

JANUARY 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

**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

Residential Growth



14



24



14

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,714,716

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits January 2014	Permits in Jan		Permits YTD		Value in Jan			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 01/14	2013	2014	Ave 14
New Residential Construction	0	14	0	14	\$-	\$1,714,716	\$122,480	\$-	\$1,714,716	\$122,480
Additions/Alterations	18	14	18	14	\$92,077	\$183,850	\$13,132	\$92,077	\$183,850	\$13,132
Residential Fence Permits	1	24	1	24	\$330	\$16,720	\$697	\$330	\$16,720	\$697
Total Residential Permits	19	52	19	52	\$92,407	\$1,915,286		\$92,407	\$1,915,286	

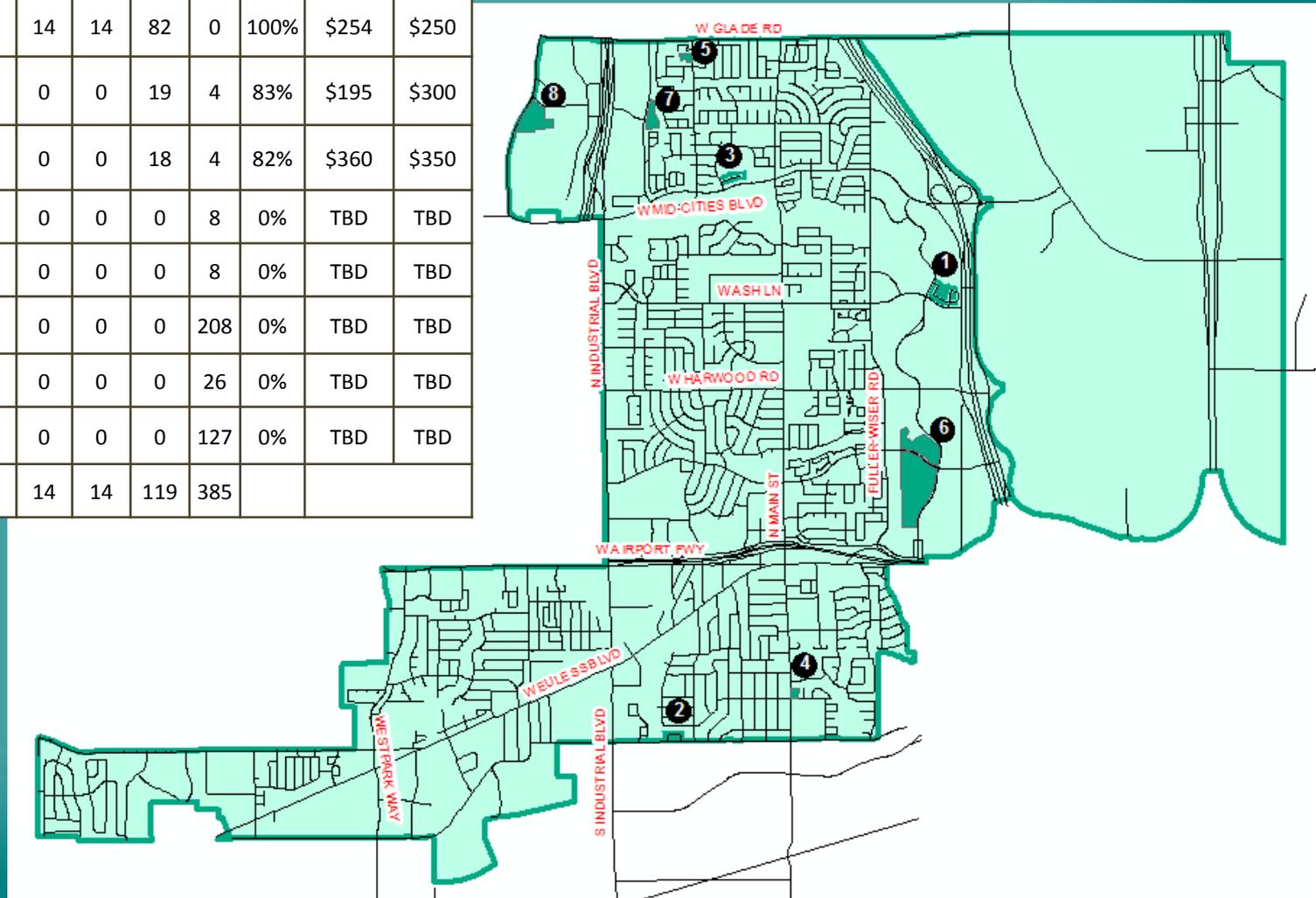
Development Case Activity

Development Review Cases January 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
13-13-SUP	ULA	1108 Westpark Way	12/01/2013	12/09/2013	12/17/2013	01/14/2014
13-11-SUP	House of Paws	101 W Glade Road	10/06/2013	01/28/2014	02/18/2014	03/11/2014
13-08-SP	Glade Parks #21	State Highway 121	11/10/2013	11/18/2013	12/17/2013	01/14/2014
13-09-SP	Glade Parks #19	State Highway 121	11/10/2013	11/18/2013	12/17/2013	01/14/2014
13-06-PD	Silver Crest	S. Pipeline Road at S. Main Street	11/17/2013	12/16/2013	01/07/2014	01/28/2014
13-08-FP	Harwood Plaza	900 Block N. Industrial	12/10/2013	12/17/2013	01/07/2014	NA
14-01-SP	Eules Guns and Ammo	1201 W Eules Blvd	01/06/2014	Still in Progress		
13-06-PP	Gateway Court	Gateway Boulevard	12/15/2013	01/14/2014	01/21/2014	NA
13-10-SP	Glade Parks #29	State Highway 121	12/31/2013	01/20/2014	01/21/2014	02/11/2014
14-01-SUP	Capital Tow	S. Pipeline Road	01/27/2014	02/18/2014	03/04/2014	03/25/2014
14-02-SP	Antica Pizzeria	200 Westpark Way	01/19/2014	02/17/2014	03/04/2014	03/25/2014

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	14	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	0	19	4	83%	\$195	\$300
3	Running Bear Estates	22	0	0	18	4	82%	\$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	0	0	0	208	0%	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
Totals:		377	14	14	119	385			



Commercial Development

Commercial Permits January 2014	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	1	0	1	\$ -	\$10,000	\$ -	\$10,000
Additions/Alterations	8	12	8	12	\$257,160	\$953,960	\$257,160	\$953,960
Comm. Fence Permits	2	2	2	2	\$45,000	\$51,675	\$45,000	\$51,675
Total Commercial Permits	10	15	10	15	\$302,160	\$1,015,635	\$302,160	\$1,015,635

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2013	2014	2013	2014
Accessory Building	2	2	2	2
Com. Electrical Permit	3	10	3	10
