

MAY 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](http://www.eulesstx.gov/planning/devserv.htm)**

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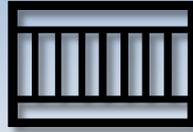
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# Residential Growth



12

NEW RESIDENTIAL PERMITS



8

NEW RESIDENTIAL FENCE PERMITS



18

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,523,250

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2014	Permits in May		Permits YTD		Value in May			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 05/14	2013	2014	Ave 14
New Residential Construction	6	12	9	29	\$1,788,486	\$3,523,250	\$293,604	\$2,970,625	\$5,907,956	\$203,723
Additions/Alterations	16	18	67	83	\$83,081	\$110,286	\$6,127	\$384,776	\$645,106	\$7,772
Residential Fence Permits	5	8	29	54	\$17,552	\$15,410	\$1,926	\$48,757	\$72,616	\$1,345
Total Residential Permits	27	38	105	166	\$1,889,119	\$3,648,946		\$3,404,158	\$6,625,678	

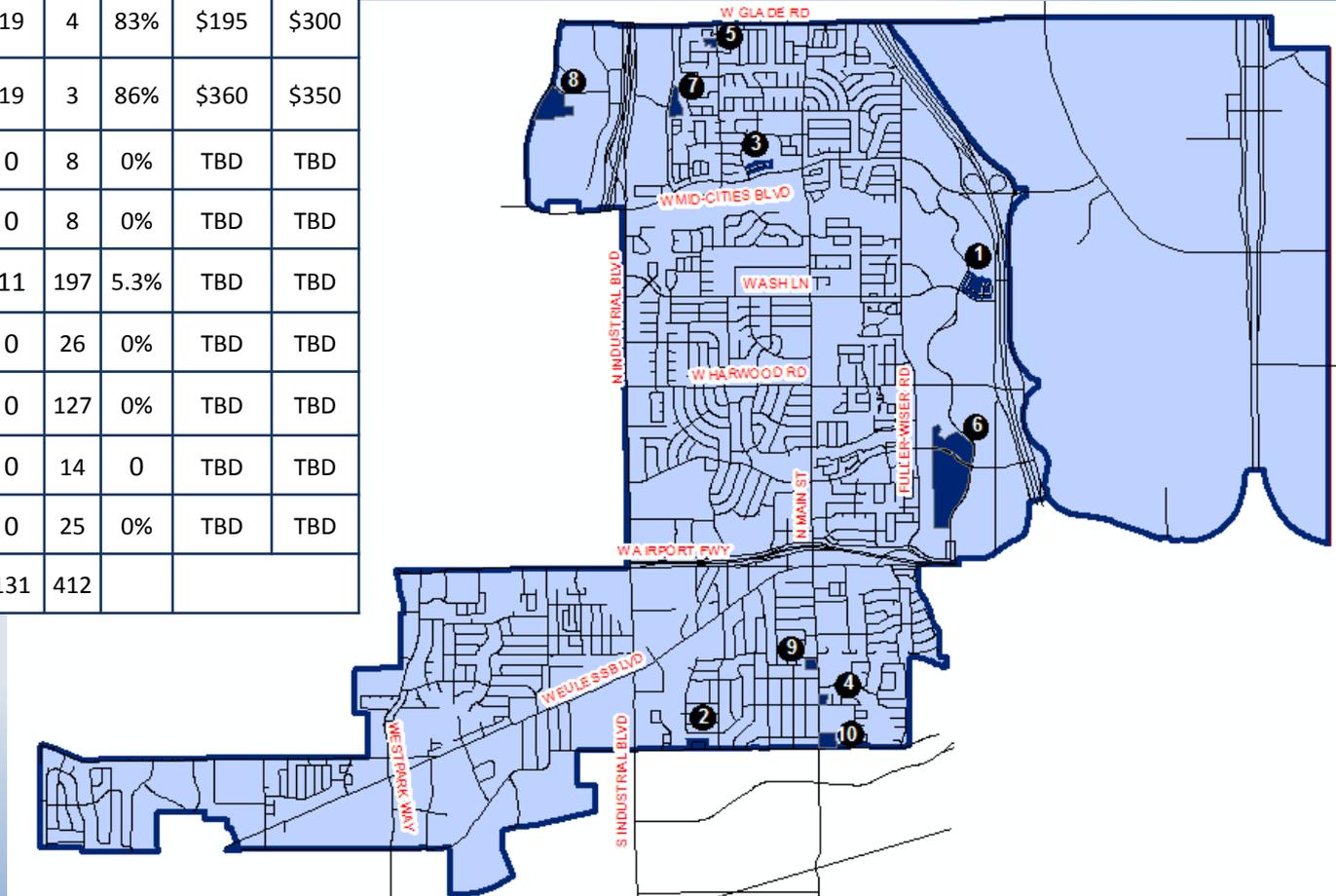
# Development Case Activity

## Development Review Cases May 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-PP	Villas at Bear Creek	Midway Drive at Bear Creek Pkwy	02/17/2014	04/22/2014	05/06/2014	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
14-03-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
14-05-SP	Quickway Manufacturing	Heather Drive	03/11/2014	04/08/2014	04/15/2014	05/13/2014
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
14-01-FP	Glade Parks Lot 3, Block K	2500 Block Rio Grande Blvd.	05/20/2014	05/27/2014	06/03/2014	NA
14-11-SP	Glade Parks Phase I	2000 Block Rio Grande Blvd	05/06/2014	Still in Progress		
14-06-SUP	State Inspection and Tires Shop	407 W Eules Blvd	04/01/2014	04/08/2014	05/06/2014	05/27/2014
