

JANUARY 2012

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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

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Residential Growth



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8

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,423,300

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

| Residential Permits January 2012 | Permits in Jan | | Permits YTD | | Value in Jan | | | Value YTD | | |
|-------------------------------------|----------------|------|-------------|------|--------------|-------------|-----------|-------------|-------------|-----------|
| | 2011 | 2012 | 2011 | 2012 | 2011 | 2012 | Ave 01/12 | 2011 | 2012 | Ave 12 |
| New Residential Construction | 8 | 4 | 8 | 4 | \$2,776,819 | \$1,423,300 | \$355,825 | \$2,776,819 | \$1,423,300 | \$355,825 |
| Additions/Alterations | 7 | 8 | 7 | 8 | \$163,408 | \$41,627 | \$5,203 | \$163,408 | \$41,627 | \$5,203 |
| Residential Fence Permits | 10 | 1 | 10 | 1 | \$9,505 | \$1,200 | \$1,200 | \$9,505 | \$1,200 | \$1,200 |
| Total Residential Permits | 25 | 13 | 25 | 13 | \$2,949,732 | \$1,466,127 | | \$2,949,732 | | |

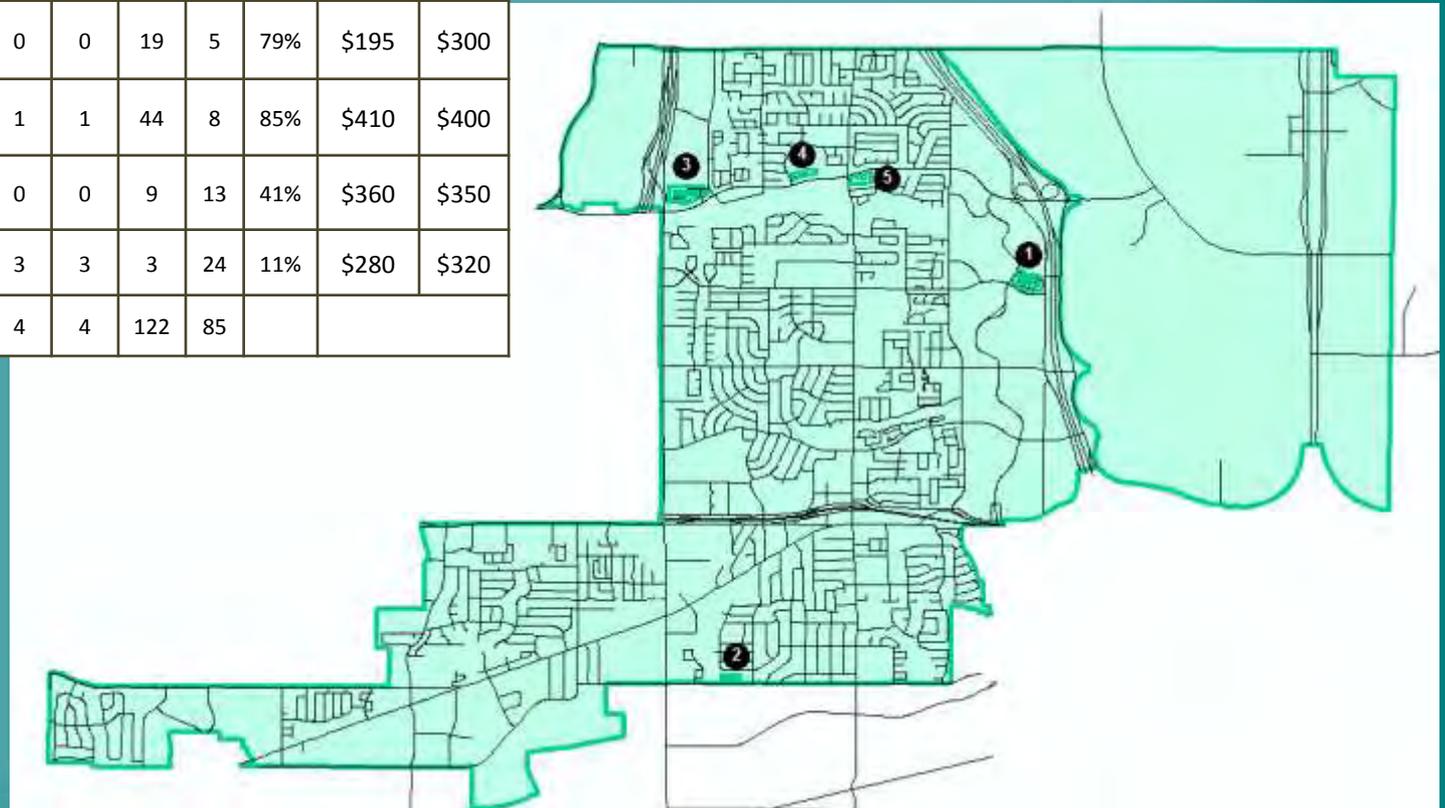
Development Case Activity

Development Review Cases January 2012

| Case Number | Project Name | Location | Initial Submittal Date | DRC Approval Date | Planning & Zoning Date | City Council Date |
|-------------|---|---|------------------------|-------------------|------------------------|-------------------|
