

OCTOBER 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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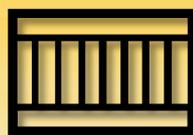
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# Residential Growth



27

NEW RESIDENTIAL PERMITS



26

NEW RESIDENTIAL FENCE PERMITS



16

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$10,492,720

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits October 2014	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 10/14	2013	2014	Ave 14
New Residential Construction	3	27	40	93	\$715,000	\$10,492,720	\$388,619	\$11,030,310	\$28,404,076	\$305,420
Additions/Alterations	11	16	134	168	\$75,045	\$103,961	\$6,497	\$774,210	\$1,473,270	\$8,769
Residential Fence Permits	5	26	57	109	\$2,700	\$69,465	\$2,671	\$88,102	\$681,019	\$6,248
Total Residential Permits	19	69	231	370	\$792,745	\$10,666,146		\$11,892,622	\$30,558,365	

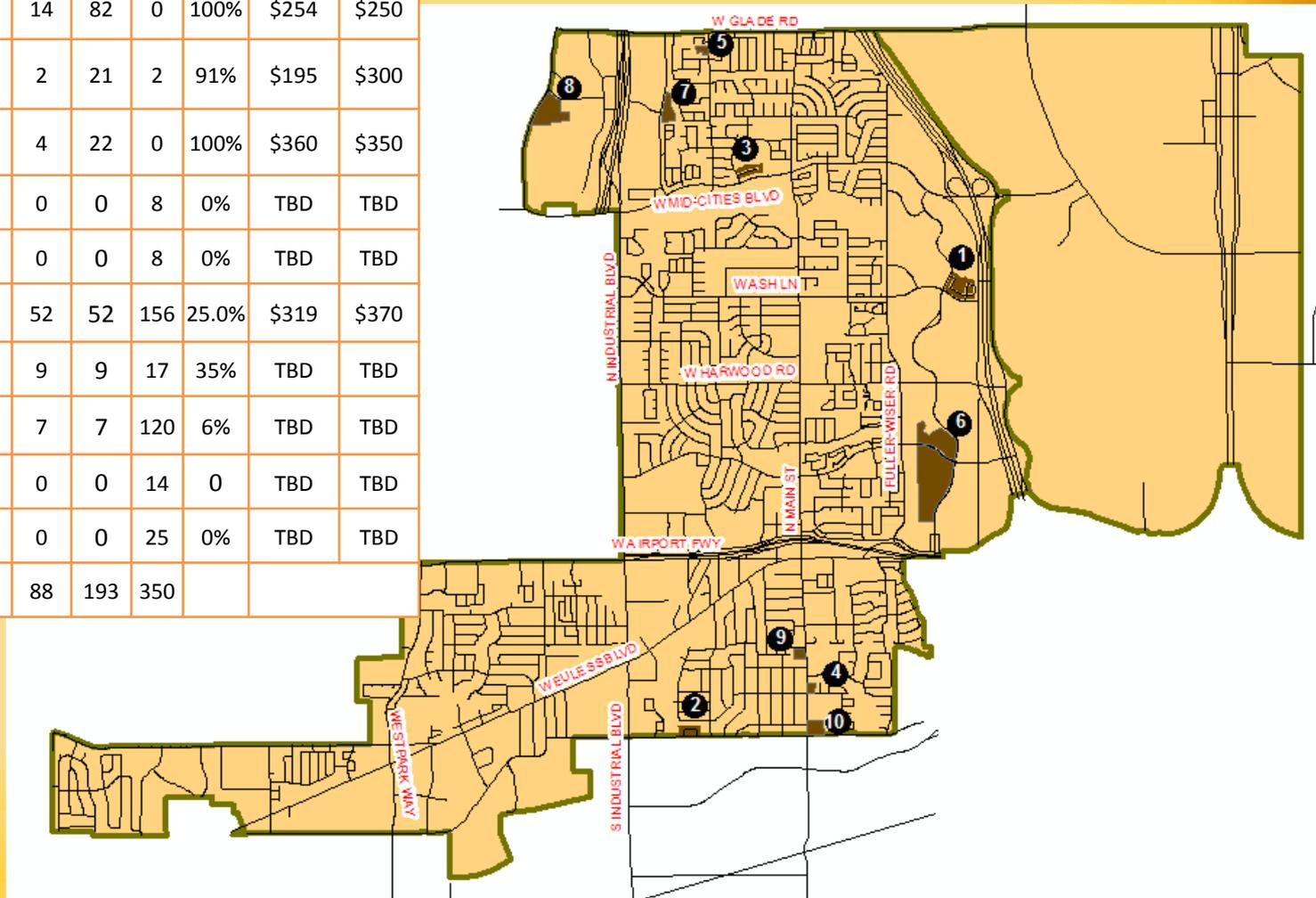
# Development Case Activity

## Development Review Cases October 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-01-SP	Eulesse Guns and Ammo	1201 W Eulesse Blvd	01/06/2014	08/26/2014	09/16/2014	10/14/2014
14-04-RP	HEB Auxiliary Facility	1350 W Eulesse Blvd	07/29/2014	10/14/2014	11/04/2014	NA
14-13-SP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	09/23/2014	10/07/2014	10/28/2014
14-05-RP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	10/21/2014	11/04/2014	NA
14-14-SP	Ferguson Expansion	2683 W Eulesse Blvd	07/29/2014	Still in Progress		
14-12-SP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	09/30/2014	10/07/2014	10/28/2014
14-05-PP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	09/30/2014	10/07/2014	NA