14-07-SUP	All Paws Go to Heaven	2215 W Pipeline Road	04/08/2014	04/15/2014	05/06/2014	05/27/2014
14-08-SUP	JRs Transmission	130 Vine Street Ste 2 &3	05/27/2014	Still in Progress		

# Active Residential Subdivisions

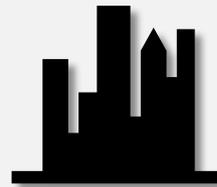
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	0	19	4	83%	\$195	\$300
3	Running Bear Estates	22	1	1	19	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	10	11	11	197	5.3%	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	11	26	131	412			



# Commercial Development

Commercial Permits May 2014	Permits in May		Permits YTD		Value in May		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	7	3	14	\$ -	\$25,700,000	\$18,148,621	\$27,131,576
Additions/Alterations	12	12	47	52	\$9,203,317	\$1,607,170	\$10,806,956	\$3,295,700
Comm. Fence Permits	1	0	5	2	\$5,125	\$ -	\$59,525	\$51,675
Total Commercial Permits	13	19	55	68	\$9,208,442	\$27,307,170	\$29,015,102	\$30,478,951

Miscellaneous Permits	Permits in May		Permits YTD	
	2013	2014	2013	2014
Accessory Building	7	1	16	7
Com. Electrical Permit	7	12	30	46
Res. Electrical Permit	8	7	34	52
Garage Sale	97	137	302	394
Lawn Sprinkler	7	5	33	27
Com. Mech. Permit	4	11	15	25
Res. Mech. Permit	27	28	74	98
Com. Plumbing Permit	4	15	22	40
Res. Plumbing Permit	15	21	57	95
Res. Water Heater	17	25	84	108
Roofing Permit	3	1	10	28
Sign Permit	9	10	78	65
Total Misc. Permits	205	273	755	985



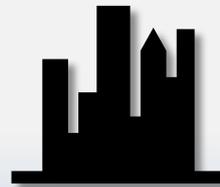
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NEW COMMERCIAL PERMITS

NEW COMMERCIAL FENCE PERMITS



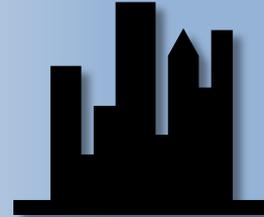
\$25,700,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