| #11-05-PP | Glade Parks Residential | Lots 1-30, Block A; Lots 1-29, Block B; Lots 1-25, Block C; Lots 1-42, Block D; Lots 1-8, Block E | 09/29/2011 | 01/18/2012 | 02/21/2012 | N/A |
| #11-15-SUP | One-Source Auto | SH 10 Business District, Block A, Lot 2 1361 W. Eules Boulevard | 11/30/2011 | 12/13/2011 | 01/17/2012 | 01/24/2012 |
| #11-16-SUP | Godfather Trans Inc | Baccarac Industrial Park Lot 1R, Block A 1523 Baccarac Court | 11/30/2011 | 01/03/2012 | 01/17/2012 | 01/24/2012 |
| #11-09-SP | Case Equipment | J.I. Case Addition Lot 1, Block 1 2019 Airport Freeway | 11/17/2011 | 01/03/2012 | 01/17/2012 | 01/24/2012 |
| #11-17-SUP | RD Auto Group | J W Lewellyn Addition Block 1, Lot 2 2811 W. Eules Boulevard | 12/14/2011 | 01/03/2012 | 01/17/2012 | 01/24/2012 |
| #11-06-SUP | Absolute Auto Care | Plaza on the Lake Addition Block A, Lot 1 | 04/11/2011 | 01/03/2012 | 02/07/2012 | 02/28/2012 |
| #11-06-FP | Mad Triangle | Mad Triangle Addition Block A, Lot 1 Allen M. Downen Survey | 12/26/2011 | 01/25/2012 | 02/07/2012 | N/A |
| #12-01-FP | Airport Freeway Animal Emergency Clinic | Eules Animal Emergency Addition Block A, Lot 1 A.J. Huitt Survey, A-684 833 W. Airport Freeway | 01/05/2012 | Still in Progress | TDD | N/A |
| #12-01-SUP | Nepali Cultural & Spiritual Center | Park Center Addition Lot 1 2219 West Eules Boulevard | 01/10/2012 | 01/24/2012 | 02/21/2012 | TBD |
| #12-02-FP | Puente Del Oeste | Remainder of Tract 5 of Puente Del Oeste Lot 5R3 701 S. Industrial Boulevard | 01/30/2012 | Still In Progress | TBD | N/A |

