

APRIL 2014

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Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless 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

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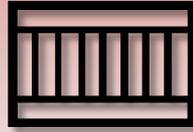
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Residential Growth



2

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



20

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$655,990

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2014	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 04/14	2013	2014	Ave 14
New Residential Construction	1	2	3	17	#415,742	\$655,990	\$327,995	1,182,139	\$2,384,706	\$140,277
Additions/Alterations	18	20	51	65	\$149,913	\$182,651	\$9,132	\$301,695	\$534,820	\$8,228
Residential Fence Permits	9	7	24	46	\$19,546	\$17,161	\$2,451	\$31,205	\$57,206	\$1,244
Total Residential Permits	28	29	78	128	\$585,201	\$855,802		\$1,515,039	\$2,976,732	

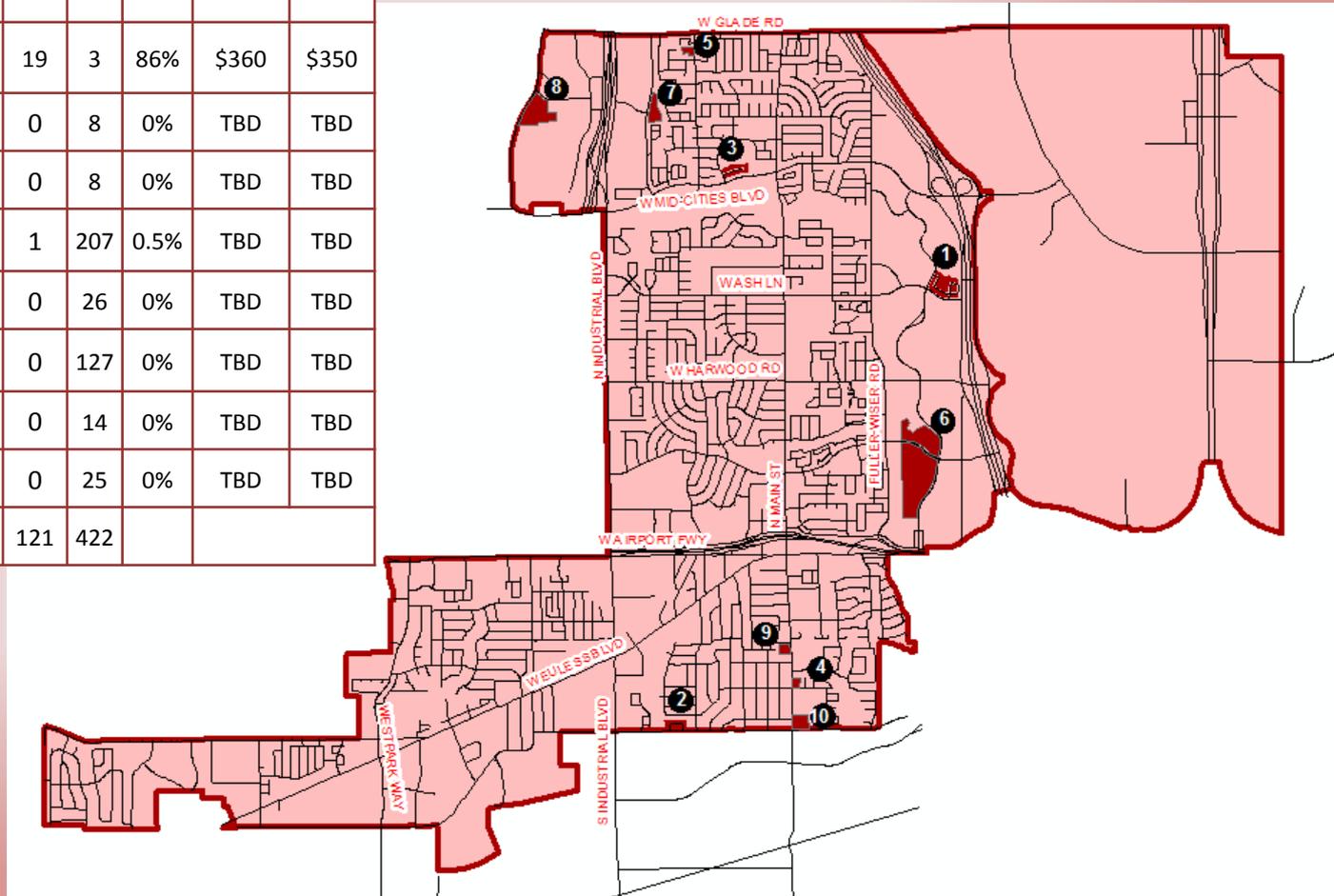
Development Case Activity

Development Review Cases April 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-01-SP	Eules Guns and Ammo	1201 W Eules Blvd	01/06/2014	Still in Progress		
14-01-RP	Mad Triangle Addition	1608 W Eules Blvd	02/10/2014	04/08/2014	04/15/2014	NA
14-01-PP	Villas at Bear Creek	Midway Drive at Bear Creek Pkwy	02/17/2014	04/22/2014	05/06/2014	NA
14-02-PP	Cannon Gardens	606 S Main	02/17/2014	03/18/2014	04/01/2014	NA
14-03-SP	Villas at Bear Creek (Site Plan)	Midway Drive at Bear Creek Pkwy	02/17/2014	04/22/2014	06/03/2014	06/24/2014
14-02-SUP	DFW Bimmer	1361 W Eules Blvd #205	02/24/2014	03/04/2014	03/18/2014	04/08/2014