Res. Electrical Permit	5	12	5	12
Garage Sale	9	41	9	41
Lawn Sprinkler	3	8	3	8
Com. Mech. Permit	0	2	0	2
Res. Mech. Permit	12	14	12	14
Com. Plumbing Permit	2	6	2	6
Res. Plumbing Permit	11	24	11	24
Res. Water Heater	20	21	20	21
Roofing Permit	1	1	1	1
Sign Permit	8	21	8	21
Total Misc. Permits	76	162	76	162



1

NEW COMMERCIAL PERMITS



2

NEW COMMERCIAL FENCE PERMITS



\$10,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development



Commercial Permits January 2014

Issue Date	Business Name	Address	Permit Type
1/6/2014	Great Western Inn	620 W Eules Blvd	Commercial Remodel
1/9/2014	Trinity High School	500 N Industrial	New Commercial
1/10/2014	Apartments	311 S Industrial	Commercial Remodel
1/13/2014	Office Park	1441 W Airport Frwy	Commercial Remodel
1/13/2014	Popeye's Chicken	306 N Main St	Commercial Remodel
1/17/2014	Apartments	505 E Alexander	Commercial Remodel
1/23/2014	Office Park	350 Westpark Way	Commercial Remodel
1/24/2014	Harmony School	701 S Industrial #105	Commercial Remodel
1/28/2014	Office Park	350 Westpark Way	Commercial Remodel

Commercial Certificates of Occupancy January 2014

Issue Date	Business Name	Address	Classification	Type
1/3/2014	Adam's Auto Service Enterprise	1600 W Eules Blvd	Restaurant/Auto Service	Change in Ownership
1/3/2014	Montgomery Cranes LLC	2603 W Eules Blvd	Heavy Equipment Rental and Leasing	New Business
1/3/2014	JM Donut Palace	101 W Glade Rd #107	Restaurant	Change in Ownership
1/3/2014	C. Martin Persons M.D.	350 Westpark Way #206	Medical Office	New Business
1/3/2014	The Railyard	2805 W Eules Blvd	Membership Athletic Club	New Business
1/3/2014	Eules Family Life Center Indoor Pool	300 Midway Dr	Recreation	New Business
1/6/2014	Samjee, Inc	901 E Mid-Cities Blvd	Convenience Store with Fuel Sales	Owner Change
1/8/2014	Langley Energy Inc	1103 Arwine Ct	Office	New Business
1/14/2014	Williams Shuffleboard	1101 Royal Pkwy	Hobby Restoration	New Business
1/15/2014	The Den	316 S Industrial Blvd	Drinking Establishment	Owner Change
1/15/2014	China Dragon	2103 W Airport Frwy	Restaurant	Owner Change
1/15/2014	Electrician Brothers LLC	1361 W Eules Blvd #202	Office	New Business
1/20/2014	Xccessorize Limited Inc.	1108 Westpark Way	Materials Linings	New Business
1/20/2014	La Petite Academy	1315 N Main St	Child Care	Owner Change
1/24/2014	Karachi Village	501 N Main St	Restaurant	New Business
1/29/2014	Tanvi Holdings LLC	425 Westpark Way	Office	New Business
1/29/2014	Bourdon/Pryor LLC AAMCO	318 S Industrial Blvd	Auto Services	Owner Change
1/29/2014	Trashbusters Recycling and Disposal Inc	1306 W Eules Blvd #150	Office	New Business
1/31/2014	99 Furniture	501 N Main St #103	Furniture	New Business

