

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

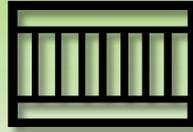
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Residential Growth



11

NEW RESIDENTIAL PERMITS



14

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$4,068,404

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits December 2014	Permits in Dec		Permits YTD		Value in Dec			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 12/14	2013	2014	Ave 14
New Residential Construction	2	11	44	107	\$250,798	\$4,068,404	\$369,855	\$11,846,108	\$33,720,470	\$315,145
Additions/Alterations	5	8	160	185	\$16,024	\$86,300	\$10,788	\$1,124,154	\$1,796,793	\$9,712
Residential Fence Permits	4	14	62	138	\$6,450	\$66,020	\$4,716	\$99,452	\$822,853	\$5,963
Total Residential Permits	11	33	266	430	\$273,272	\$4,220,724		\$13,069,714	\$36,340,116	

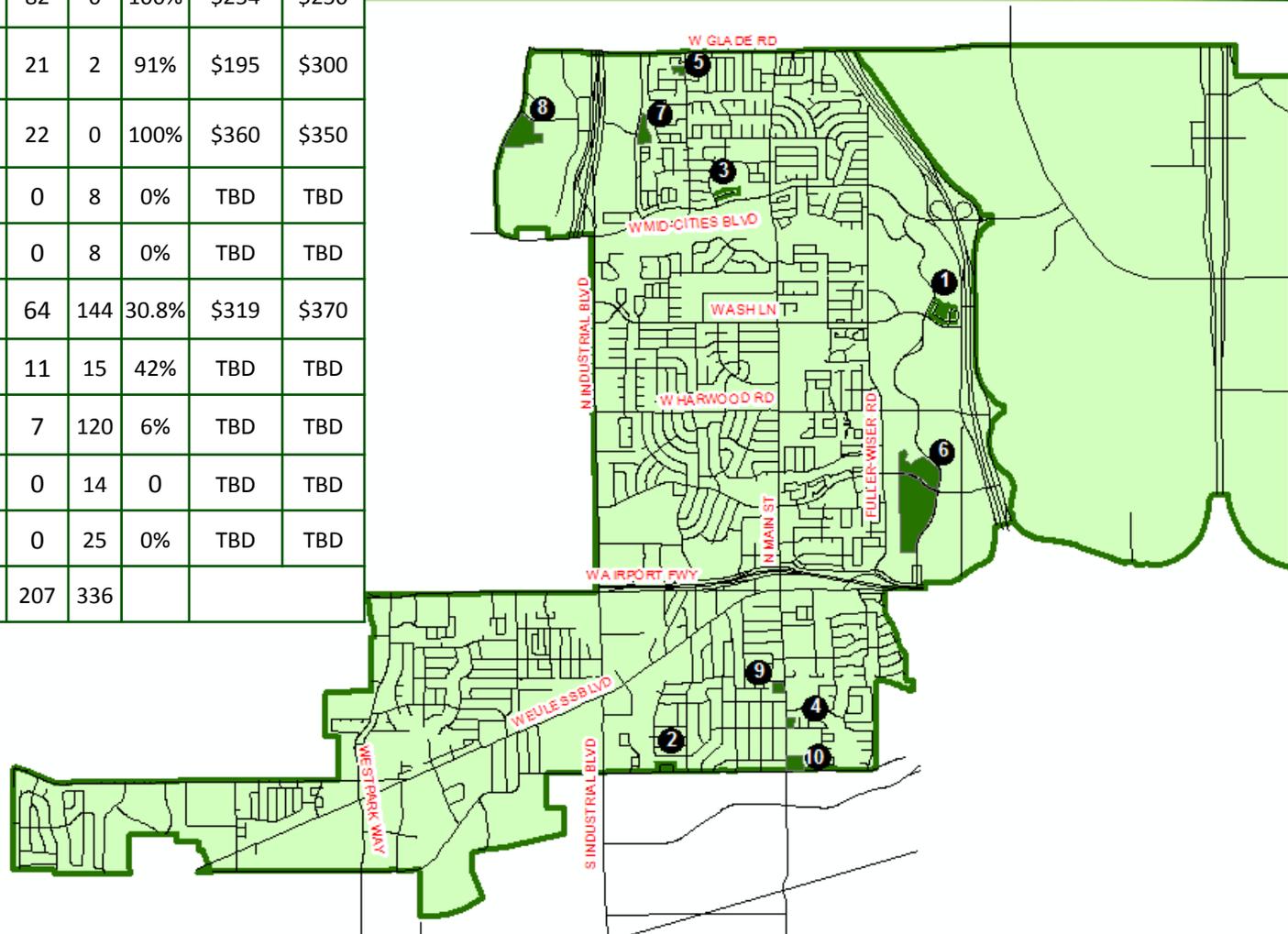
Development Case Activity

Development Review Cases December 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-17-SUP	New Lives for Old	414 W Euleess Blvd	10/20/2014	Still in Progress		
14-05-FP	Camden Park	2907 Baze Rd	10/20/2014	12/9/2014	12/16/2014	NA
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 Euleess	09/30/2014	Still in Progress		
14-15-SUP	TLC Auto Repair	Westpark Way	10/7/2014	10/21/2014	12/2/2014	12/09/2014
14-17-SP	Harwood Plaza Addition	900 N. Industrial	11/7/2014	Still in Progress		
14-18-SP	Panera Bread	2800 Block SH 121	11/17/2014	Still in Progress		
14-04-PD	Glade Parks South	West of Rio Grande Blvd	12/02/2014	12/16/2014	01/06/2014	01/27/2014
14-17-SP	Harwood Plaza Addition	900 N. Industrial	11/7/2014	12/23/2014	01/20/2014	02/10/2014
14-18-SP	Panera Bread	2800 Block SH 121	11/17/2014	12/23/2014		
14-08-RP	Dominion Bear Creek PH II Amending Plat	Bear Creek Parkway at Grange Hall Road	12/22/2014	01/6/2014	NA	NA

Active Residential Subdivisions

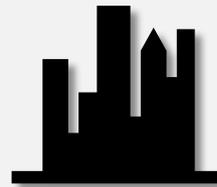
Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	2	21	2	91%	\$195	\$300
3	Running Bear Estates	22	0	4	22	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	11	64	64	144	30.8%	\$319	\$370
7	Gateway Court	26	0	11	11	15	42%	TBD	TBD
8	Glade Parks Residential	127	0	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	11	102	207	336			