14-02-RP	Trail Lakes Estates	800 Overlake Ct	03/04/2014	03/25/2014	04/15/2014	NA
14-04-PP	Glade Parks	West of SH 121	03/04/2014	04/01/2014	04/15/2014	NA
14-03-PP	Silver Crest Addition	NE Corner S. Pipeline and S. Main	03/04/2014	04/22/2014	05/06/2014	NA
14-04-SP	Dollar General	1604 W Eules Blvd	03/04/2014	04/08/2014	04/15/2014	05/13/2014
14-03-SUP	Dave & Busters	Glade Parks	03/11/2014	03/18/2014	04/01/2014	04/22/2014
14-05-SP	Quickway Manufacturing	Heather Drive	03/11/2014	04/08/2014	04/15/2014	05/13/2014
14-02-CC	Concrete Batch Plant	Glade Parks	03/17/2014	NA	NA	04/08/2014
14-01-PD	Silver Crest Addition	NE Corner S. Pipeline and S. Main	03/17/2014	03/18/2014	04/01/2014	04/08/2014
14-03-RP	Westpark Central Addition	Dock McGInnis Lane	03/25/2014	Still in Progress		
14-09-SP	Life Connection Church	208 Nutmeg Lane	03/17/2014	04/22/2014	05/06/2014	05/27/2014

Active Residential Subdivisions

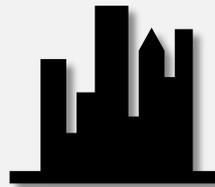
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	0	19	4	83%	\$195	\$300
3	Running Bear Estates	22	1	1	19	3	86%	\$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	1	1	1	207	0.5%	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
9	Cannon Gardens	14	0	0	0	14	0%	TBD	TBD
10	Silver Crest	25	0	0	0	25	0%	TBD	TBD
Totals:		543	2	16	121	422			



Commercial Development

Commercial Permits April 2014	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	0	3	7	\$ -	\$ -	\$18,148,621	\$1,431,576
Additions/Alterations	10	0	35	40	\$426,449	\$ -	\$1,603,639	\$1,688,530
Comm. Fence Permits	0	0	4	2	\$ -	\$ -	\$54,400	\$51,675
Total Commercial Permits	10	0	42	49	\$426,449	\$ -	\$19,806,660	\$3,171,781

