

JULY 2013

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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:

<http://www.eulesstx.gov/planning/DevelopmentReports.htm>

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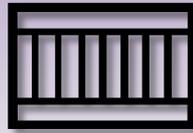
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Residential Growth



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16

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,657,305

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits July 2013	Permits in July		Permits YTD		Value in July			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 07/13	2012	2013	Ave 13
New Residential Construction	2	12	27	27	\$699,138	\$2,657,305	\$221,442	\$9,495,693	\$6,940,050	\$257,039
Additions/Alterations	7	16	74	93	\$48,746	\$71,317	\$4,457	\$531,527	\$507,254	\$5,454
Residential Fence Permits	4	6	46	40	\$7,480	\$9,517	\$1,586	\$62,625	\$62,597	\$1,565
Total Residential Permits	13	34	147	160	\$755,364	\$2,738,139		\$10,089,845	\$7,509,901	

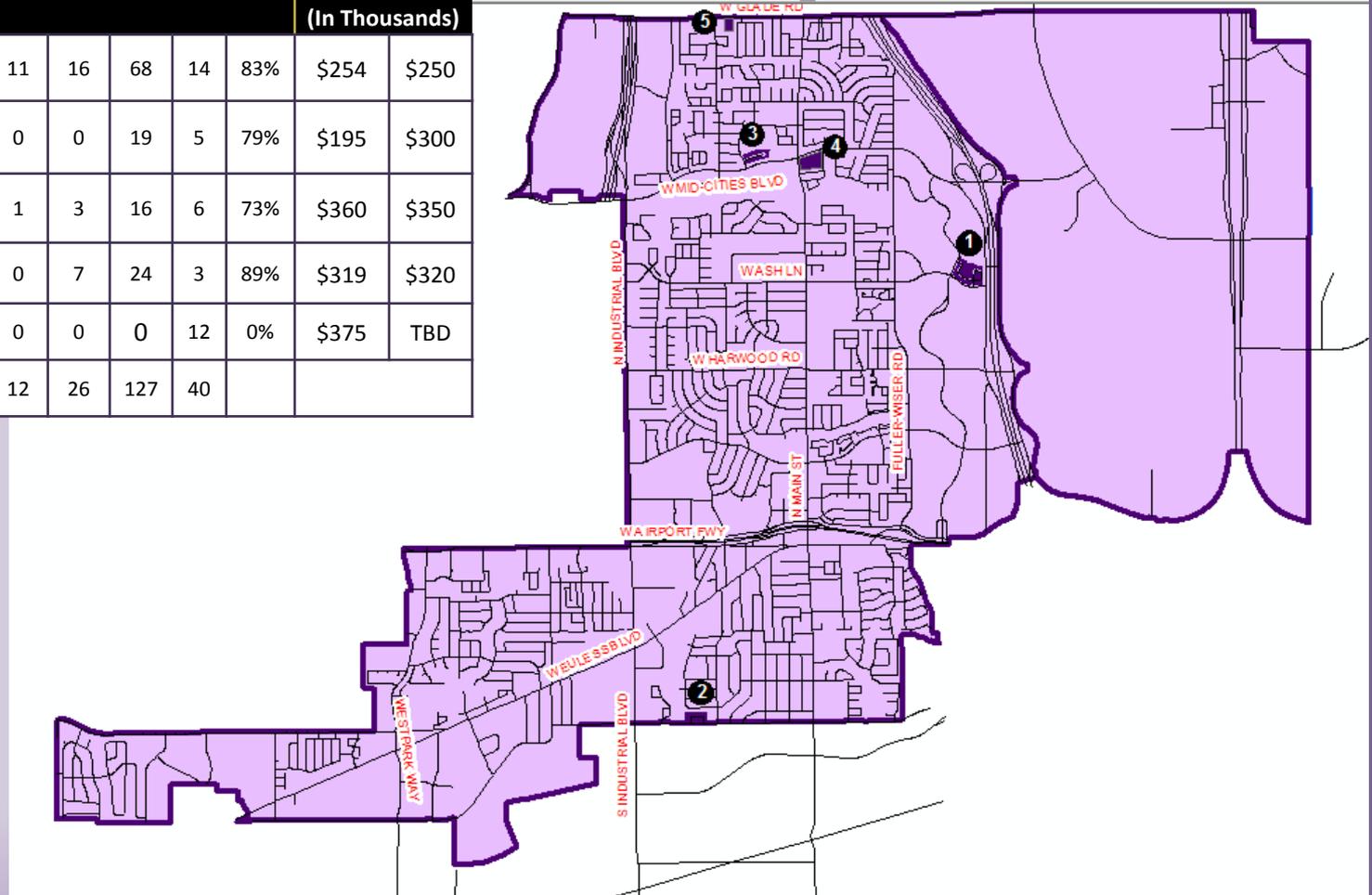
Development Case Activity

Development Review Cases July 2013

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
13-05-SP	HEB Dental	220 W Harwood Road	06/26/2013	07/22/2013	08/06/2013	08/27/2013
13-08-SUP	Calvary Pentecostal Church	204 N Ector	06/09/2013	07/08/2013	08/06/2013	08/27/2013
13-01-CC	Glade Parks Gas Well Pad Site	2800 Heritage	05/26/2013	07/29/2013	N/A	N/A
13-03-FP	Starlight Court	500 Block Glade Road	06/25/2013	07/02/2013	07/16/2013	
13-01-PD	Gateway Court	Gateway Boulevard	07/28/2013	08/05/2013	08/20/2013	09/10/2013
13-04-FP	Glade Parks Residential	2800 Heritage	07/28/2013	07/28/2013	08/06/2013	N/A
13-06-SP	Riverwalk Multi-Family	Bear Creek Parkway	07/31/2013	Still in Progress		
13-05-FP	Riverwalk Plat	Bear Creek Parkway	07/31/2013	Still in Progress		
13-02-PD	Trinity Court	S. Main Street at Whitener Blvd	07/31/2013	Still In Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	11	16	68	14	83%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	1	3	16	6	73%	\$360	\$350
4	Ridgecrest Estates	27	0	7	24	3	89%	\$319	\$320
5	Starlight Court	12	0	0	0	12	0%	\$375	TBD
Totals:		167	12	26	127	40			



Commercial Development

Commercial Permits July 2013	Permits in July		Permits YTD		Value in July		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	1	1	13	5	\$20,000	\$7,500	\$11,360,611	\$18,221,121
Additions/Alterations	6	6	45	56	\$17,482	\$115,509	\$2,819,591	\$10,934,695
Comm. Fence Permits	0	0	3	7	\$ -	\$ -	\$30,650	\$68,025