14-12-SUP	Kickin' Kids Taekwoando	501 N Main St	09/16/2014	09/16/2014	10/07/2014	10/28/2014
14-04-FP	Gateway Court	Gateway Blvd at Centurion Way	09/16/2014	09/30/2014	10/07/2014	NA
14-15-SP	Ricochet Fuel	1201 Royal Parkway	09/16/2014	10/21/2014	11/04/2014	11/25/2014
14-16-SP	RonParco	900 Marlene	09/16/2014	10/21/2014	11/04/2014	11/25/2014
14-07-RP	Glade Parks 21	Loving Trail at SH 121	10/20/2014	Still in Progress		
14-17-SUP	New Lives for Old	414 W Eulesse Blvd	10/20/2014	Still in Progress		
14-05-FP	Camden Park	2907 Baze Rd	10/20/2014	Still in Progress		
14-13-SUP	Ten Minute Oil Change	401 S Industrial	09/30/2014	10/28/2014	11/16/2014	12/09/2014
14-14-SUP	Hwy 10 Tire Shop	116 W Eulesse	09/30/2014	Still in Progress		
14-16-SUP	Church of Tonga	1000 Cresthaven Dr	10/14/2014	10/28/2014	11/16/2014	12/09/2014
14-15-SUP	TLC Auto Repair	Westpark Way	10/7/2014	10/21/2014	11/16/2014	12/09/2014

# Active Residential Subdivisions

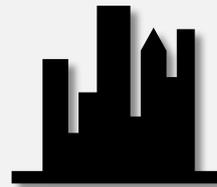
Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	1	2	21	2	91%	\$195	\$300
3	Running Bear Estates	22	0	4	22	0	100%	\$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	8	52	52	156	25.0%	\$319	\$370
7	Gateway Court	26	9	9	9	17	35%	TBD	TBD
8	Glade Parks Residential	127	7	7	7	120	6%	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	25	88	193	350			



# Commercial Development

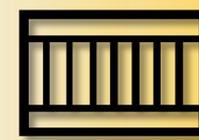
Commercial Permits Oct 2014	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	6	8	27	\$ -	\$6,266,990	\$18,768,986	\$28,487,178
Additions/Alterations	15	4	83	84	\$210,919	\$51,602	\$12,415,540	\$6,154,969
Comm. Fence Permits	0	0	10	5	\$ -	\$ -	\$463,025	\$84,029
Total Commercial Permits	15	10	101	116	\$210,919	\$6,318,592	\$31,647,551	\$34,726,176

