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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**
Michele Crooks
(817) 685-1630
mcrooks@eulesstx.gov

Development Review Status
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



0

NEW RESIDENTIAL PERMITS



2

NEW RESIDENTIAL FENCE PERMITS



12

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$0

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2014	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 02/14	2013	2014	Ave 14
New Residential Construction	1	0	1	14	\$393,432	\$ -	\$ -	\$393,423	\$1,714,716	\$122,480
Additions/Alterations	4	12	22	26	\$23,330	\$84,658	\$13,132	\$115,407	\$268,508	\$10,327
Residential Fence Permits	2	2	3	26	\$1,900	\$2,300	\$697	\$2,230	\$19,020	\$732
Total Residential Permits	7	14	26	66	\$418,662	\$86,958		\$511,069	\$2,002,244	

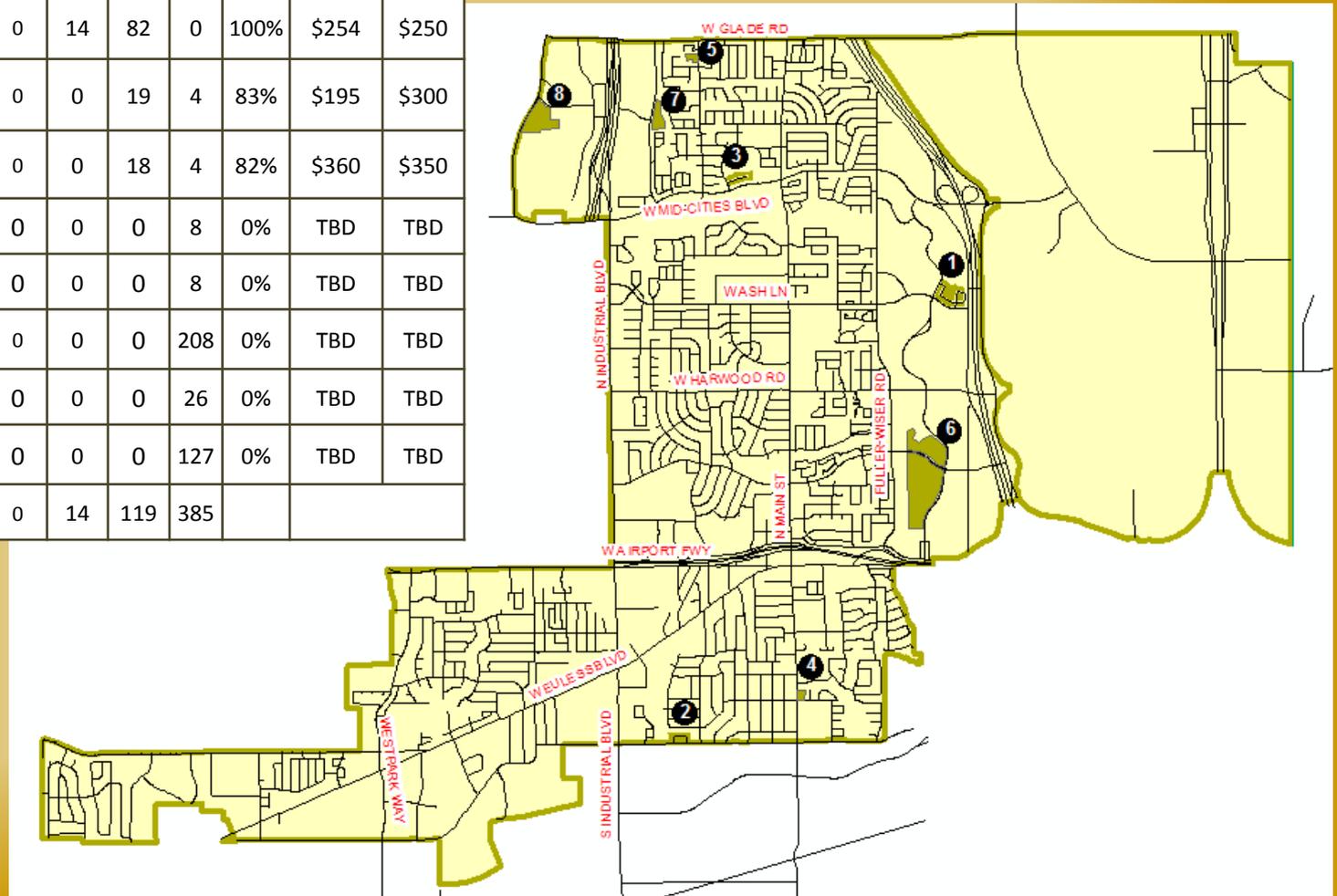
Development Case Activity

Development Review Cases February 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
13-11-SUP	House of Paws	101 W Glade Road	10/06/2013	01/28/2014	02/18/2014	03/11/2014
14-01-SP	Eules Guns and Ammo	1201 W Eules Blvd	01/06/2014	Still in Progress		
13-10-SP	Glade Parks #29	State Highway 121	12/31/2013	01/20/2014	01/21/2014	02/11/2014
14-01-SUP	Capital Tow	S Pipeline Road	01/27/2014	02/18/2014	03/04/2014	Withdrawn
14-02-SP	Antica Pizzeria	200 Westpark Way	01/19/2014	02/17/2014	03/04/2014	03/25/2014
13-07-PP	Camden Park	2807 Baze Road	12/15/2013	02/25/2014	03/04/2014	NA
14-01-RP	Mad Triangle Addition	1608 W Eules Blvd	02/10/2014	Still in Progress		