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2013	2014	2013	2014
Accessory Building	5	4	9	6
Com. Electrical Permit	3	6	23	34
Res. Electrical Permit	5	12	26	45
Garage Sale	93	109	205	257
Lawn Sprinkler	10	4	26	22
Com. Mech. Permit	4	0	11	14
Res. Mech. Permit	23	27	47	70
Com. Plumbing Permit	3	4	18	25
Res. Plumbing Permit	13	14	42	74
Res. Water Heater	19	19	67	83
Roofing Permit	2	1	7	27
Sign Permit	20	9	69	55
Total Misc. Permits	200	209	550	712



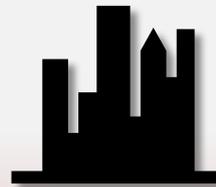
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NEW COMMERCIAL PERMITS



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NEW COMMERCIAL FENCE PERMITS



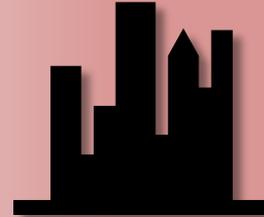
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TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits April 2014

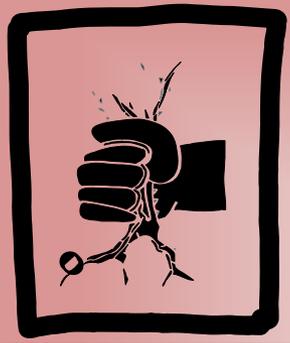
Issue Date	Business Name	Address	Permit Type
	No Commercial Construction Permits Were Issued		



Commercial Certificates of Occupancy April 2014

Issue Date	Business Name	Address	Classification	Type
4/3/2014	Airline Pilots Association Inc	150 Westpark Way #130	Union Association	Change in Address
4/10/2014	House of Paws Eules LLC	101 W Glade Rd #201	Dog Grooming and Boarding	Change in Ownership
4/15/2014	Your Way Café	135 S Ector Dr	Restaurant	New Business
4/15/2014	Texas Pain Relief Group LLC	350 Westpark Way #201	Medical Office	New Business
4/21/2014	CGT Auto LLC Miller Muffler	301 W Eules Blvd	Auto Services	Name Change
4/21/2014	Muy Hamburger Partners DBA Wendys	200 N Main St	Restaurant	Change in Ownership
4/21/2014	KCH Services LLC	901 Clinic Dr A115	General Office	Change in Address
4/21/2014	Music & Dance Preschools Corp	1206 W Eules Blvd #111 &112	Day Care	Change in Address
4/25/2014	Ice Monkeys Snow Cones	2501 N Main St #230	Restaurant	New Business
4/30/2014	Rider's Depot	2115 W Eules Blvd	Sales Office	New Business
4/30/2014	Hadi Tajani, MD	350 Westpark Way #109	Medical Office	New Business
5/8/2014	Oasis Shower Doors	1206 W Eules Blvd	Sales Office	New Business

Code Enforcement



197

HIGH GRASS AND WEEDS



14

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Apr 2014		Cases in Apr		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	0	0	0
	Plumbing Violation	0	3	5
	Electrical Violation	1	1	6
	Property Maintenance	4	10	32
	Minimum Housing	12	0	9
	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	1	10	12
	No Food Handler Card		3	23
	Other Health Equipment Issue		1	55
	Approved Source / Labeling		3	23
	Food Contact Surfaces / Cleaning		5	14
	No Health License / Expired		2	9
	Evidence of Insect / Rodent Contamination		0	1
Littering and Trash	No Alcohol License / Expired		0	4
	Trash/Littering	8	14	57
	Junked Vehicles		6	28
	Littering/Life Safety (24hrs)	0	0	0
Water	High Grass and Weeds	114	197	245
	Watering Violations		4	13
Zoning Violations	Nuisance Other	0	1	26
	Garbage Collection/Pick Up Req.	1	0	0
	Solid Waste Other	0	2	5
	Illegal Outdoor Storage (Non Res)	0	1	5
	Illegal Outdoor Storage (Res)	4	11	32
	Fences/Walls In Disrepair	12	7	26
	Parking on Unpaved Surfaces	0	7	12
	Street and Sidewalk Obstruction		2	6
	Landscaping (Residential)		11	15
	Zoning Violation (Other)	1	1	10
	Signs/Billboards	0	3	6
	Poss Illegal Home Occupation	2	0	2
Materials on ROW/Street		1	0	0
TOTALS		161	305	681