## Commercial Permits May 2014

Issue Date	Business Name	Address	Permit Type
5/6/2014	Commercial Retail	116 W Euless Blvd	Commercial Remodel
5/7/2014	Apartments (7 Permits)	900 Grange Hall Dr	New Apartments
5/8/2014	Superior Fence	1203 Raider Dr	Commercial Remodel
5/8/2014	Commercial Office	301 Westpark Way	Commercial Remodel
5/22/2014	Calvary Baptist Church	300 Calvary Dr	Commercial Remodel



## Commercial Certificates of Occupancy May 2014

Issue Date	Business Name	Address	Classification	Type
5/8/2014	Oasis Shower Doors	1206 W Euless Blvd	Sales Office	New Business
5/22/2014	St. John the Baptist Church	303 Cullum	Church	New Structure
5/22/2014	Unique Nails	901 Clinic Dr B117	Salon	New Business
5/22/2014	Acumen Contracting	1310 W Euless Blvd #100	Office	New Business
5/22/2014	Christian Men's Network	1316 W Euless Blvd #200	Office	New Business
5/22/2014	Perfect Squares	610 S Industrial Blvd #210	Office	New Business

# Code Enforcement



114

HIGH GRASS AND WEEDS



13

TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases May 2014		Cases in May		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	0	0	0
	Plumbing Violation	0	0	5
	Electrical Violation	0	0	6
	Property Maintenance	3	15	47
	Minimum Housing	0	1	10
	Dangerous Conditions/Structures	0	0	0
	Screening Swimming Pools/Spa	0	1	1
	Accessory Buildings	0	1	1
	Permit Required for Sales	0	0	0
Health	Nuisance - Pools/Spas Clarity	5	5	17
	No Food Handler Card		4	27
	Other Health Equipment Issue		9	64
	Approved Source / Labeling		2	25
	Food Contact Surfaces / Cleaning		1	15
	No Health License / Expired		2	11
	Evidence of Insect / Rodent Contamination		0	1
No Alcohol License / Expired		0	4	
Littering and Trash	Trash/Littering	26	13	70
	Junked Vehicles		5	33
	Littering/Life Safety (24hrs)	0	3	3
Water	High Grass and Weeds	62	114	359
Zoning Violations	Watering Violations		7	20
	Nuisance Other	5	3	29
	Garbage Collection/Pick Up Req.	1	0	0
	Solid Waste Other	0	1	6
	Illegal Outdoor Storage (Non Res)	1	0	5
	Illegal Outdoor Storage (Res)	4	10	42
	Fences/Walls In Disrepair	19	8	34
	Parking on Unpaved Surfaces	2	7	19
	Street and Sidewalk Obstruction		1	7
	Landscaping (Residential)		6	21
	Zoning Violation (Other)	3	1	11
	Signs/Billboards	0	1	7
Poss Illegal Home Occupation	1	1	3	
Materials on ROW/Street	1	3	3	
TOTALS		133	225	906