14-01-PP	Villas at Bear Creek	Midway Drive at Bear Creek Pkwy	02/17/2014	Still in Progress		
14-02-PP	Cannon Gardens	606 S Main	02/17/2014	Still in Progress		
14-03-SP	Villas at Bear Creek (Site Plan)	Midway Drive at Bear Creek Pkwy	02/17/2014	Still in Progress		
14-02-SUP	DFW Bimmer	1361 W Eules Blvd #205	02/24/2014	03/04/2014	03/18/2014	04/08/2014

Active Residential Subdivisions

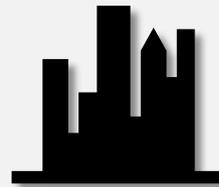
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	0	19	4	83%	\$195	\$300
3	Running Bear Estates	22	0	0	18	4	82%	\$360	\$350
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	0	0	8	0%	TBD	TBD
6	Dominion at Bear Creek	208	0	0	0	208	0%	TBD	TBD
7	Gateway Court	26	0	0	0	26	0%	TBD	TBD
8	Glade Parks Residential	127	0	0	0	127	0%	TBD	TBD
Totals:		377	0	14	119	385			



Commercial Development

Commercial Permits February 2014	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	3	3	3	4	\$18,148,621	\$1,318,255	\$18,148,621	\$1,328,255
Additions/Alterations	9	11	17	23	\$212,165	\$88,010	\$469,325	\$1,041,970
Comm. Fence Permits	1	0	3	2	\$8,400	\$ -	\$53,400	\$51,675
Total Commercial Permits	13	14	23	29	\$18,369,186	\$1,406,25	\$18,671,346	\$2,421,900

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2013	2014	2013	2014
Accessory Building	0	0	2	2
Com. Electrical Permit	9	9	12	19
Res. Electrical Permit	6	8	11	20
Garage Sale	22	27	31	68
Lawn Sprinkler	9	3	12	11
Com. Mech. Permit	2	7	2	9
Res. Mech. Permit	3	12	15	26
Com. Plumbing Permit	8	7	10	13
Res. Plumbing Permit	11	19	22	43
Res. Water Heater	14	28	34	49
Roofing Permit	4	23	5	24
Sign Permit	14	12	22	33
Total Misc. Permits	102	155	178	317