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2013	2014	2013	2014
Accessory Building	3	6	25	15
Com. Electrical Permit	15	9	69	92
Res. Electrical Permit	8	15	65	112
Garage Sale	131	115	758	869
Lawn Sprinkler	2	10	56	60
Com. Mech. Permit	4	3	30	45
Res. Mech. Permit	12	12	176	197
Com. Plumbing Permit	5	8	46	84
Res. Plumbing Permit	14	21	112	194
Res. Water Heater	19	14	154	189
Roofing Permit	0	0	12	28
Sign Permit	11	21	127	129
Total Misc. Permits	224	234	1630	2014



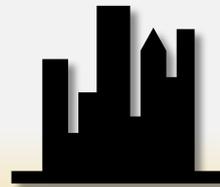
6

NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$6,226,990

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development - Permits



## Commercial Permits October 2014

Issue Date	Business Name	Address	Permit Type
10/1/2014	Retail Center	2601 SH 121	New Commercial
10/2/2014	Retail Center	2525 Rio Grande Blvd	New Commercial
10/2/2014	Industrial Building	1100 Pamela Dr	Commercial Remodel
10/3/2014	QuickWay	902 Heather	New Commercial
10/7/2014	Retail	209 S Main St	Commercial Remodel
10/14/2014	Retail Center	1401 W Glade Rd	Commercial Remodel
10/27/2014	Retail Center	3010 SH 121 #500	Commercial Remodel

# Commercial Development – Certificates of Occupancy

Commercial Certificates of Occupancy October 2014				
Issue Date	Business Name	Address	Classification	Type
10/6/2014	Sports and Wellness Inc	311 Westpark Way	Medical Office	New Business
10/6/2014	I-HOP	2309 W Airport Frwy	Restaurant	Change in Ownership
10/6/2014	Perfect Squares Inc	610 S Industrial Blvd #210	Software and Programming	Change in Address
10/6/2014	91 Design	901 Clinic Dr	Advertising	New Business
10/6/2014	ETA Global	1010 W Eules Blvd	Office	New Business
10/6/2014	Cedar Valley Box Company	2809 W Eules Blvd	Manufacturing	New Business
10/6/2014	Universal Service Enterprises	1101 Arwine Ct #100	Design Services	New Business
10/6/2014	Potbelly Sandwich Shop	2721 State Highway 121 Ste 400	Restaurant	New Business
10/7/2014	AT&T Authorized Retailer	2721 State Highway 121 Ste 100	Electronics Store	New Business
10/10/2014	Chick-Fil-A	1361 W Eules Blvd #202	Storage	New Business
10/14/2014	US Concrete, Inc.	201 W Eules Blvd	Office	New Business
10/22/2014	Dominion at Bear Creek Amenity Center	810 Mallard St	Recreation	New Business
10/30/2014	Zinkwerks	1118 S. Airport Cir #120	Manufacturing	New Business
10/30/2014	Riverkids Pediatric Home Health	414 N Main St	Medical Office	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Oct	2014
New Business	12	92
Change in Address	1	28
Change in Ownership	1	7
Change in Business Name	0	3
<b>Total</b>	<b>14</b>	<b>130</b>

