

MARCH 2014

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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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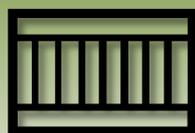
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Residential Growth



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NEW RESIDENTIAL PERMITS



13

NEW RESIDENTIAL FENCE PERMITS



19

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$ 14,000

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits March 2014	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 03/14	2013	2014	Ave 14
New Residential Construction	1	1	2	15	\$372,965	\$14,000	\$14,000	\$766,397	\$1,728,716	\$115,248
Additions/Alterations	11	19	33	45	\$36,375	\$83,661	\$4,403	\$151,782	\$352,169	\$7,826
Residential Fence Permits	12	13	15	39	\$9,429	\$21,025	\$1,617	\$11,659	\$40,045	\$1,027
Total Residential Permits	24	33	50	99	\$418,769	\$118,686		\$929,838	\$2,120,930	

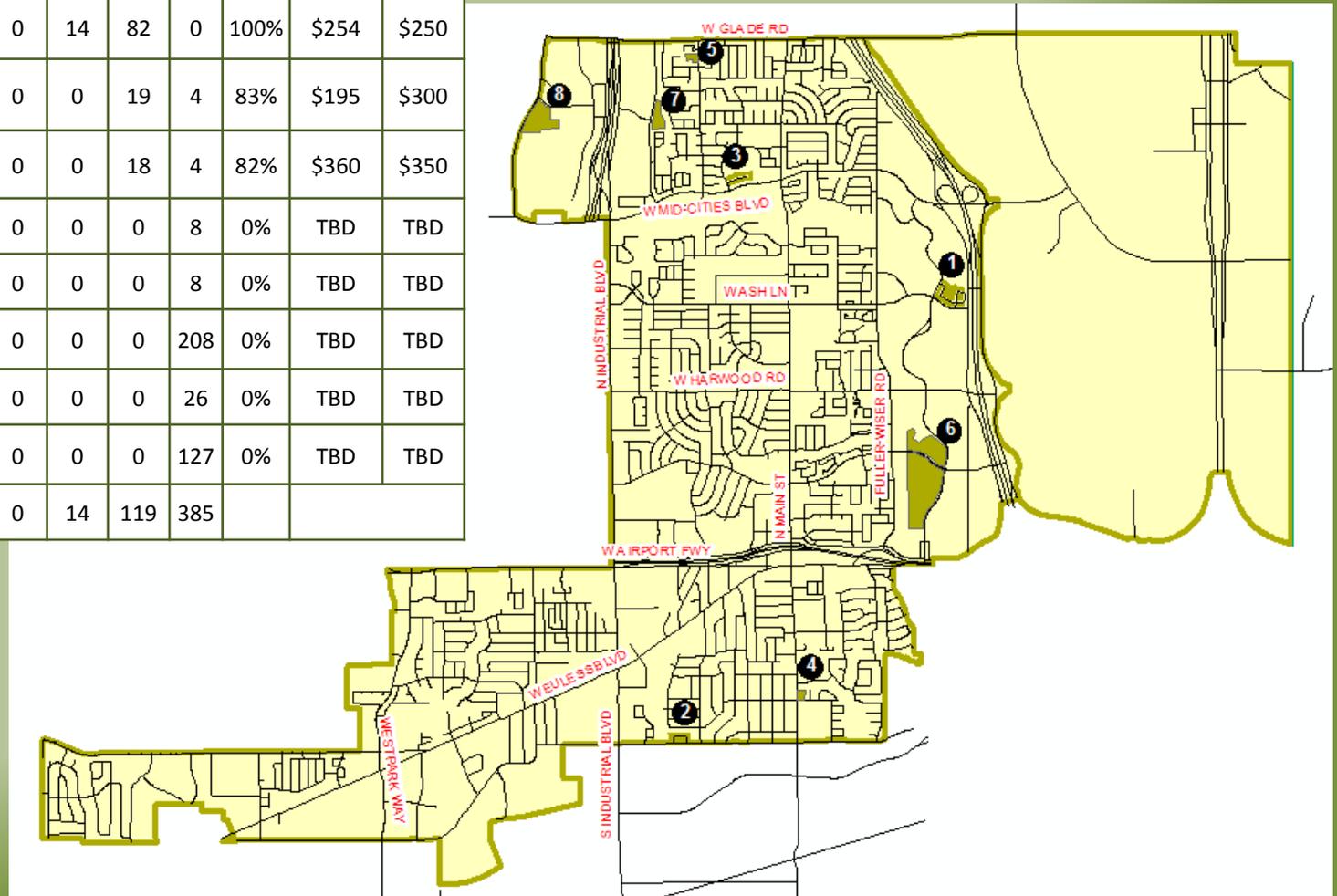
Development Case Activity

Development Review Cases March 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
13-11-SUP	House of Paws	101 W Glade Road	10/06/2013	01/28/2014	02/18/2014	03/11/2014
14-01-SP	Eules Guns and Ammo	1201 W Eules Blvd	01/06/2014	Still in Progress		
14-01-SUP	Capital Tow	S Pipeline Road	01/27/2014	02/18/2014	03/04/2014	Withdrawn
14-02-SP	Antica Pizzeria	200 Westpark Way	01/19/2014	02/17/2014	03/04/2014	03/25/2014
13-07-PP	Camden Park	2807 Baze Road	12/15/2013	02/25/2014	03/04/2014	NA
14-01-RP	Mad Triangle Addition	1608 W Eules Blvd	02/10/2014	04/08/2014	04/15/2014	
14-01-PP	Villas at Bear Creek	Midway Drive at Bear Creek Pkwy	02/17/2014	Still in Progress		
14-02-PP	Cannon Gardens	606 S Main	02/17/2014	03/18/2014	04/01/2014	NA
14-03-SP	Villas at Bear Creek (Site Plan)	Midway Drive at Bear Creek Pkwy	02/17/2014	Still in Progress		
14-02-SUP	DFW Bimmer	1361 W Eules Blvd #205	02/24/2014	03/04/2014	03/18/2014	04/08/2014
14-02-RP	Trail Lakes Estates	800 Overlake Ct	03/04/2014	03/25/2014	04/15/2014	NA