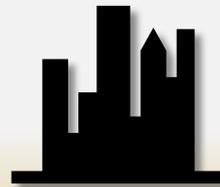
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$1,328,255

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits February 2014			
Issue Date	Business Name	Address	Permit Type
2/6/2014	Apartments	1450 Sagebrush Trl	Commercial Remodel
2/7/2014	Apartments	300 E Denton Dr	Commercial Remodel
2/12/2014	Apartments	605 Del Paso	Commercial Remodel
2/13/2014	Convenience Store	3100 W Eules Blvd	Commercial Remodel
2/18/2014	Apartments	311 S Industrial	Commercial Remodel
2/18/2014	Apartments	311 S Industrial	Commercial Remodel
2/18/2014	Apartments	311 S Industrial	Commercial Remodel
2/18/2014	Apartments	311 S Industrial	Commercial Remodel
2/18/2014	Apartments	311 S Industrial	Commercial Remodel
2/20/2014	Retail Center	2721 SH 121	New Commercial
2/21/2014	Amenity Center	810 Mallard St	New Commercial
2/25/2014	Apartments	1611 El Camino Real	Commercial Remodel
2/26/2014	Medical Office	220 W Harwood Rd	New Commercial



Commercial Certificates of Occupancy February 2014				
Issue Date	Business Name	Address	Classification	Type
2/3/2014	The Law Office of Mary Elizabeth Garcia	418 N Main St #211	Office	New Business
2/3/2014	Enclave at Bear Creek	855 E Ash Ln	Apartments	Owner Change
2/4/2014	Overlook at Bear Creek	800 E Ash Ln	Apartments	Owner Change
2/5/2014	Faithful Men Ministries	1361 W Eules Blvd #113	Office	New Business
2/10/2014	KFC	200 W Eules Blvd	Restaurant	Owner Change
2/11/2014	Pawpawrazzi Paw Spa	230 Vine St	Dog Grooming	New Business
2/11/2014	Baskin Robbins	2750 SH 121 #800	Restaurant	Owner Change
2/19/2014	The Door CFM	416 N Main St	Office	New Business
2/25/2014	Jacque M 528, LLC	418 N Main St #115	Sewing Needlework Retail	New Business
2/26/2014	S&Z Group LLC DBA Ice Box	612 N Industrial Blvd	Convenience Store with Fuel Sales	Owner Change
2/26/2014	EXXON Food Mart	3100 W Eules Blvd	Convenience Store with Fuel Sales	Owner Change
2/26/2014	North Texas Nephrology Associates	350 Westpark Way #111	Medical Office	New Business

Code Enforcement



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HIGH GRASS AND WEEDS



16

TRASH/LITTERING VIOLATIONS



4

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Feb 2014		Cases in Feb		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	1	0	0
	Plumbing Violation	1	0	1
	Electrical Violation	2	1	1
	Property Maintenance	12	6	18
	Minimum Housing	7	4	7
	Dangerous Conditions/Structures	0	0	0
	Screening Swimming Pools/Spa	0	0	0
	Accessory Buildings	0	0	0
	Permit Required for Sales	0	0	0
	Health	Nuisance - Pools/Spas Clarity	3	1
No Food Handler Card			2	4
Other Health Equipment Issue			10	36
Approved Source / Labeling			5	16
Food Contact Surfaces / Cleaning			1	6
No Health License / Expired			2	3
Evidence of Insect / Rodent Contamination			0	1
No Alcohol License / Expired			1	2
Littering and Trash	Trash/Littering	32	16	25
	Junked Vehicles		16	21
	Littering/Life Safety (24hrs)	0	0	0
	High Grass and Weeds	3	6	6
Water	Watering Violations		0	6
Zoning Violations	Nuisance Other	2	12	22
	Garbage Collection/Pick Up Req.	0	0	0
	Solid Waste Other	0	0	0
	Illegal Outdoor Storage (Non Res)	4	2	3
	Illegal Outdoor Storage (Res)	9	4	9
	Fences/Walls In Disrepair	10	3	13
	Parking on Unpaved Surfaces	3	3	4
	Street and Sidewalk Obstruction		1	2
	Landscaping (Residential)		2	4
	Zoning Violation (Other)	7	2	5
	Signs/Billboards	13	1	3
	Poss Illegal Home Occupation	0	2	2
	Materials on ROW/Street	0	0	0
TOTALS		109	103	221

