

SEPTEMBER 2013

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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:

<http://www.eulesstx.gov/planning/DevelopmentReports.htm>

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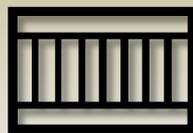
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Residential Growth



4

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



14

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,365,000

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits September 2013	Permits in Sep		Permits YTD		Value in September			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 09/13	2012	2013	Ave 13
New Residential Construction	1	4	36	37	\$372,965	\$1,365,000	\$341,250	\$11,966,283	\$10,315,310	\$278,792
Additions/Alterations	10	14	92	123	\$59,087	\$106,084	\$7,577	\$618,001	\$699,165	\$5,684
Residential Fence Permits	7	7	66	52	\$9,450	\$16,675	\$2,382	\$109,592	\$85,402	\$1,642
Total Residential Permits	18	25	194	212	\$441,502	\$1,487,759		\$12,693,876	\$11,099,877	

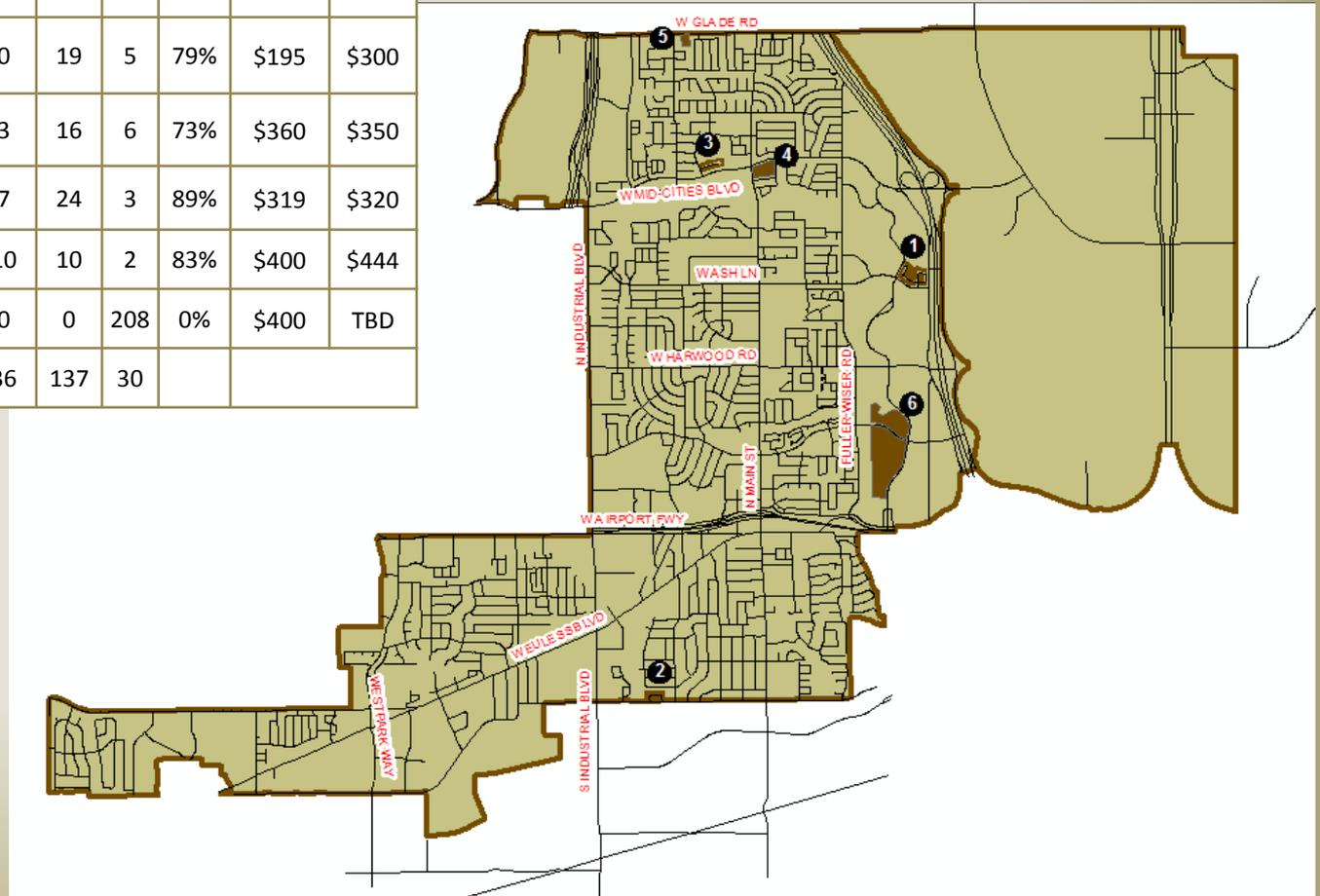
Development Case Activity

Development Review Cases August 2013

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
13-01-PD	Gateway Court	Gateway Boulevard	07/28/2013	08/05/2013	10/01/2013	10/08/2013
13-04-FP	Glade Parks Residential	2800 Heritage	07/28/2013	07/28/2013	08/06/2013	N/A
13-06-SP	Riverwalk Multi-Family	Bear Creek Parkway	07/31/2013	Still in Progress		
13-05-FP	Riverwalk Plat	Bear Creek Parkway	07/31/2013	Still in Progress		
13-02-PD	Trinity Court	S. Main Street at Whitener Blvd	07/31/2013	08/26/2013	09/17/2013	10/08/2013
13-03-PP	Harwood Plaza	900 Block N Industrial Blvd	08/25/2013	09/02/2013	09/17/2013	
13-03-PD	Camden Court	2907 Baze Road	09/01/2013	Still In Progress		
13-09-SUP	Montgomery Cranes	2603 W Eules Blvd	09/01/2013	09/10/2013	10/01/2013	10/22/2013
13-07-SP	Regency Plaza	1441 W Airport Freeway	09/01/2013	09/10/2013	09/17/2013	10/08/2013
13-06-CC	Sign Ordinance	N/A	N/A		10/01/2013	10/08/2013