Active Residential Subdivisions

| Map Ref # | Most Active Subdivisions | Platted Lots | Jan Starts | YTD Starts | Total Starts | Lots Avail | % Built | Starting Sales Price | Ave Permit Value |
|-----------|--------------------------|--------------|------------|------------|--------------|------------|---------|----------------------|------------------|
| | | | | | | | | (In Thousands) | |
| 1 | Brookside at Bear Creek | 82 | 0 | 0 | 47 | 35 | 57% | \$254 | \$250 |
| 2 | Courtyards Addition | 24 | 0 | 0 | 19 | 5 | 79% | \$195 | \$300 |
| 3 | Creekwood Estates | 52 | 1 | 1 | 44 | 8 | 85% | \$410 | \$400 |
| 4 | Running Bear Estates | 22 | 0 | 0 | 9 | 13 | 41% | \$360 | \$350 |
| 5 | Ridgecrest Estates | 27 | 3 | 3 | 3 | 24 | 11% | \$280 | \$320 |
| Totals: | | 392 | 4 | 4 | 122 | 85 | | | |



Commercial Development

| Commercial Permits January 2012 | Permits in Jan | | Permits YTD | | Value in Jan | | Value YTD | |
|------------------------------------|----------------|------|-------------|------|--------------|-------------|-----------|-------------|
| | 2011 | 2012 | 2011 | 2012 | 2011 | 2012 | 2011 | 2012 |
| New Commercial Construction | 0 | 1 | 0 | 1 | \$ - | \$1,845,340 | \$ - | \$1,845,340 |
| Additions/Alterations | 3 | 10 | 3 | 10 | \$94,500 | \$2,030,605 | \$94,500 | \$2,030,605 |
| Comm. Fence Permits | 2 | 1 | 2 | 1 | \$21,090 | \$1,500 | \$21,090 | \$1,500 |
| Total Commercial Permits | 5 | 12 | 5 | 12 | \$115,590 | \$3,877,445 | \$115,590 | \$3,877,445 |

| Miscellaneous Permits | Permits in Jan | | Permits YTD | |
|------------------------|----------------|------|-------------|------|
| | 2011 | 2012 | 2011 | 2012 |
| Accessory Building | 0 | 7 | 0 | 7 |
| Com. Electrical Permit | 6 | 6 | 6 | 6 |
| Res. Electrical Permit | 14 | 0 | 14 | 0 |
| Garage Sale | 9 | 30 | 9 | 30 |
| Lawn Sprinkler | 6 | 0 | 6 | 0 |
| Com. Mech. Permit | 2 | 2 | 2 | 2 |
| Res. Mech. Permit | 16 | 0 | 16 | 0 |
| Com. Plumbing Permit | 2 | 5 | 2 | 5 |
| Res. Plumbing Permit | 14 | 0 | 14 | 0 |
| Res. Water Heater | 16 | 26 | 16 | 26 |
| Roofing Permit | 0 | 1 | 0 | 1 |
| Sign Permit | 4 | 14 | 4 | 14 |
| Total Misc. Permits | 89 | 91 | 89 | 91 |



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COMMERCIAL REMODEL PERMITS



1

NEW COMMERCIAL FENCE PERMITS



\$2,030,605

TOTAL COMMERCIAL REMODEL CONSTRUCTION VALUATION

Commercial Development



Commercial Permits January 2012

| Issue Date | Business Name | Address | Permit Type |
|------------|-----------------------------|-----------------------|--------------------|
| 1/3/2012 | Apartments | 1002 Fuller-Wiser Rd | Commercial Remodel |
| 1/6/2012 | Bear Creek Elementary | 400 Bear Creek Dr. | New Commercial |
| 1/9/2012 | Loan Star Title | 412 S Industrial Blvd | Commercial Remodel |
| 1/9/2012 | R&R | 601 E Airport Frwy | Commercial Remodel |
| 1/12/2012 | Al Zumba | 4325 W Pipeline Road | Commercial Remodel |
| 1/13/2012 | Denton Quads | 306 E Denton | Commercial Remodel |
| 1/13/2012 | Denton Quads | 308 E Denton | Commercial Remodel |
| 1/13/2012 | Denton Quads | 310 E Denton | Commercial Remodel |
| 1/24/2012 | St. Abanoub Orthodox Church | 850 S Main St | Commercial Remodel |
| 1/26/2012 | Shadow Creek Apartments | 311 S Industrial Blvd | Commercial Remodel |

