

JUNE 2014

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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**
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Residential Growth



10

NEW RESIDENTIAL PERMITS



4

NEW RESIDENTIAL FENCE PERMITS



16

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,171,261

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits June 2014	Permits in June		Permits YTD		Value in June			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 06/14	2013	2014	Ave 14
New Residential Construction	6	10	15	39	\$1,312,120	\$3,171,261	\$317,126	\$4,282,745	\$9,079,217	\$232,800
Additions/Alterations	10	16	77	99	\$51,161	\$156,167	\$9,760	\$801,273	\$801,273	\$8,094
Residential Fence Permits	5	4	34	58	\$4,323	\$197,302	\$49,325	\$269,918	\$269,918	\$4,654
Total Residential Permits	21	30	126	196	\$1,367,604	\$3,524,730		\$10,150,408	\$10,150,408	

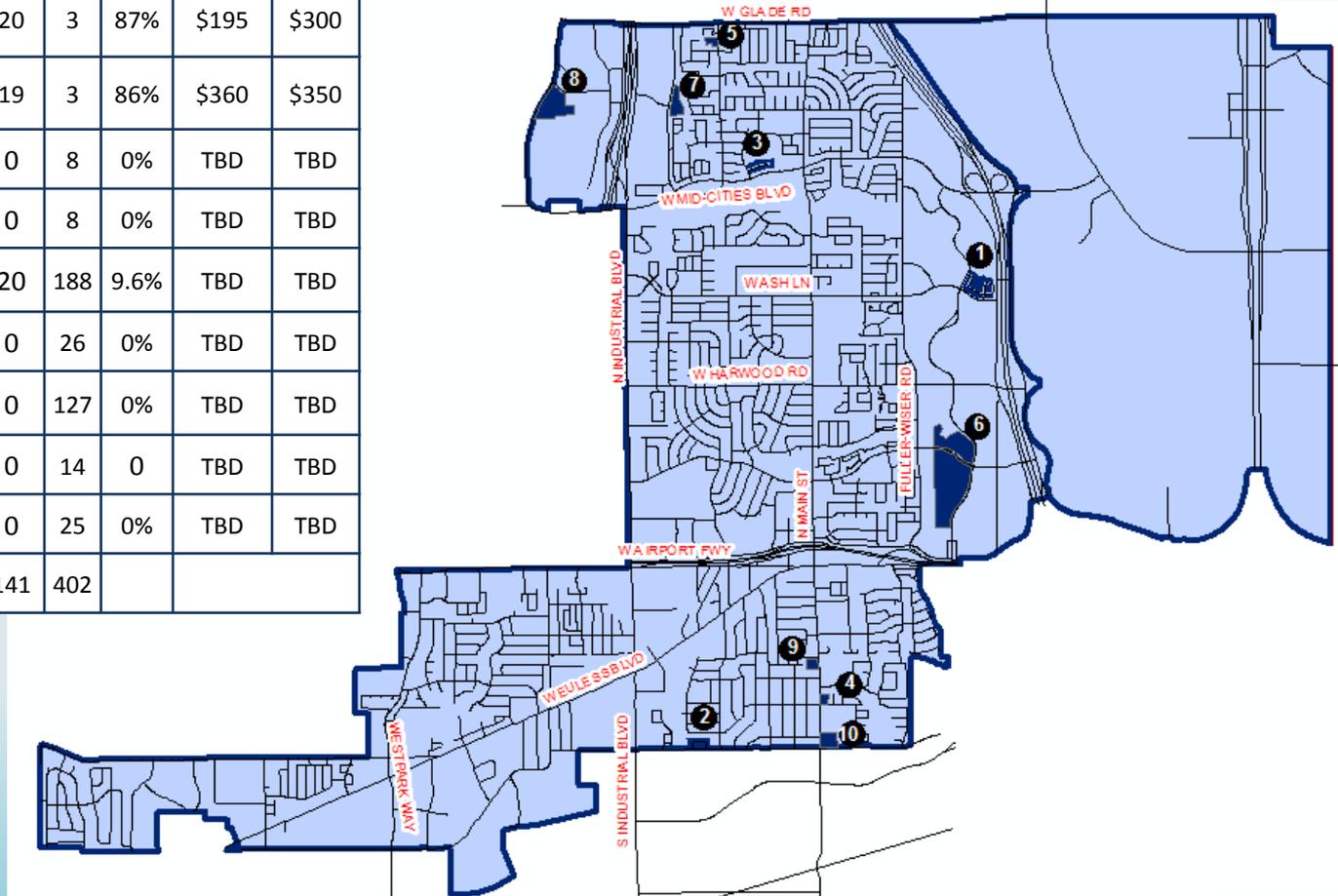
Development Case Activity

Development Review Cases June 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		
14-03-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
14-01-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		
14-08-SUP	JRs Transmission	130 Vine Street Ste 2 &3	05/27/2014	Still in Progress		
14-11-SP	Glade Parks Inline Retail	2900 Block Rio Grande Blvd	06/01/2014	07/09/2014	07/15/2014	08/12/2014