13-05-CC	Greek Food Festival	Cullum Drive	09/08/2013	09/17/2013	N/A	09/24/2013

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	16	68	14	83%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	0	3	16	6	73%	\$360	\$350
4	Ridgecrest Estates	27	0	7	24	3	89%	\$319	\$320
5	Starlight Court	12	4	10	10	2	83%	\$400	\$444
6	Dominion	208	0	0	0	208	0%	\$400	TBD
Totals:			4	36	137	30			



Commercial Development

Commercial Permits September 2013	Permits in September		Permits YTD		Value in September		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
	New Commercial Construction	0	0	27	8	\$ -	\$ -	\$25,122,978
Additions/Alterations	6	10	64	72	\$272,200	\$437,326	\$3,614,616	\$12,204,621
Comm. Fence Permits	3	1	7	10	\$94,638	\$5,000	\$126,271	\$463,025
Total Commercial Permits	9	11	98	90	\$366,838	\$442,326	\$28,863,865	\$31,436,632

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2012	2013	2012	2013
Accessory Building	4	2	22	22
Com. Electrical Permit	7	8	66	54
Res. Electrical Permit	8	9	59	57
Garage Sale	78	69	636	627
Lawn Sprinkler	8	6	61	54
Com. Mech. Permit	4	3	38	26
Res. Mech. Permit	12	16	160	164
Com. Plumbing Permit	7	5	35	41
Res. Plumbing Permit	10	19	112	98
Res. Water Heater	13	8	140	135
Roofing Permit	0	1	20	12
Sign Permit	23	8	131	116
Total Misc. Permits	174	154	1480	1406



NEW COMMERCIAL PERMITS

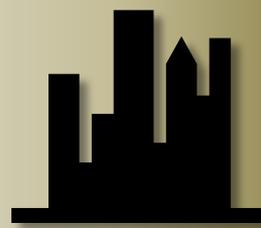


COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development



Commercial Permits September 2013			
Issue Date	Business Name	Address	Permit Type
9/4/2013	Retail Center	101 W Glade Rd	Commercial Remodel
9/4/2013	Retail Center	1060 N Main St #116	Commercial Remodel
9/18/2013	Apartments	301 Fair Oaks	Commercial Remodel
9/19/2013	Apartments	1500 Bear Creek Pkwy	Commercial Remodel
9/24/2013	Trinity High School	500 N Industrial	Commercial Remodel
9/24/2013	Denny's	1015 W Airport Frwy	Commercial Remodel
9/25/2013	Retail Center	1201 N Main St	Commercial Remodel
9/27/2013	Apartments	100 Manchester Dr	Commercial Remodel