Commercial Certificates of Occupancy January 2012

| Issue Date | Business Name | Address | Classification | Type |
|------------|----------------------------------|----------------------|-------------------|--------------|
| 1/5/2012 | TCBY | 1301 W Glade Rd #119 | Restaurant | New Business |
| 1/10/2012 | G & VI Oak Park LP | 1350 N Main | Apartment | Name Change |
| 1/11/2012 | Adams Food Mart | 1600 W Eules Blvd | Convenience Store | New Business |
| 1/11/2012 | K D Truck Parts | 123 Vine St | Vehicle Parts | Owner Change |
| 1/11/2012 | One Source Auto | 1361 W Eules Blvd | Vehicle Sales | Name Change |
| 1/17/2012 | Taco Bell | 1201 W Glade Rd #100 | Restaurant | Owner Change |
| 1/20/2012 | Maximum Refund Tax Professionals | 1101 Royal Pkwy #101 | Tax Preparation | New Business |
| 1/24/2012 | ComputerMinds.Com | 112 S Ector Dr | Education | New Business |
| 1/30/2012 | Loan Star Title | 412 S industrial | Loan Broker | New Business |

Code Enforcement



11

HIGH GRASS AND WEEDS



10

TRASH/LITTERING VIOLATIONS



2

MINIMUM HOUSING VIOLATIONS

| Code Enforcement Cases January 2012 | | Cases in January | | Cases YTD | |
|-------------------------------------|-----------------------------------|------------------|-----------|-----------|-----------|
| Case Type | Common Violation | 2011 | 2012 | 2011 | 2012 |
| Building Cases | No Building Permit | 1 | 1 | 1 | 1 |
| | Plumbing Violation | 0 | 0 | 0 | 0 |
| | Electrical Violation | 1 | 0 | 1 | 0 |
| | Property Maintenance | 4 | 2 | 4 | 2 |
| | Minimum Housing | 4 | 2 | 4 | 2 |
| | Dangerous Conditions/Structures | 0 | 0 | 0 | 0 |
| | Screening Swimming Pools/Spa | 0 | 0 | 0 | 0 |
| | Accessory Buildings | 0 | 0 | 0 | 0 |
| | Permit Required for Sales | 0 | 0 | 0 | 0 |
| Health | Nuisance - Pools/Spas Clarity | 2 | 0 | 2 | 0 |
| Littering and Trash | Trash/Littering | 19 | 10 | 19 | 10 |
| | Littering/Life Safety (24hrs) | 0 | 0 | 0 | 0 |
| Property Maintenance (Weeds) | High Grass and Weeds | 1 | 11 | 1 | 11 |
| Water | Watering Violations | 0 | 0 | 0 | 0 |
| | Nuisance Other | 0 | 1 | 0 | 1 |
| | Garbage Collection/Pick Up Req. | 9 | 0 | 9 | 0 |
| | Solid Waste Other | 0 | 0 | 0 | 0 |
| | Illegal Outdoor Storage (Non Res) | 0 | 1 | 0 | 1 |
| | Illegal Outdoor Storage (Res) | 12 | 11 | 12 | 11 |
| | Fences/Walls In Disrepair | 2 | 9 | 2 | 9 |
| | Parking on Unpaved Surfaces | 3 | 1 | 3 | 1 |
| | Zoning Violation (Other) | 3 | 8 | 3 | 8 |
| Zoning Violations | Signs/Billboards | 0 | 3 | 0 | 3 |
| | Poss Illegal Home Occupation | 1 | 1 | 1 | 1 |
| | Materials on ROW/Street | 0 | 0 | 0 | 0 |
| | TOTALS | | 62 | 61 | 62 |