Commercial Development

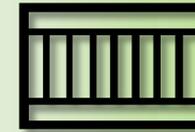
Commercial Permits Dec 2014	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	2	8	29	\$ -	\$3,691,920	\$18,768,986	\$38,394,486
Additions/Alterations	8	4	113	91	\$127,760	\$128,450	\$12,919,189	\$6,771,578
Comm. Fence Permits	0	0	10	5	\$ -	\$ -	\$463,025	\$84,029
Total Commercial Permits	8	6	131	125	\$127,760	\$3,820,370	\$32,151,200	\$39,034,705

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2013	2014	2013	2014
Accessory Building	0	1	25	18
Com. Electrical Permit	6	12	85	107
Res. Electrical Permit	8	10	80	131
Garage Sale	12	34	835	933
Lawn Sprinkler	2	6	63	73
Com. Mech. Permit	3	5	37	53
Res. Mech. Permit	7	8	196	218
Com. Plumbing Permit	4	8	55	97
Res. Plumbing Permit	11	26	136	237
Res. Water Heater	15	25	189	229
Roofing Permit	2	0	14	29
Sign Permit	14	14	153	158
Total Misc. Permits	84	149	1868	2283



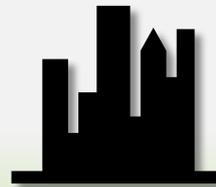
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



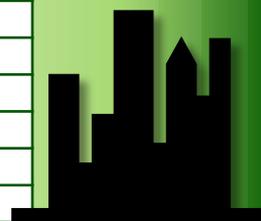
\$3,691,920

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits December 2014

Issue Date	Business Name	Address	Permit Type
12/3/2014	Retail Center	3001 SH 121 #254	Commercial Remodel
12/4/2014	Retail Center	2911 Rio Grande Blvd	New Commercial
12/4/2014	Retail Center	2701 Rio Grande Blvd	New Commercial
12/5/2014	Commercial Business	1200 W Eules Blvd	Commercial Remodel
12/16/2014	Retail Center	1101 N Main St	Commercial Remodel
12/18/2014	Retail Center	306 Martha St	Commercial Remodel



Commercial Certificates of Occupancy December 2014

Issue Date	Business Name	Address	Classification	Type
12/1/2014	Monarch Dental	2721 SH 121 #300	Medical Office	New Business
12/1/2014	Foundation Baptist Church	505 W Harwood RD	Church	New Business
12/1/2014	Charles McGriff-Allstate	910 N Main St #2	Office	New Business
12/1/2014	Body Works Chiropractic PLLC	416 N Main St	Medical Office	New Business
12/3/2014	H.E.B. Family Dentistry	220 W Harwood Rd	Medical Office	New Business
12/29/2014	Well Body Massage Therapy	3001 N Main St	Retail	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Dec	2014
New Business	6	108
Change in Ownership	0	30
Change in Address	0	7
Change in Business Name	0	3
Total	6	148