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		

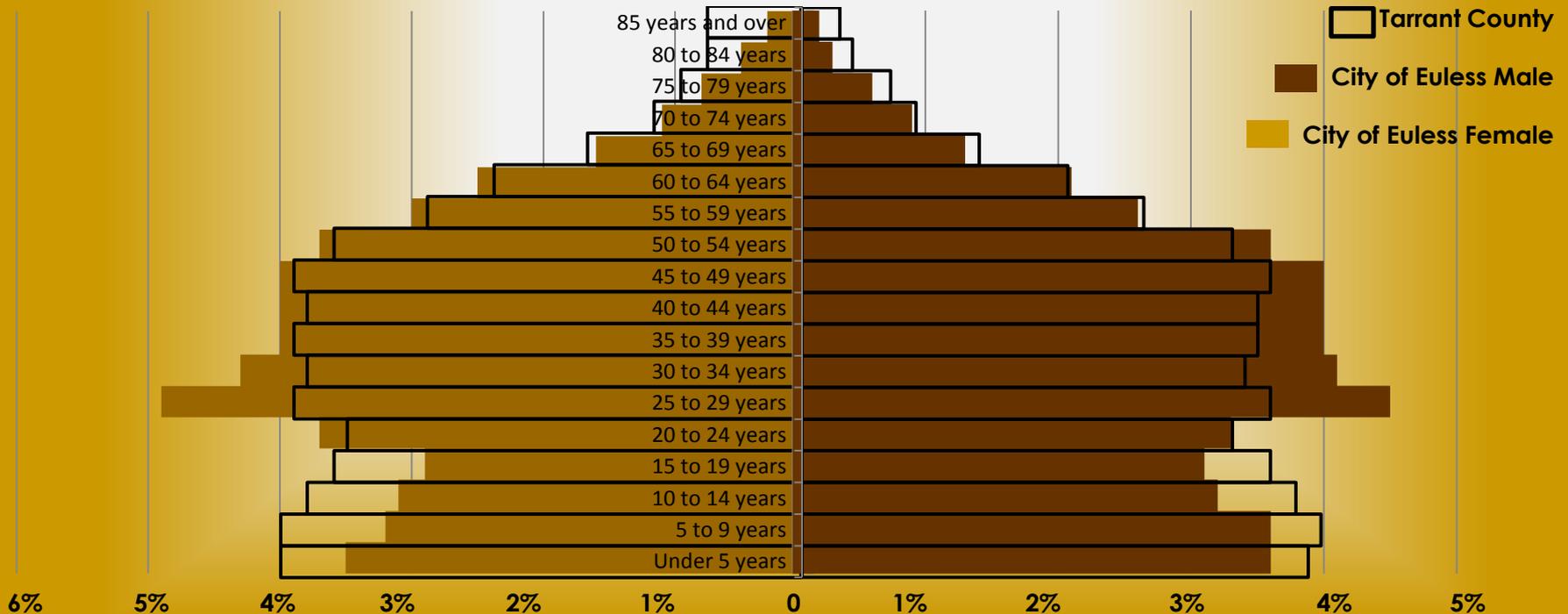
Demographics and Data

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