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



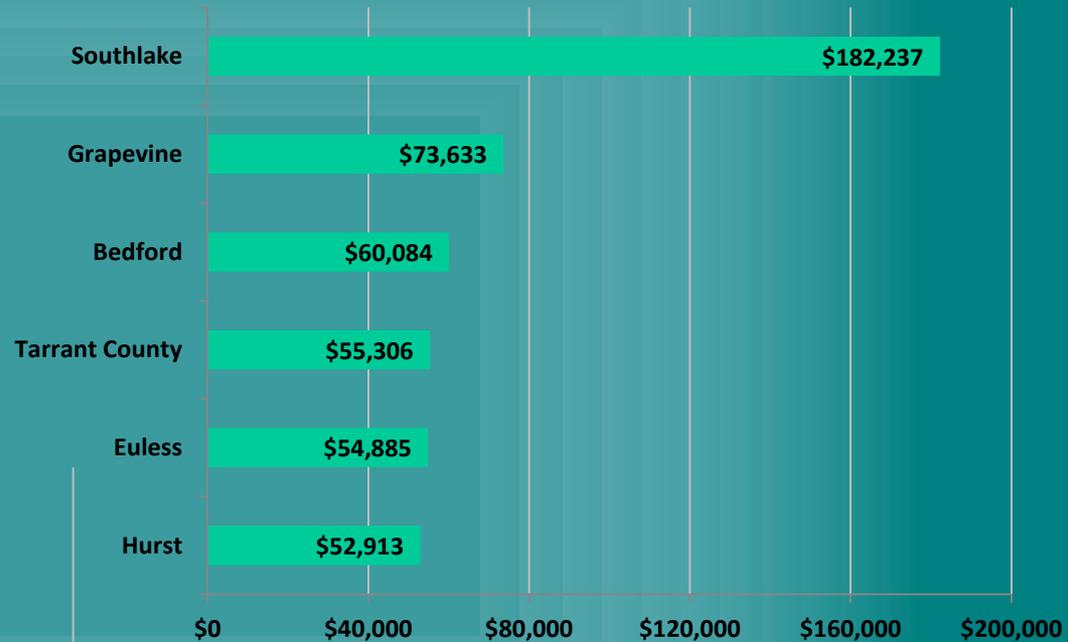
Source: US Bureau of Census 2010

Demographics and Data

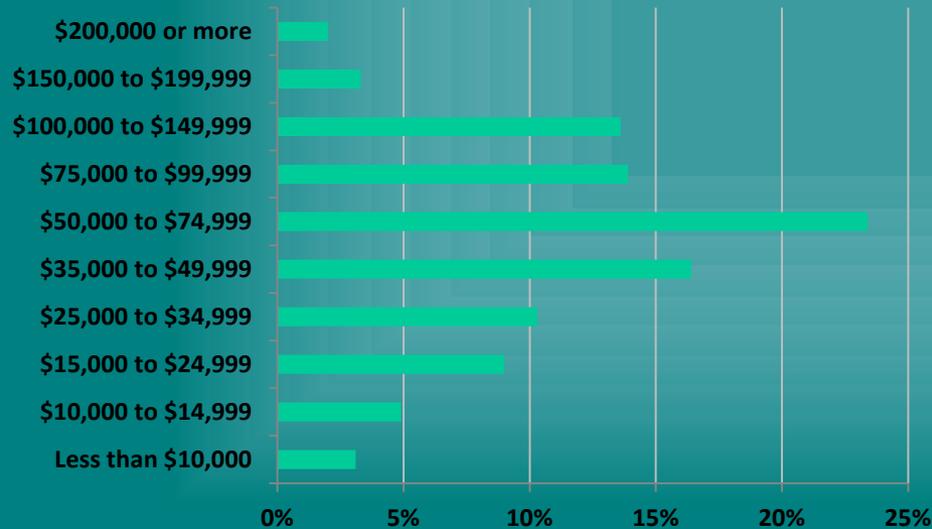
Income -

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 2006-2010