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Jan 2014		Cases in Jan		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	1	0	0
	Plumbing Violation	0	1	1
	Electrical Violation	0	0	0
	Property Maintenance	4	12	12
	Minimum Housing	3	3	3
	Dangerous Conditions/Structures	0	0	0
	Screening Swimming Pools/Spa	0	0	0
	Accessory Buildings	0	0	0
	Permit Required for Sales	0	0	0
	Health	Nuisance - Pools/Spas Clarity	2	0
No Food Handler Card			2	2
Other Health Equipment Issue			26	26
Approved Source / Labeling			11	11
Food Contact Surfaces / Cleaning			5	5
No Health License / Expired			1	1
Evidence of Insect / Rodent Contamination			1	1
Littering and Trash	No Alcohol License / Expired		1	1
	Trash/Littering	30	9	9
	Junked Vehicles		5	5
	Littering/Life Safety (24hrs)	0	0	0
Water	High Grass and Weeds	0	0	0
Zoning Violations	Watering Violations		6	6
	Nuisance Other	1	10	10
	Garbage Collection/Pick Up Req.	0	0	0
	Solid Waste Other	0	0	0
	Illegal Outdoor Storage (Non Res)	0	1	1
	Illegal Outdoor Storage (Res)	15	5	5
	Fences/Walls In Disrepair	14	10	10
	Parking on Unpaved Surfaces	8	1	1
	Street and Sidewalk Obstruction		1	1
	Landscaping (Residential)		2	2
	Zoning Violation (Other)	13	3	3
	Signs/Billboards	3	2	2
	Poss Illegal Home Occupation	0	0	0
TOTALS		94	118	118

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 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
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		