# 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-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

## Recreation:

Euless 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

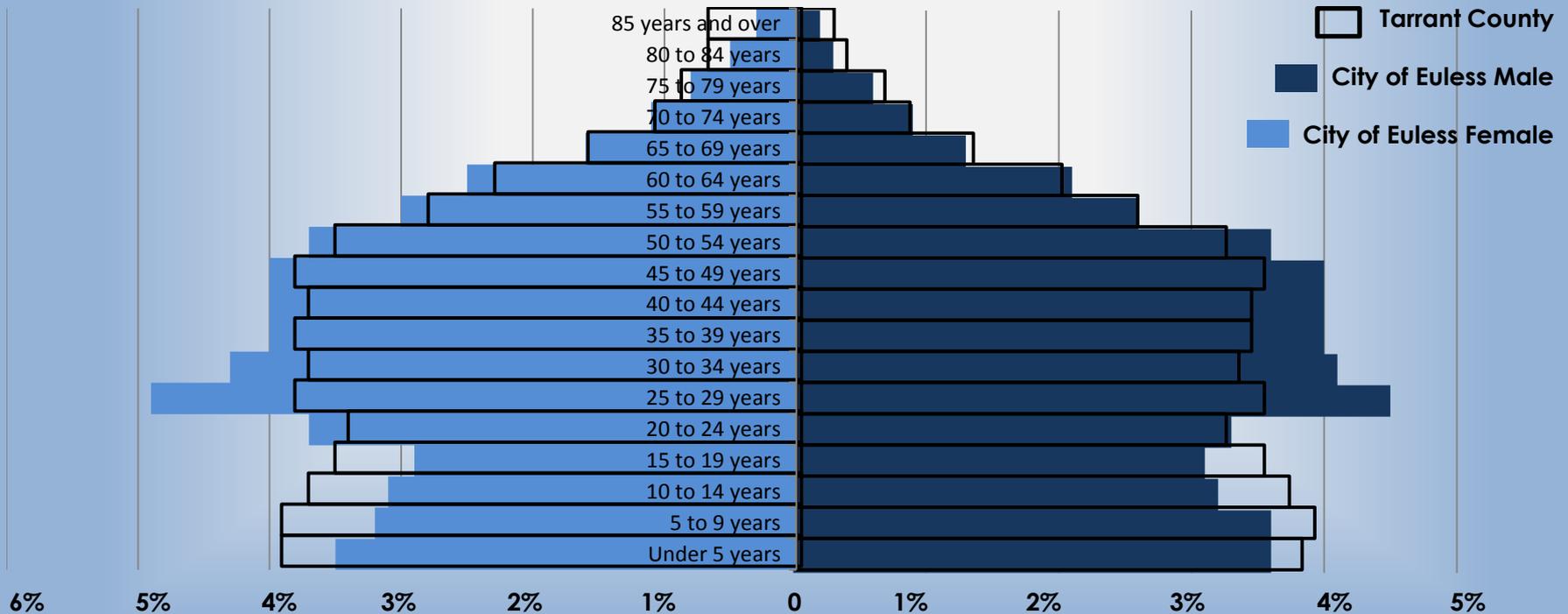
# Demographics and Data

## 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

UPDATED MAY 2014

# Demographics and Data

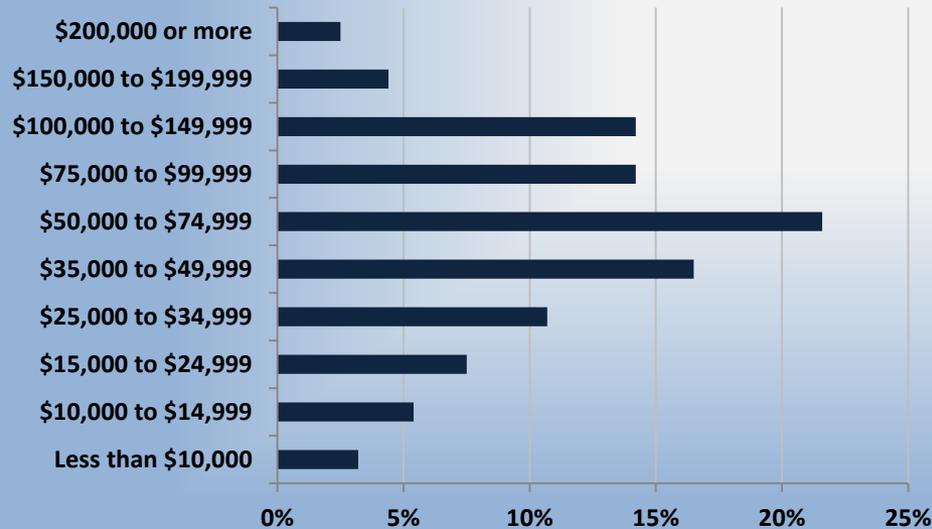
## Income -

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.

## Median Income Levels



## Eules Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2008-2012