$ -	\$21,090	\$ -	\$21,090
Total Commercial Permits	3	5	3	5	\$4,605,002	\$115,590	\$4,605,002	\$115,590

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2010	2011	2010	2011
Accessory Building	0	0	0	0
Electrical Permit	14	14	14	14
Garage Sale	8	9	8	9
Lawn Sprinkler	16	6	16	6
Mech. Condenser	0	0	0	0
Mechanical Permit	11	16	11	16
Plumbing Permit	30	14	30	14
Roofing Permit	5	0	5	0
Sewer Line Repair/Replace	0	0	0	0
Sign Permit	20	4	20	4
Special Event Sign Permit	3	0	3	0
Swimming Pool	2	0	2	0
Total Misc. Permits	109	63	109	63



3

COMMERCIAL REMODEL PERMITS



2

NEW COMMERCIAL FENCE PERMITS



\$94,500

TOTAL COMMERCIAL REMODEL CONSTRUCTION VALUATION

Commercial Development



Significant Commercial Permits January 2011

Issue Date	Business Name	Address	Permit Type
1/14/2011	Let's Stop	3101 W Eules Blvd	Commercial Remodel
1/20/2011	IT'Z Entertainment	1201 W Airport Frwy	Commercial Remodel
1/10/2011	Sotogrande Apartments	1401 Sotograde Blvd	Apartment Remodel

Commercial Certificates of Occupancy January 2011

Issue Date	Business Name	Address	Classification	SQ Foot	Type
1/5/2011	Bear Creek Apartments	605 Del Paso	Apartments		Temporary CO
1/8/2011	RD Auto Group	2811 W Eules Blvd	Used Motor Vehicle Sales	5000	New Business
1/10/2011	Academic Specialties Texas	1114 S Airport Cir #120	Warehouse	2000	New Business
1/20/2011	K D Truck Parts	401 Huffman Dr A	Auto Parts Dealer	1000	New Business
1/24/2011	IT'Z FEC Eules LLC	1201 W Airport #400	Coin-Operated Amusement		Name Change
1/24/2011	Verizon	1001 Bear Creek Parkway	Telecom	31,400	Temporary CO
1/25/2011	Texas Health HEB	251 Westpark Way #302	Medical Office	1450	New Business
1/25/2011	AAA Dealers Insurance	201 Martha St	Insurance	600	Change of Location
1/25/2011	Three Pillar LLC	1331 Airport Cir #310	Office	1367	New Business
1/31/2011	HEB Martial Arts	2501 N Main #130	Martial Arts	2750	New Business
1/31/2011	Willam Brooks Solution	1206 W Eules Blvd #104	Office	400	New Business

Code Enforcement



ILLEGAL OUTDOOR STORAGE (RESIDENTIAL)



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases January 2011		Cases in January		Cases YTD	
Case Type	Common Violation	2010	2011	2010	2011
Building Cases	No Building Permit	0	1	0	1
	Plumbing Violation	0	0	0	0
	Electrical Violation	0	1	0	1
	Property Maintenance	2	4	2	4
	Minimum Housing	3	4	3	4
	Dangerous Conditions/Structures	0	0	0	0
	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	0	2	0
Littering and Trash	Trash/Littering	5	19	5	19
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	7	1	7	1
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	1	0	1	0
	Garbage Collection/Pick Up Req.	0	9	0	9
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	0	0	0	0
	Illegal Outdoor Storage (Res)	1	12	1	12
	Fences/Walls In Disrepair	1	2	1	2
	Parking on Unpaved Surfaces	0	3	0	3
	Zoning Violation (Other)	0	3	0	3
	Signs/Billboards	1	0	1	0
	Poss Illegal Home Occupation	0	1	0	1
TOTALS		21	62	21	62

Development Update



DAVIS MACHINE – 1053 Royal Parkway
Completion of New Construction



ST. JOHN THE BAPTIST GREEK ORTHODOX
CHURCH – 303 Cullum Drive
New Sanctuary Under Construction



VERIZON – 1001 Bear Creek Parkway
Completion of New Construction



VILLAS AT TEXAS STAR – W Eules Blvd
Final Lot Receives Building Permit

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.

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
Eules	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

■ Median Income ■ Per Capita