14-04-PP	Glade Parks	West of SH 121	03/04/2014	04/01/2014	04/15/2014	NA
14-03-PP	Silver Crest Addition	NE Corner S. Pipeline and S. Main	03/04/2014	Still in Progress		
14-04-SP	Dollar General	1604 W Eules Blvd	03/04/2014	04/08/2014	04/15/2014	05/08/2014
14-03-SUP	Dave & Busters	Glade Parks	03/11/2014	03/18/2014	04/01/2014	04/22/2014
14-05-SP	Quickway Manufacturing	Heather Drive	03/11/2014	04/08/2014	04/15/2014	05/08/2014
14-01-CC	Concrete Batch Plant	Glade Parks	03/03/2014	NA	NA	03/11/2014
14-02-CC	Concrete Batch Plant	Glade Parks	03/17/2014	NA	NA	04/08/2014
14-01-PD	Silver Crest Addition	NE Corner S. Pipeline and S. Main	03/17/2014	03/18/2014	04/01/2014	04/08/2014
14-03-RP	Westpark Central Addition	Dock McGinnis Lane	03/25/2014	Still in Progress		
14-09-SP	Life Connection Church	208 Nutmeg	03/17/2014	Still in Progress		

Active Residential Subdivisions

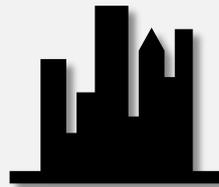
Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	0	19	4	83%	\$195	\$300
3	Running Bear Estates	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	0	14	119	385			



Commercial Development

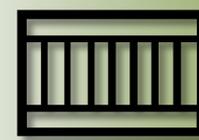
Commercial Permits March 2014	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	3	3	7	\$ -	\$103,321	\$18,148,621	\$1,431,576
Additions/Alterations	8	17	25	40	\$707,865	\$646,560	\$1,177,190	\$1,688,530
Comm. Fence Permits	1	0	4	2	\$1,000	\$ -	\$54,400	\$51,675
Total Commercial Permits	9	20	32	49	\$708,865	\$749,881	\$19,380,211	\$3,171,781

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2013	2014	2013	2014
Accessory Building	2	0	4	2
Com. Electrical Permit	8	9	20	28
Res. Electrical Permit	10	13	21	33
Garage Sale	81	80	112	148
Lawn Sprinkler	4	7	16	18
Com. Mech. Permit	5	5	7	14
Res. Mech. Permit	9	17	24	43
Com. Plumbing Permit	5	8	15	21
Res. Plumbing Permit	7	17	29	60
Res. Water Heater	14	15	48	64
Roofing Permit	0	2	5	26
Sign Permit	27	13	49	46
Total Misc. Permits	172	186	350	503



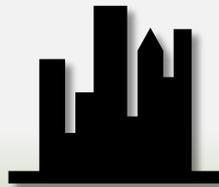
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$103,321