Total Commercial Permits	7	7	61	68	\$37,482	\$37,482	\$14,210,852	\$29,223,841

Miscellaneous Permits	Permits in July		Permits YTD	
	2012	2013	2012	2013
Accessory Building	1	2	15	19
Com. Electrical Permit	5	5	56	41
Res. Electrical Permit	8	2	49	40
Garage Sale	81	83	489	485
Lawn Sprinkler	4	3	46	42
Com. Mech. Permit	2	0	19	22
Res. Mech. Permit	19	34	124	128
Com. Plumbing Permit	3	2	22	30
Res. Plumbing Permit	9	7	91	72
Res. Water Heater	11	12	113	109
Roofing Permit	3	0	19	11
Sign Permit	14	8	91	100
Total Misc. Permits	160	158	1134	1099



NEW COMMERCIAL PERMITS



COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development



Commercial Permits July 2013			
Issue Date	Business Name	Address	Permit Type
7/11/2013	iTea Lounge	1301 W Glade Rd #194	Commercial Remodel
7/15/2013	Apartments	306 Vine Rd	Commercial Remodel
7/15/2013	Apartments	2250 Fuller-Wiser Rd	Commercial Remodel
7/16/2013	Cell Tower	1400 N. Main St	New Commercial
7/23/2013	T-Mobile	2750 SH 121 #900	Commercial Remodel
7/29/2013	Apartments	301 Fair Oaks	Commercial Remodel
7/31/2013	Retail Center	101 W Glade Rd	Commercial Remodel

Commercial Certificates of Occupancy July 2013				
Issue Date	Business Name	Address	Classification	Type
7/1/2013	Blessing Mail Mart	615 N Main	Direct Mail Services	Name Change
7/2/2013	APS Fire	1105 S Airport Cir #D	Office	New Business
7/17/2013	1st Special Nails & Spa	3260 W Eules Blvd #2	Salon	New Business
7/22/2013	Bonsal American, INC	1010 W Eules Blvd #112	Accounting	New Business
7/25/2013	Claims Consulting Services, Inc	411 N Main St #A	Office	Change of Location
7/30/2013	FitNFresh To Go	2600 SH 121	Food Service	New Business

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases July 2013		Cases in July		Cases YTD	
Case Type	Common Violation	2012	2013	2012	2013
Building Cases	No Building Permit	2	1	8	5
	Plumbing Violation	0	0	2	2
	Electrical Violation	0	0	5	4
	Property Maintenance	4	3	41	33
	Minimum Housing	27	0	113	26
	Dangerous Conditions/Structures	0	0	1	1
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	5	1	26	15
Littering and Trash	Trash/Littering	30	23	218	170
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	27	23	992	345
Zoning Violations	Nuisance Other	7	1	37	13
	Garbage Collection/Pick Up Req.	3	0	17	6
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	0	13	7
	Illegal Outdoor Storage (Res)	16	9	146	50
	Fences/Walls In Disrepair	9	5	88	79
	Parking on Unpaved Surfaces	1	3	13	22
	Zoning Violation (Other)	8	2	96	33
	Signs/Billboards	0	0	26	20
	Poss Illegal Home Occupation	1	1	9	4
	Materials on ROW/Street	0	0	6	5
TOTALS		141	72	1858	840