Commercial Certificates of Occupancy September 2013				
Issue Date	Business Name	Address	Classification	Type
9/18/2013	iTea Lounge	1301 W Glade #194	Restaurant	New Business
9/19/2013	Associated Supply Co Inc	2019 W Airport Frwy	Equipment Sales and Lease	Change of Ownership
9/19/2013	Harmony School of Innovation	701 S Industrial Blvd #105	School	Name Change
9/27/2013	Autumn Wood Professional Building	2275 Westpark Ct	Office	Change of Ownership
9/27/2013	Suite 2801	2800 Brazos Blvd	Apartments	New Business

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



RENTAL INSPECTION VIOLATIONS

Code Enforcement Cases September 2013 Common Violation	Cases in September 2013
Building	1
Health Inspection	8
High Grass and Weeds	100
Parking	1
No Permit	1
Pools (Residential)	3
Property Maintenance	32
Public Nuisance	5
Rental Inspection	3
Signs	1
Streets and Sidewalks	5
Trash	10
Vehicle	4
Watering	2
Zoning	3
TOTALS	710

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		

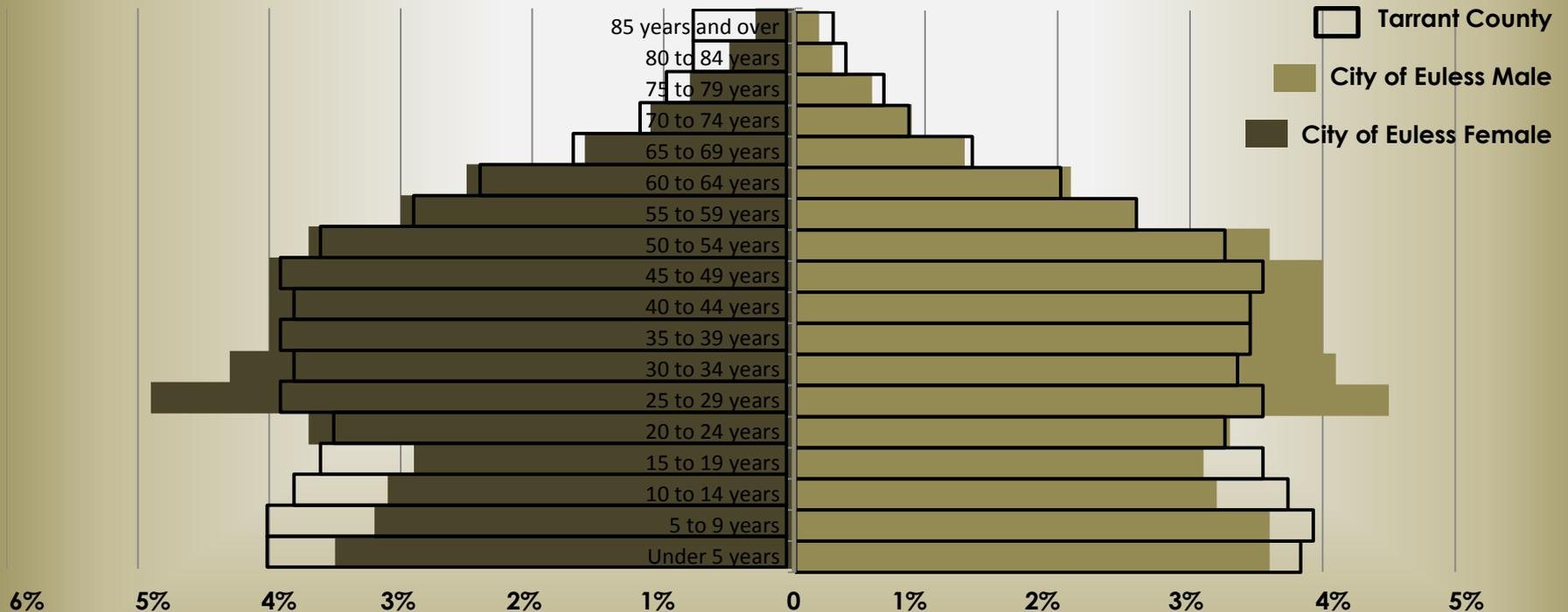
Demographics and Data

Age -

The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

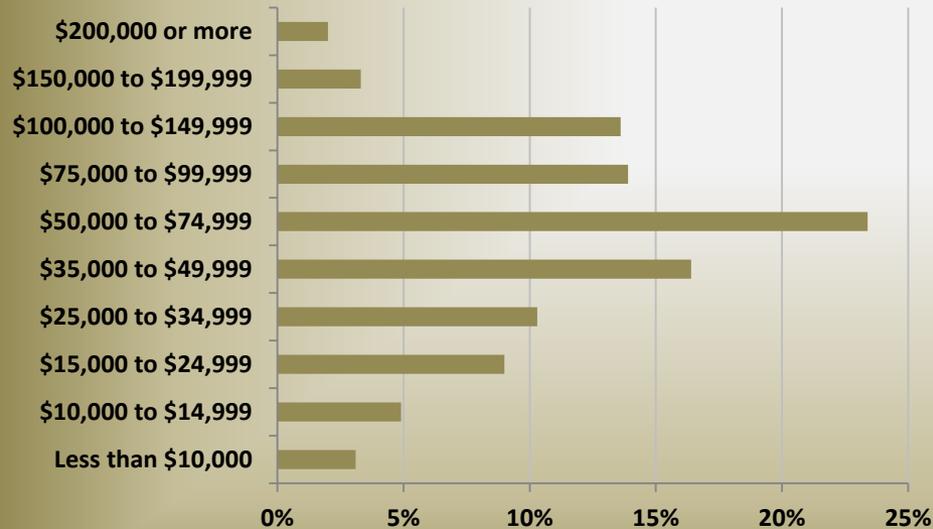
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Demographics and Data

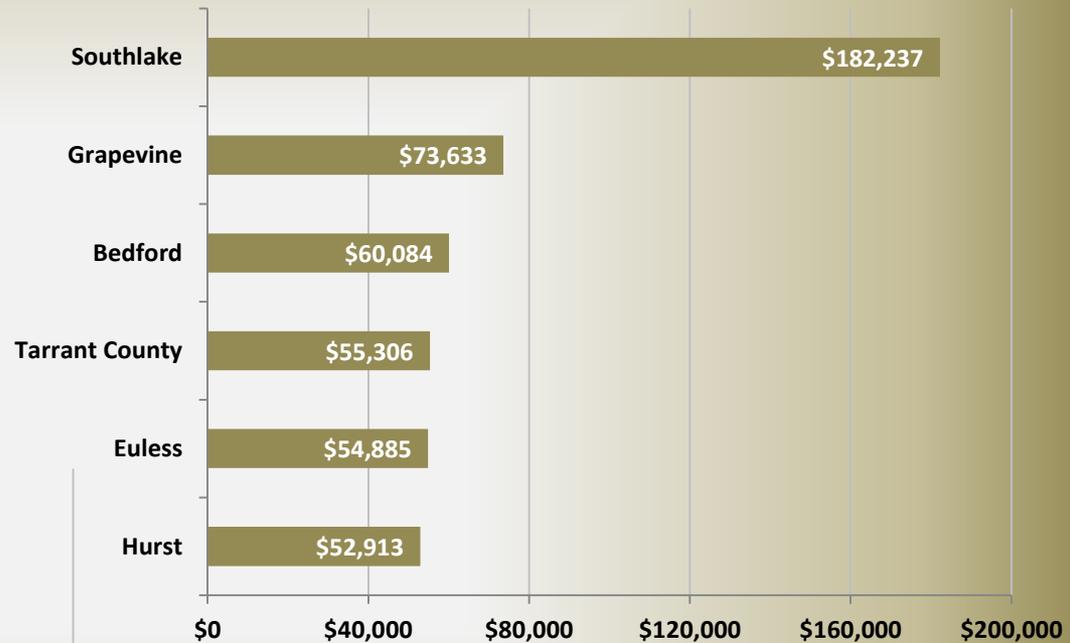
Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Eules income levels by percentage have steadily increased over time as more families have built homes in the past decade.

Eules Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2006-2010