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits March 2014

Issue Date	Business Name	Address	Permit Type
3/4/2014	Leased Office Building	700 S Industrial Blvd	Commercial Remodel
3/4/2014	Leased Office Building	700 S Industrial Blvd	Commercial Remodel
3/6/2014	Industrial Building	1400 Westpark Way	New Commercial
3/10/2014	QuikTrip	1100 N Industrial	Commercial Remodel
3/10/2014	QuikTrip	1100 N Industrial	Commercial Remodel
3/10/2014	Apartments	311 S Industrial	Commercial Remodel
3/10/2014	Apartments	311 S Industrial	Commercial Remodel
3/10/2014	Apartments	311 S Industrial	Commercial Remodel
3/10/2014	Apartments	311 S Industrial	Commercial Remodel
3/10/2014	Apartments	311 S Industrial	Commercial Remodel
3/10/2014	Apartments	311 S Industrial	Commercial Remodel
3/12/2014	Apartments	500 E Harwood	Commercial Remodel
3/14/2014	Cell Tower Antenna	1441 W Airport Frwy	New Commercial
3/14/2014	Cell Tower Antenna	199 Cullum Dr	New Commercial
3/20/2014	Contractor	1203 Raider Dr	Commercial Remodel
3/21/2014	Great Western Inn	620 W Eules Blvd	Commercial Remodel
3/27/2014	Office	912 Highland	Commercial Remodel
3/28/2014	Commercial Retail	1201 W Airport	Commercial Remodel



Commercial Certificates of Occupancy March 2014

Issue Date	Business Name	Address	Classification	Type
3/3/2014	HEB ISD - Administrative	1350 W Eules Blvd - A	School District	New Business
3/3/2014	HEB ISD - Service Building	1350 W Eules Blvd - B	School District	New Business
3/3/2014	HEB ISD - Warehouse	1350 W Eules Blvd - C	School District	New Business
3/3/2014	HEB ISD - Fuel Facility	1350 W Eules Blvd	School District	New Business
3/4/2014	AIO Wireless	1101 N Main St #200	Electronics Store	New Business
3/5/2014	DFW Audi	2021 W Airport Frwy	Auto Dead Storage	New Business
3/7/2014	Jah Works	4307 W Pipeline Rd	T-Shirt Retail	Change in Address
3/17/2014	Chop House Burger	2720 SH 121 #600	Restaurant	New Business
3/24/2014	Texas Actor's Studio	2275 Westpark Ct #203	Theater School	New Business
3/28/2014	Victory Tropical Market Inc.	415 N Main St #104	Convenience Store	New Business
3/28/2014	Bonus Building Care	1110 S Airport Cir #130	Business Service	New Business
3/28/2014	Brick Doctor Corp	905 Crethaven Dr	Contractor	Name Change

Code Enforcement



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HIGH GRASS AND WEEDS



18

TRASH/LITTERING VIOLATIONS



2

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Mar 2014		Cases in Mar		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	1	0	0
	Plumbing Violation	1	1	2
	Electrical Violation	1	4	5
	Property Maintenance	6	4	22
	Minimum Housing	3	2	9
	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	3	1	2
	No Food Handler Card		16	20
	Other Health Equipment Issue		18	54
	Approved Source / Labeling		4	20
	Food Contact Surfaces / Cleaning		3	9
	No Health License / Expired		4	7
	Evidence of Insect / Rodent Contamination		0	1
Littering and Trash	No Alcohol License / Expired		2	4
	Trash/Littering	23	18	43
	Junked Vehicles		1	22
	Littering/Life Safety (24hrs)	0	0	0
Water	High Grass and Weeds	63	42	48
	Watering Violations		3	9
Zoning Violations	Nuisance Other	0	3	25
	Garbage Collection/Pick Up Req.	0	0	0
	Solid Waste Other	0	3	3
	Illegal Outdoor Storage (Non Res)	2	1	4
	Illegal Outdoor Storage (Res)	5	12	21
	Fences/Walls In Disrepair	15	6	19
	Parking on Unpaved Surfaces	3	1	5
	Street and Sidewalk Obstruction		2	4
	Landscaping (Residential)		0	4
	Zoning Violation (Other)	4	4	9
	Signs/Billboards	3	0	3
	Poss Illegal Home Occupation	0	0	2
Materials on ROW/Street		1	0	0
TOTALS		134	155	376

