

September 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

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

**Development
Reporting**
Alicia Davenport
(817) 685-1623
adavenport@eulesstx.gov

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

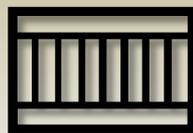
**General Contact
Director**
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



2

NEW RESIDENTIAL PERMITS



14

NEW RESIDENTIAL FENCE PERMITS



11

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$687,573

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits Sep 2011	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2010	2011	2010	2011	2010	2011	Ave 09/11	2010	2011	Ave 11
New Residential Construction	3	2	66	42	\$934,110	\$687,573	\$343,786	\$19,569,965	\$13,147,258	\$313,030
Additions/Alterations	9	11	125	91	\$50,102	\$55,796	\$5,072	\$776,224	\$774,618	\$8,512
Residential Fence Permits	5	14	96	90	\$5,272	\$14,736	\$1,052	\$103,053	\$100,900	\$1,121
Total Residential Permits	17	27	287	223	\$989,484	\$758,105		\$20,449,242	\$14,022,776	

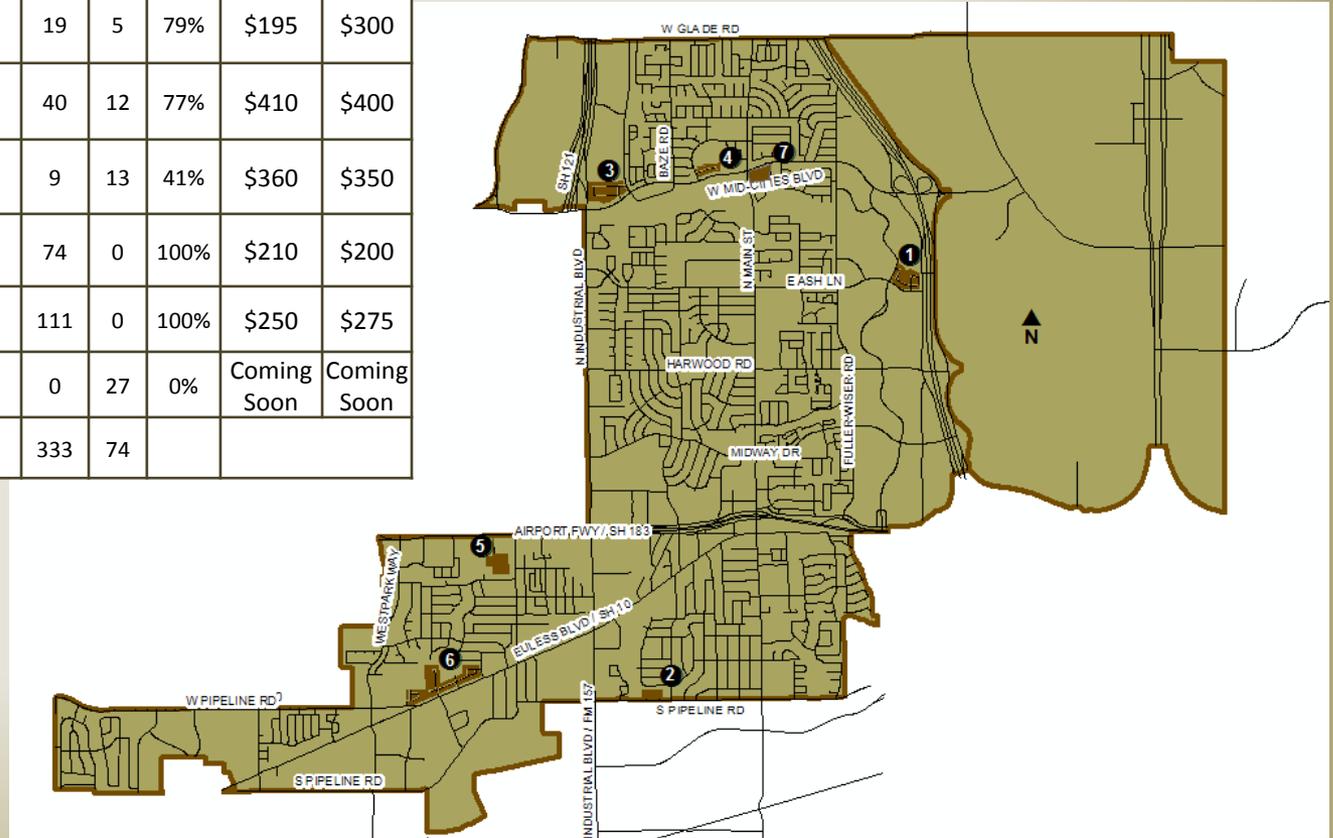
Development Case Activity

Development Review Cases Sep 2011

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#11-04-CC	St John the Baptist Greek Orthodox Church – Greek Food Festival	303 Cullum Drive	08/15/2011	09/06/2011	N/A	09/13/2011
#11-11-SUP	Gurudwara Sikh Sangat	104 Cullum Drive Alexander & Cullum Addition, Lots 20, 21 and Part of Lot 22	08/15/2011	Still in Progress	TBD	TBD
#11-03-FP	Glade Parks	John H Havens Survey, Abstract 685, Lot 1, Block G, Lot 1, Block H	08/19/2011	09/06/2011	N/A	N/A
#11-12-SUP	Highpoint Dry Cleaners	Bear Creek Village Addition, Blk 2, Lot 8 801 E Mid-Cities Blvd #300	08/24/2011	09/06/2011	09/20/2011	9/27/2011
#11-04-SP	JLB Urban Lofts	Lot 1, Block G, Lot 1, Block H 2800 & 2801 Brazos Blvd	08/28/2011	Still in Progress	TBD	TBD
#11-13-SUP	MDSN Auto Sales	1401 Royal Parkway Suite D	09/11/2011	09/19/2011	10/04/2011	10/11/2011
#11-03-PD	B&B Wrecker	1301 W Eules Blvd	09/18/2011	TBD	TBD	TBD
#11-07-CC	OC Burger Chili Cook-Off	1201 W Airport Freeway	09/18/2011	TBD	N/A	TBD
#11-08-CC	Pathfinders Club Sale	701 S Industrial	09/18/2011	09/27/2011	N/A	10/11/2011
#11-04-FP	Greenlands Addition	1020 S Industrial Blvd	09/30/2011	TBD	TBD	N/A
#11-05-PP	Glade Parks Residential Addition	John H. Havins Survey A-685, Tract 2A and Jesse Doss Survey A-441 Tract 5	09/30/2011	TBD	TBD	N/A

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	3	43	39	52%	\$254	\$250
2	Courtyards Addition	24	0	1	19	5	79%	\$195	\$300
3	Creekwood Estates	52	2	15	40	12	77%	\$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	2	41	333	74			



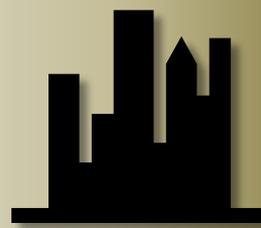
Commercial Development

Commercial Permits Sep 2011	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2010	2011	2010	2011	2010	2011	2010	2011