# Code Enforcement



72

HIGH GRASS AND WEEDS



22

TRASH/LITTERING VIOLATIONS



2

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases October 2014		Cases in Oct	YTD
Case Type	Common Violation	2014	2014
Building Cases	No Building Permit	0	0
	Plumbing Violation	3	12
	Electrical Violation	3	16
	Property Maintenance	16	149
	Minimum Housing	2	14
	Dangerous Conditions/Structures	0	1
	Screening Swimming Pools/Spa	0	1
	Accessory Buildings	0	1
	Permit Required for Sales	0	0
	Health	Nuisance - Pools/Spas Clarity	1
No Food Handler Card		6	65
Other Health Equipment Issue		12	135
Approved Source / Labeling		3	48
Food Contact Surfaces / Cleaning		1	31
No Health License / Expired		3	26
Evidence of Insect / Rodent Contamination		0	3
No Alcohol License / Expired		1	9
Littering and Trash	Trash/Littering	22	212
	Junked Vehicles	14	85
	Littering/Life Safety (24hrs)	1	5
Water	High Grass and Weeds	72	905
Zoning Violations	Watering Violations	7	156
	Nuisance Other	6	73
	Garbage Collection/Pick Up Req.	0	0
	Solid Waste Other	1	14
	Illegal Outdoor Storage (Non Res)	2	10
	Illegal Outdoor Storage (Res)	13	113
	Fences/Walls In Disrepair	7	87
	Parking on Unpaved Surfaces	6	55
	Street and Sidewalk Obstruction	7	34
	Landscaping (Residential)	1	46
	Zoning Violation (Other)	5	26
	Signs/Billboards	4	28
	Poss Illegal Home Occupation	2	11
Materials on ROW/Street	0	7	
TOTALS		221	2437

# 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 amphitheaters; 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		

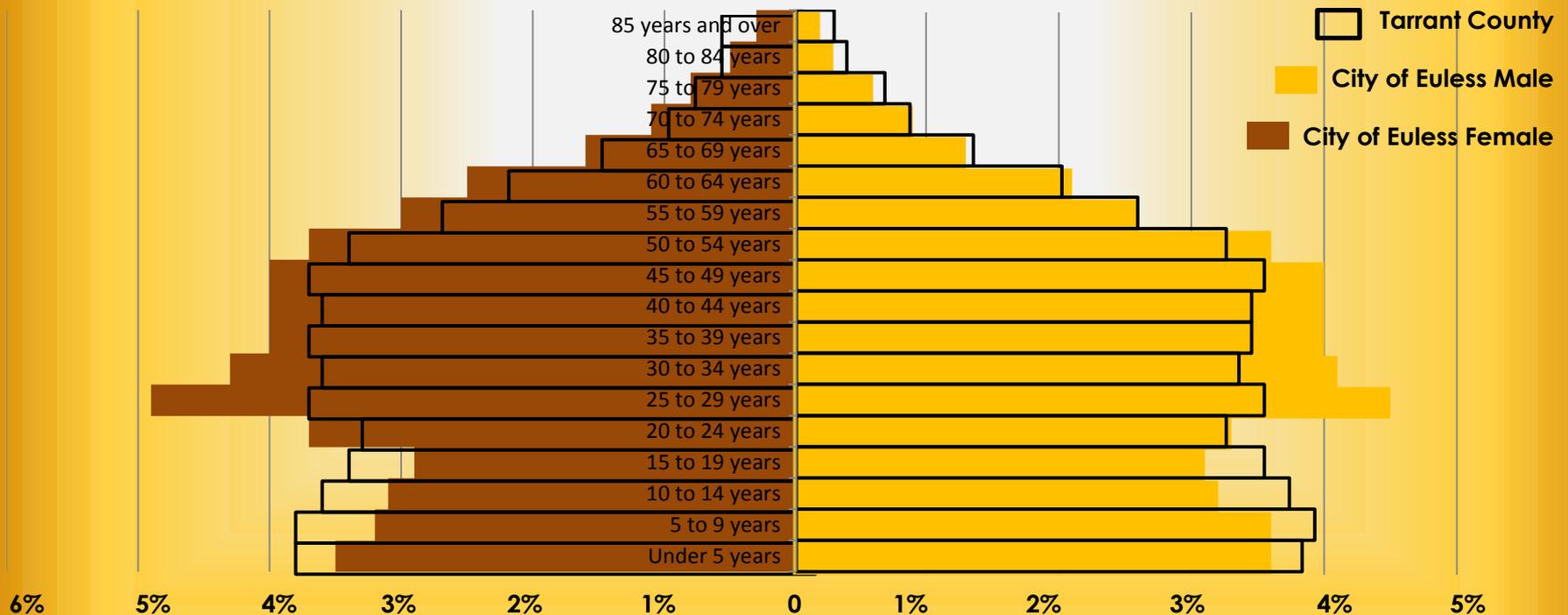
## Age -

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.