Code Enforcement



2

HIGH GRASS AND WEEDS



5

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases December 2014		Cases in Dec	YTD
Case Type	Common Violation	2014	2014
Building Cases	No Building Permit	0	0
	Plumbing Violation	3	17
	Electrical Violation	2	21
	Property Maintenance	14	172
	Minimum Housing	0	15
	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	0
No Food Handler Card		6	79
Other Health Equipment Issue		18	161
Approved Source / Labeling		9	65
Food Contact Surfaces / Cleaning		3	34
No Health License / Expired		1	30
Evidence of Insect / Rodent Contamination		1	4
No Alcohol License / Expired		2	16
Littering and Trash	Trash/Littering	5	217
	Junked Vehicles	7	96
	Littering/Life Safety (24hrs)	0	5
	High Grass and Weeds	2	919
Water	Watering Violations	3	159
Zoning Violations	Nuisance Other	0	76
	Garbage Collection/Pick Up Req.	0	0
	Solid Waste Other	0	14
	Illegal Outdoor Storage (Non Res)	0	11
	Illegal Outdoor Storage (Res)	1	132
	Fences/Walls In Disrepair	0	101
	Parking on Unpaved Surfaces	2	57
	Street and Sidewalk Obstruction	0	34
	Landscaping (Residential)	0	49
	Zoning Violation (Other)	1	27
	Signs/Billboards	4	38
	Poss Illegal Home Occupation	2	14
	Materials on ROW/Street	0	8
TOTALS		86	2634

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		

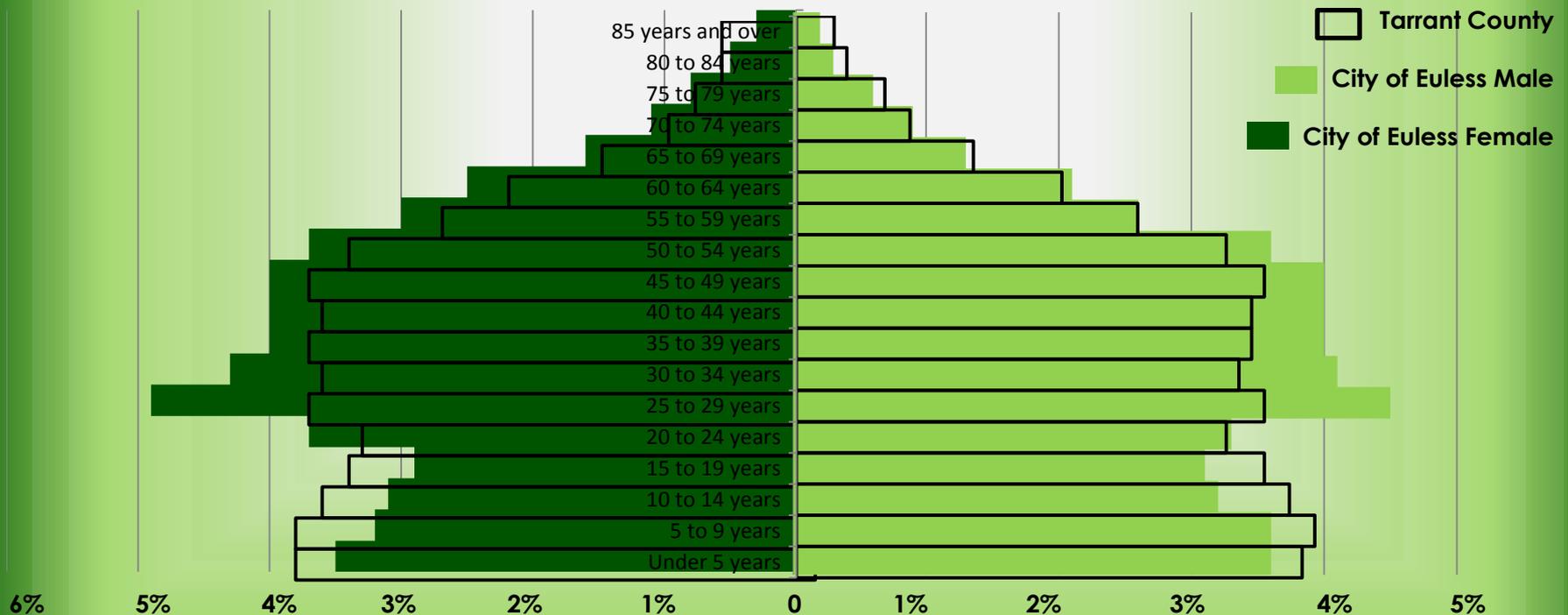
Age -

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



Source: US Bureau of Census ACS 2008-2012

Eules Income Levels by Percentage of Households