Active Residential Subdivisions

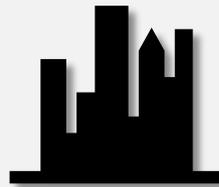
Map Ref #	Most Active Subdivisions	Platted Lots	June Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	1	1	20	3	87%	\$195	\$300
3	Running Bear Estates	22	0	1	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	9	20	20	188	9.6%	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	10	36	141	402			



Commercial Development

Commercial Permits June 2014	Permits in June		Permits YTD		Value in June		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	1	0	4	14	\$65,000	\$ -	\$18,213,621	\$27,131,576
Additions/Alterations	3	6	50	58	\$12,230	\$325,000	\$10,819,186	\$3,620,700
Comm. Fence Permits	2	1	7	3	\$8,500	\$13,854	\$68,025	\$65,529
Total Commercial Permits	6	7	61	75	\$85,730	\$338,854	\$29,100,832	\$30,817,805

Miscellaneous Permits	Permits in June		Permits YTD	
	2013	2014	2013	2014
Accessory Building	1	0	17	7
Com. Electrical Permit	6	7	36	53
Res. Electrical Permit	4	17	38	69
Garage Sale	100	109	402	503
Lawn Sprinkler	6	6	39	33
Com. Mech. Permit	7	3	22	28
Res. Mech. Permit	20	16	94	114
Com. Plumbing Permit	6	8	28	48
Res. Plumbing Permit	8	20	65	115
Res. Water Heater	13	18	97	126
Roofing Permit	1	0	11	28
Sign Permit	14	17	92	82
Total Misc. Permits	186	221	941	1206



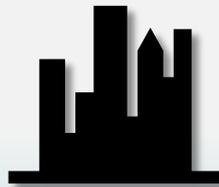
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NEW COMMERCIAL PERMITS



1

NEW COMMERCIAL FENCE PERMITS



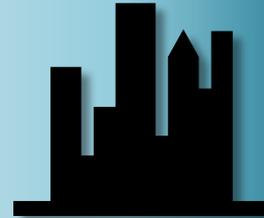
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TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits June 2014

Issue Date	Business Name	Address	Permit Type
6/2/2014	Federation of State Medical Boards	400 Fuller-Wiser Rd	Commercial Remodel
6/5/2014	Apartments	1000 E Ash Ln	Commercial Remodel
6/9/2014	Apartments	2400 SH 121	Commercial Remodel
6/16/2014	First Baptist Church of Euless	1000 W Airport Frwy	Commercial Remodel
6/18/2014	Retail Center	1301 W Glade Rd	Commercial Remodel
6/25/2014	Shell Station	513 W Euless Blvd	Commercial Remodel



Commercial Certificates of Occupancy June 2014

Issue Date	Business Name	Address	Classification	Type
6/2/2014	Marketocracy Inc.	1001 W Euless Blvd #213	Office	New Business
6/2/2014	Texas Health Physicians Group	321 Westpark Way	Medical Office	New Business
6/2/2014	Caring Senior Service - Mid Cities	1001 W Euless Blvd #204	Office	New Business
6/3/2014	NTRPGCON	1361 W Euless Blvd #203	Office	New Business
6/3/2014	DFW City Life Church	901 Clinic Dr C100	Office	New Business
6/9/2014	Personalized Payroll Service	1001 W Euless Blvd #240	Office	New Business
6/9/2014	The Imee Jackson Agency	418 N Main #111	Office	New Business
6/10/2014	Chad's Shred'n Service	1206 W Euless Blvd	Business Service	New Business
6/17/2014	Pump Solutions	1127 S Airport Cir	Contractor	New Business
6/17/2014	Jambu Footwear	416 N Main St #100	Customer Service	New Business
6/17/2014	Schwarz Trucking	1007 Pamela Dr	Transportation Services	New Business