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		

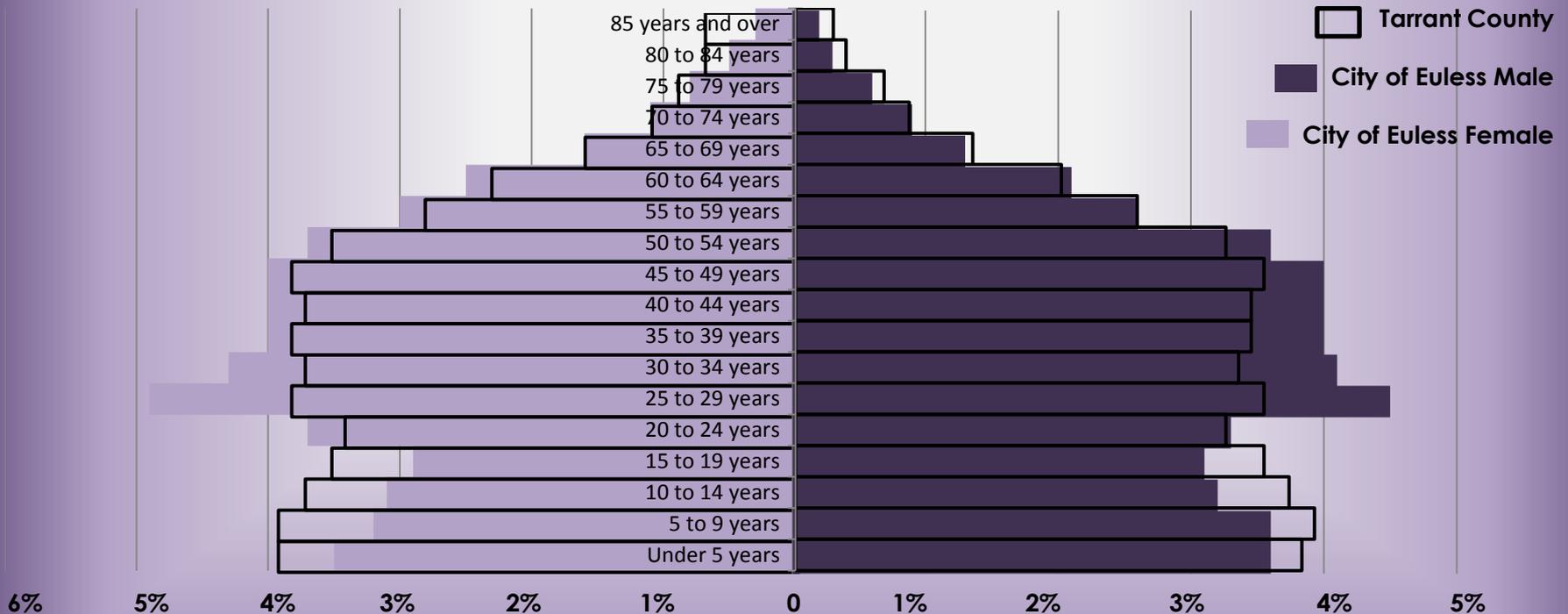
Demographics and Data

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



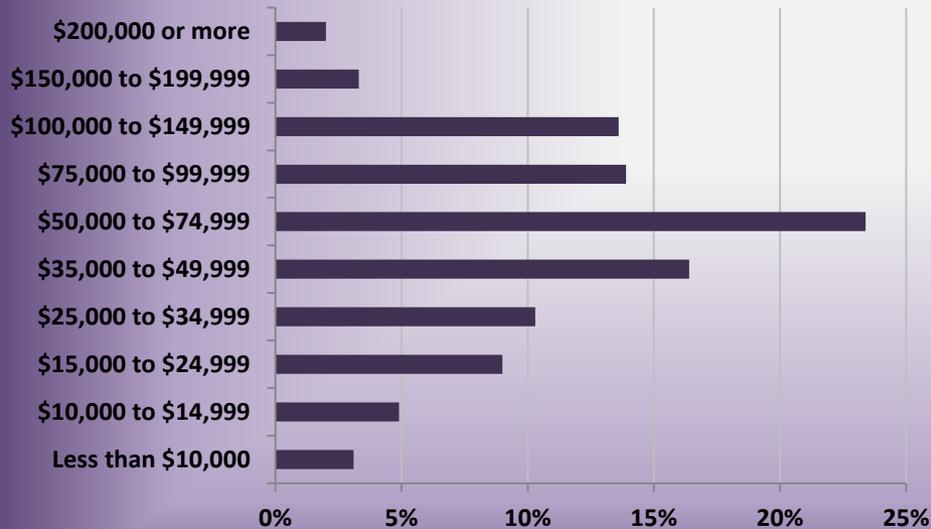
Source: US Bureau of Census 2010

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.

Eules Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2006-2010