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		

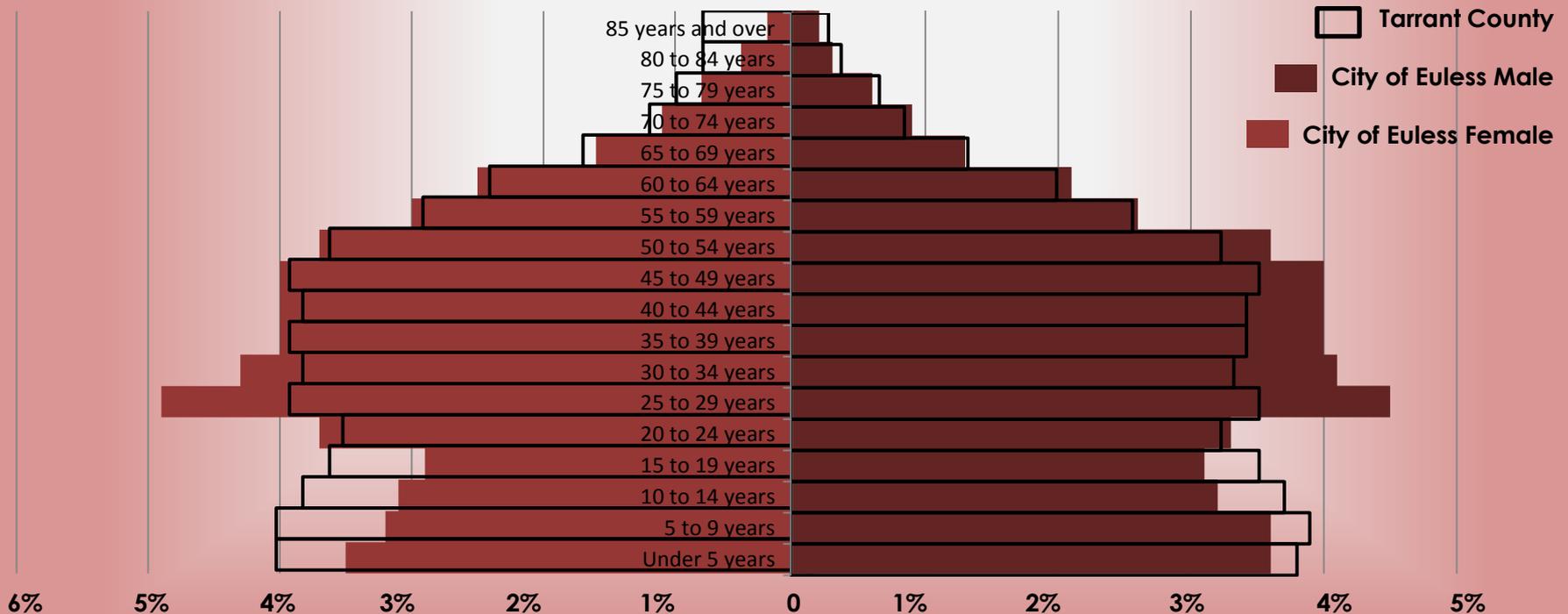
Demographics and Data

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



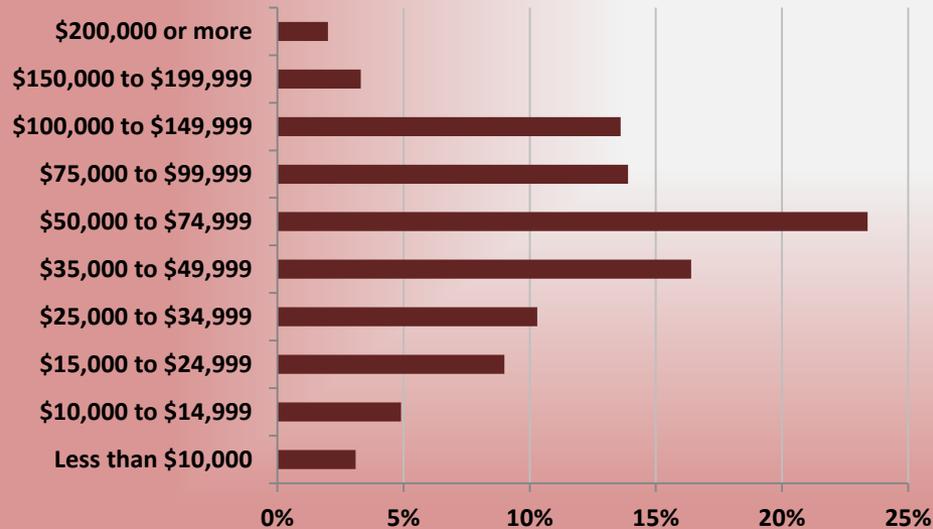