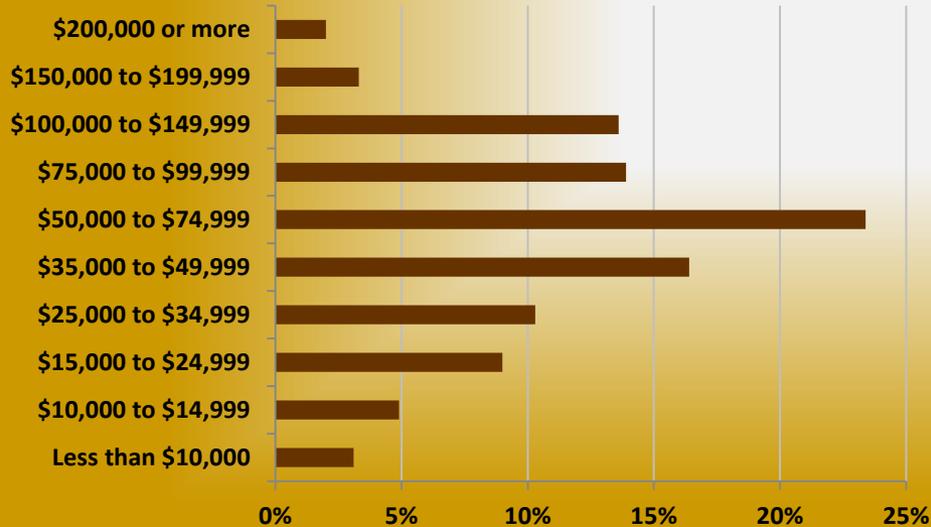
Source: US Bureau of Census 2010

Demographics and Data

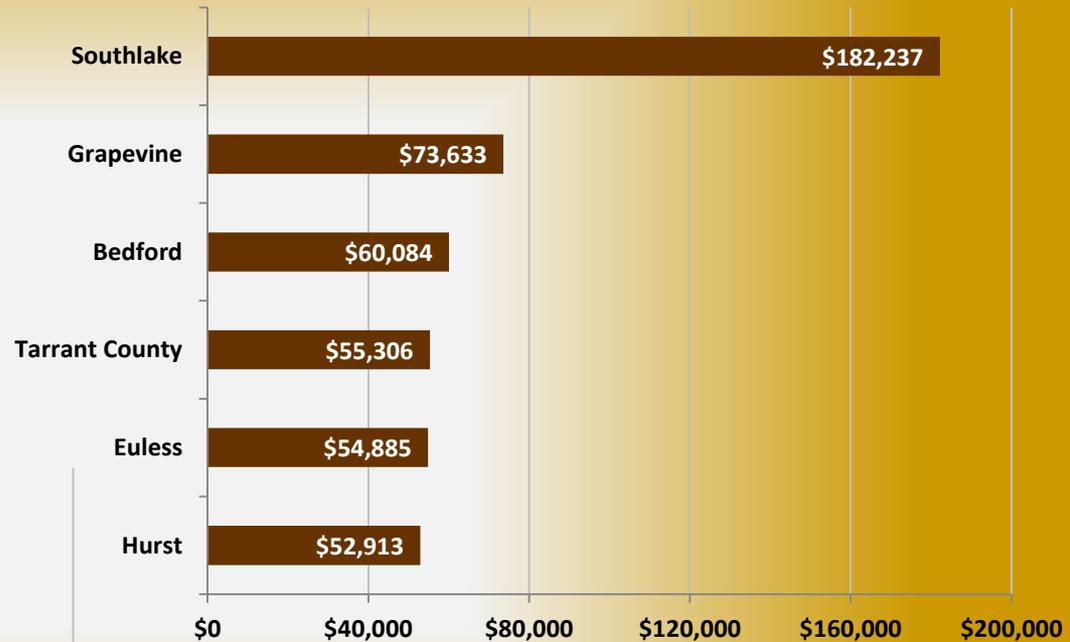
Income -

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