New Commercial Construction	0	0	11	9	\$ -	\$ -	\$5,325,450	\$4,421,698
Additions/Alterations	4	5	26	39	\$155,550	\$263,950	\$3,155,484	\$1,852,722
Comm. Fence Permits	0	0	4	4	\$ -	\$ -	\$36,000	\$100,090
Total Commercial Permits	4	5	41	52	\$155,550	\$263,950	\$8,516,934	\$6,374,510

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2010	2011	2010	2011
Accessory Building	0	2	9	14
Electrical Permit	8	11	128	131
Garage Sale	75	100	759	564
Lawn Sprinkler	3	5	105	89
Mechanical Permit	19	24	203	211
Plumbing Permit	39	24	281	160
Roofing Permit	2	7	66	16
Sewer Line Repair/Replace	0	0	0	4
Sign Permit	2	2	95	85
Special Event Sign Permit	1	3	12	9
Swimming Pool	0	1	5	5
Total Misc. Permits	149	179	1663	1288



Commercial Development



Commercial Permits Sep 2011			
Issue Date	Business Name	Address	Permit Type
9/1/2011	Multi-Family	1350 N Main	Commercial Remodel
9/2/2011	Restaurant	800 S Industrial	Commercial Remodel
9/8/2011	Dental Office	1101 N Main	Commercial Remodel
9/12/2011	Which Wich	3001 SH 121 #226	Commercial Remodel
9/20/2011	Convenience Store	305 W Eules Blvd	Commercial Remodel

Commercial Certificates of Occupancy Sep 2011					
Issue Date	Business Name	Address	Classification	SQ Foot	Type
9/13/2011	Cool Zone	100 S Industrial	Convenience Store		Owner Change
9/13/2011	Food Mart	1510 W Eules Blvd	Convenience Store	1560	Owner Change
9/13/2011	G Tex	1361 W Eules Blvd	Office	850	New Business
9/14/2011	Taco Cabana	101 S Industrial	Restaurant	3743	New Business
9/19/2011	Bombay Grocery	699 E Harwood Rd	Grocery Store	1000	Owner Change

Code Compliance



56

HIGH GRASS AND WEEDS



13

TRASH/LITTERING VIOLATIONS



2

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Sep 2011		Cases in Sep		Cases YTD	
Case Type	Common Violation	2010	2011	2010	2011
Building Cases	No Building Permit	9	0	17	11
	Plumbing Violation	4	1	8	4
	Electrical Violation	1	0	2	3
	Property Maintenance	3	8	28	47
	Minimum Housing	14	2	111	65
	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	2	2	13	18
Littering and Trash	Trash/Littering	10	13	115	135
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	108	56	518	298
Water	Watering Violations	0	30	0	91
Zoning Violations	Nuisance Other	1	3	6	4
	Garbage Collection/Pick Up Req.	15	1	53	34
	Solid Waste Other	0	0	0	3
	Illegal Outdoor Storage (Non Res)	0	0	3	5
	Illegal Outdoor Storage (Res)	6	10	36	107
	Fences/Walls In Disrepair	3	5	40	75
	Parking on Unpaved Surfaces	1	4	14	31
	Zoning Violation (Other)	3	7	8	66
	Signs/Billboards	1	1	5	3
	Poss Illegal Home Occupation	1	0	7	5
	Materials on ROW/Street	0	0	3	6
TOTALS		182	143	987	1013

Development Update



SERVICEMASTER
1608 W Eules Blvd
Ground Breaking



TACO CABANA
101 S. Industrial
Completed and Open
Initial Sales Exceeding Expectations



RAISING CANE'S CHICKEN FINGERS
801 Airport Freeway
Vertical Construction

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		