Source: US Bureau of Census 2010

Demographics and Data

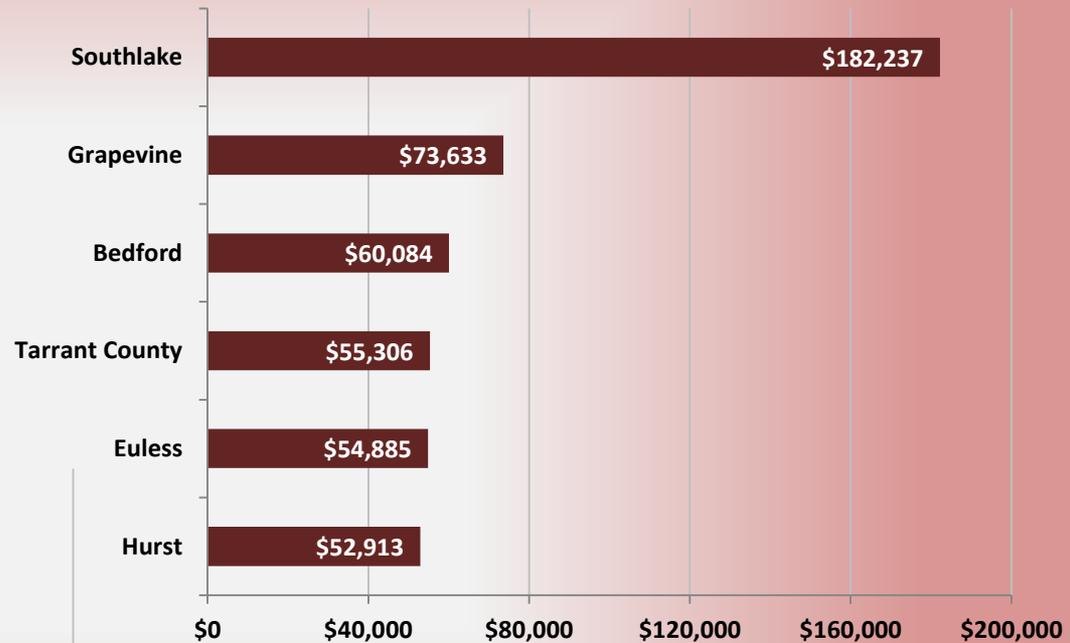
Income -

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

Euless Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2006-2010