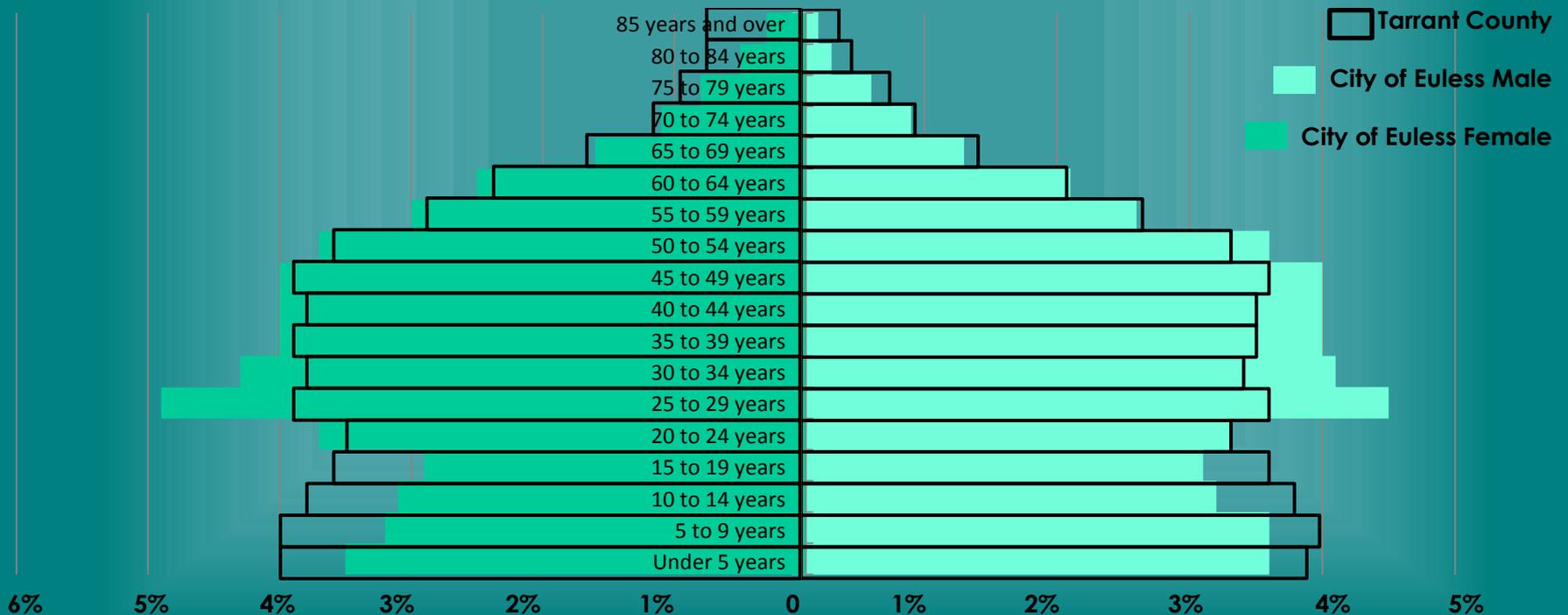
Demographics and Data

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



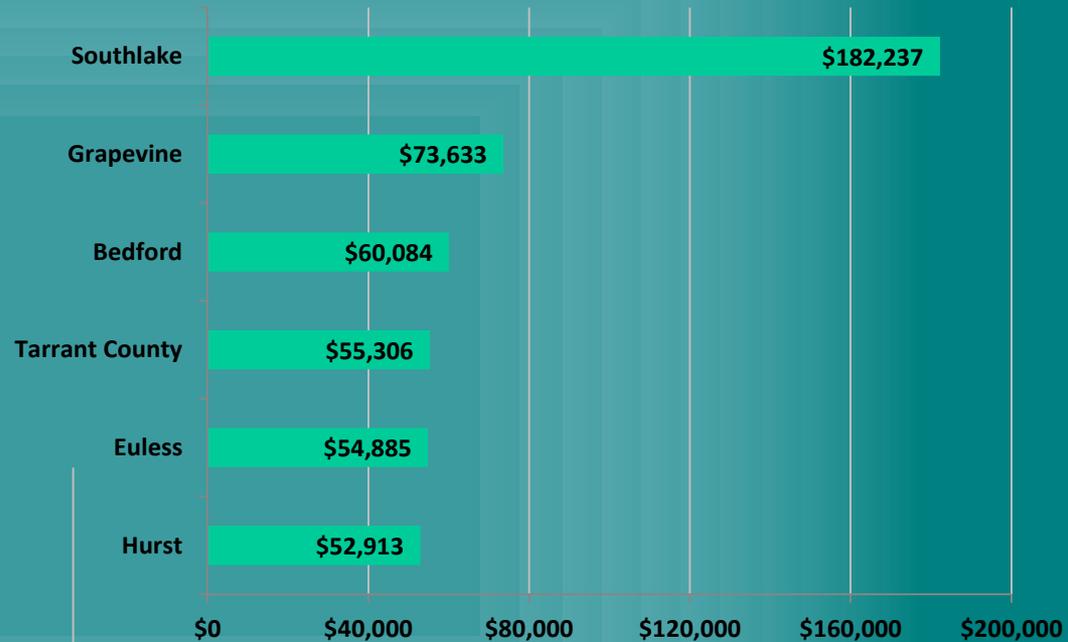
Source: US Bureau of Census 2010

Demographics and Data

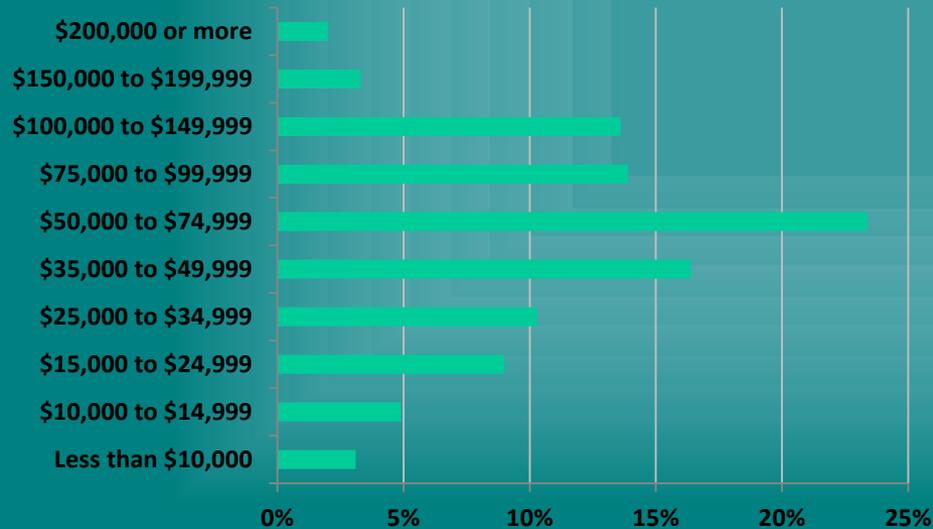
Income -

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