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		

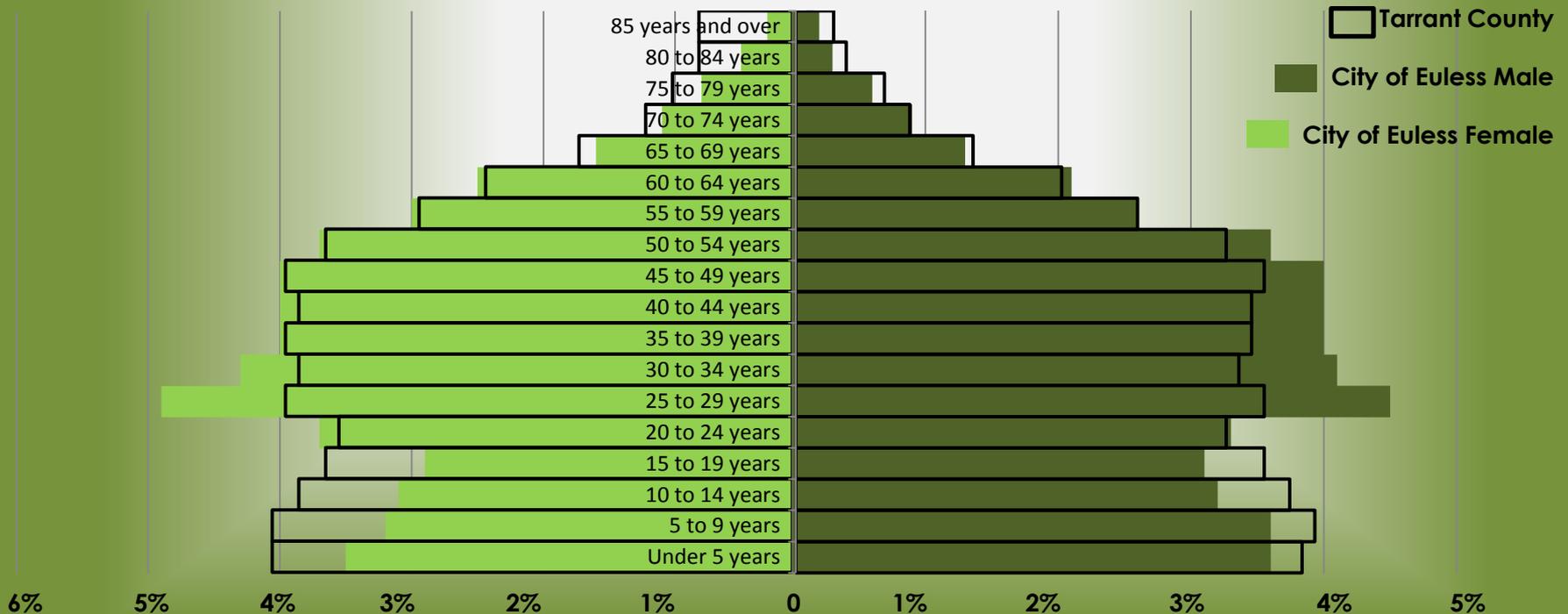
Demographics and Data

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

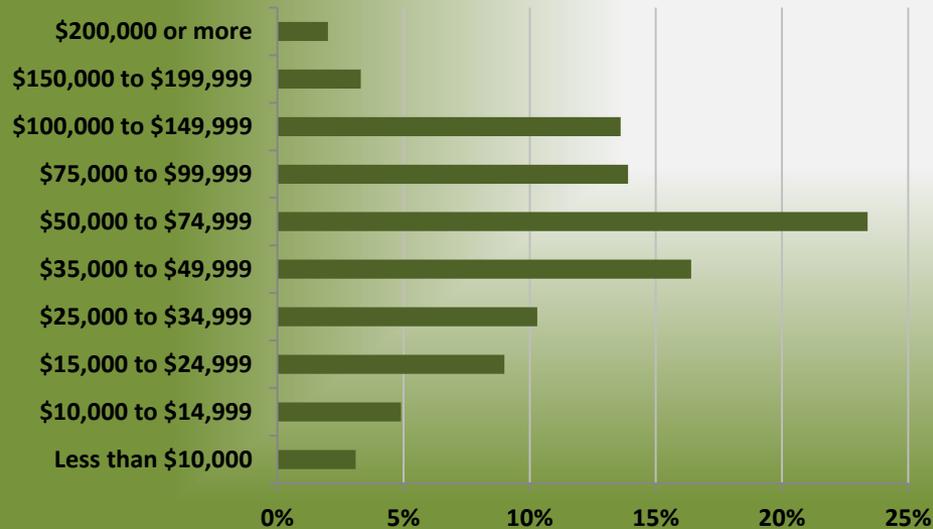
MARCH 2014

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.

Eules Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2006-2010