# Demographics and Data

### City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

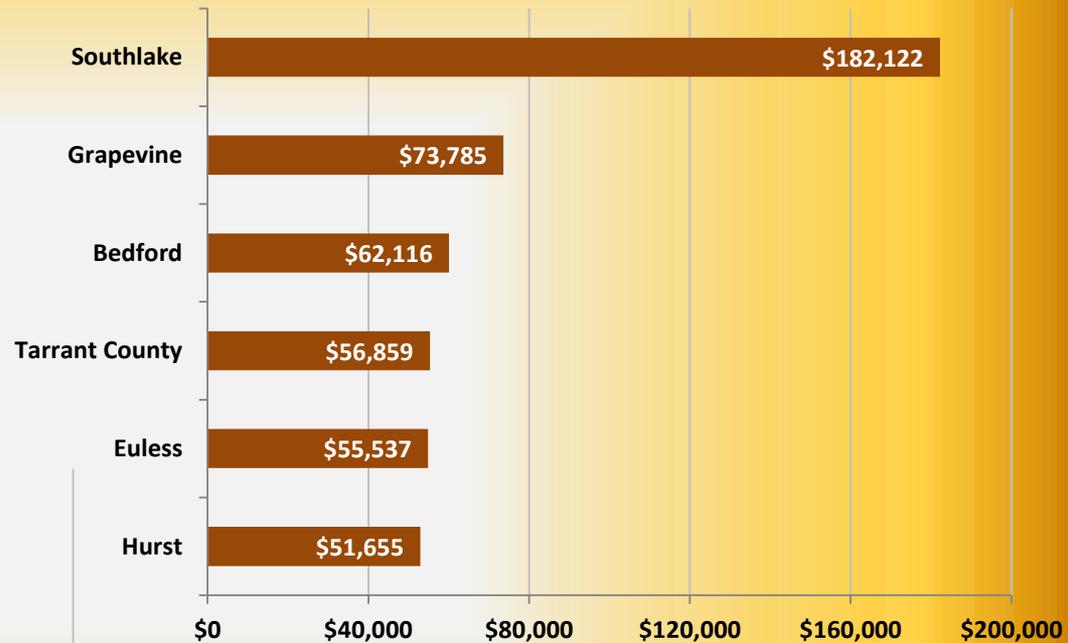
UPDATED MAY 2014

# Demographics and Data

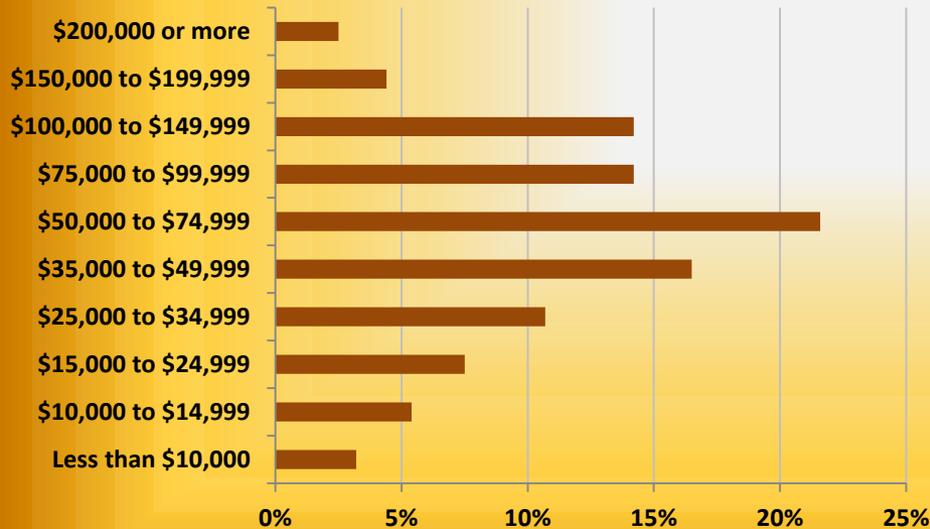
## Income -

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