Code Enforcement



147

HIGH GRASS AND WEEDS



40

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases June 2014		Cases in Jun		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	1	0	0
	Plumbing Violation	0	0	5
	Electrical Violation	0	2	8
	Property Maintenance	1	26	73
	Minimum Housing	1	0	10
	Dangerous Conditions/Structures	1	0	0
	Screening Swimming Pools/Spa	0	0	1
	Accessory Buildings	0	0	1
	Permit Required for Sales	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	4	21
	No Food Handler Card		9	36
	Other Health Equipment Issue		18	82
	Approved Source / Labeling		3	28
	Food Contact Surfaces / Cleaning		4	19
	No Health License / Expired		3	14
	Evidence of Insect / Rodent Contamination		0	1
No Alcohol License / Expired		0	4	
Littering and Trash	Trash/Littering	28	40	110
	Junked Vehicles		12	45
	Littering/Life Safety (24hrs)	0	0	3
Water	High Grass and Weeds	80	147	506
Zoning Violations	Watering Violations		16	36
	Nuisance Other	4	19	48
	Garbage Collection/Pick Up Req.	4	0	0
	Solid Waste Other	0	0	6
	Illegal Outdoor Storage (Non Res)	0	0	5
	Illegal Outdoor Storage (Res)	4	15	57
	Fences/Walls In Disrepair	4	18	52
	Parking on Unpaved Surfaces	3	15	34
	Street and Sidewalk Obstruction		9	16
	Landscaping (Residential)		10	31
	Zoning Violation (Other)	3	6	17
	Signs/Billboards	1	5	12
	Poss Illegal Home Occupation	0	2	5
Materials on ROW/Street	2	2	5	
TOTALS		137	385	1291

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
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		

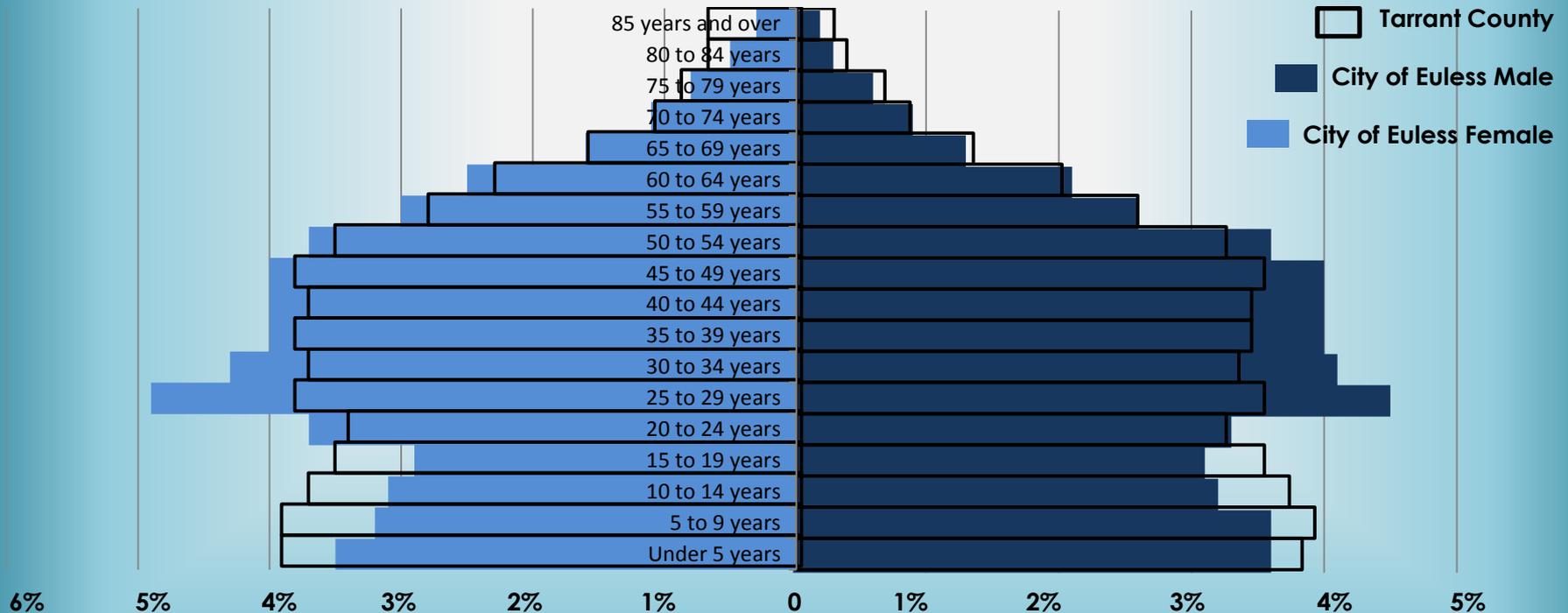
Demographics and Data

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

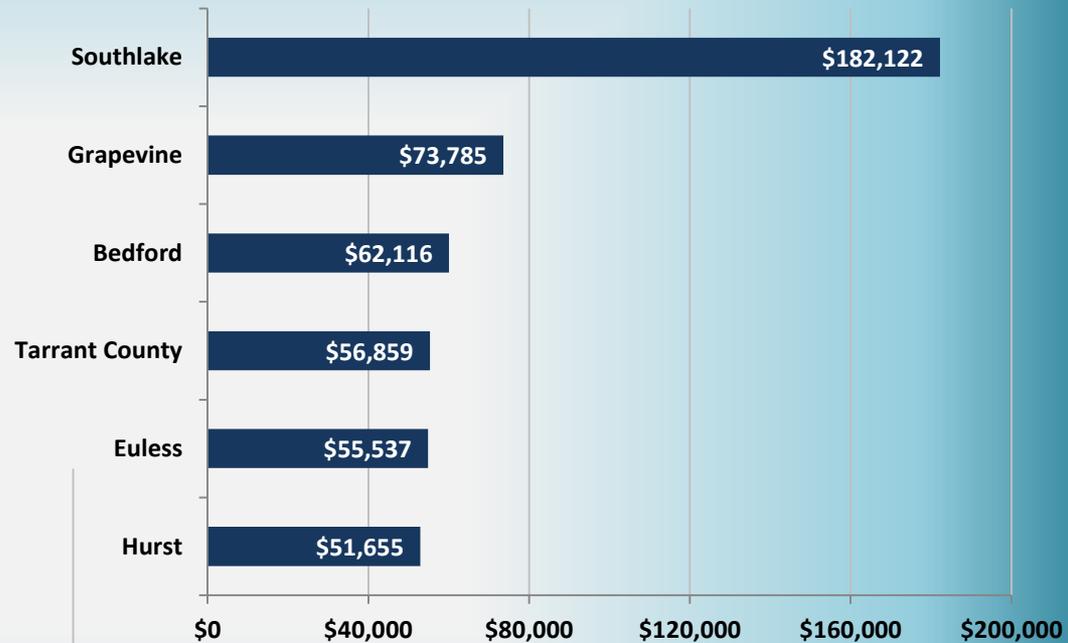
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Demographics and Data

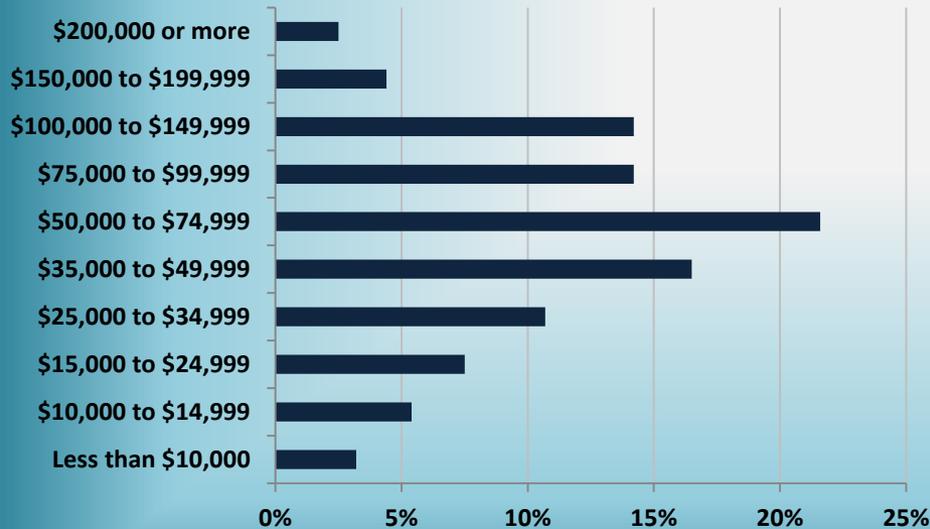
Income -

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.

Median Income Levels



Eules Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2008-2012