

AUGUST 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

**Building Permits and
Certificates of Occupancy**
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Residential Growth



16

NEW RESIDENTIAL PERMITS



6

NEW RESIDENTIAL FENCE PERMITS



14

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,156,622

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits August 2014	Permits in Aug		Permits YTD		Value in Aug			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 08/14	2013	2014	Ave 14
New Residential Construction	6	16	33	64	\$2,010,260	\$5,156,622	\$322,288	\$8,950,310	\$17,210,876	\$268,920
Additions/Alterations	16	14	109	135	\$85,827	\$149,152	\$10,653	\$593,081	\$1,175,289	\$8,706
Residential Fence Permits	5	6	45	69	\$6,130	\$4,000	\$666	\$68,727	\$521,603	\$7,559
Total Residential Permits	27	36	187	268	\$2,102,217	\$5,309,774		\$9,612,118	\$18,907,768	

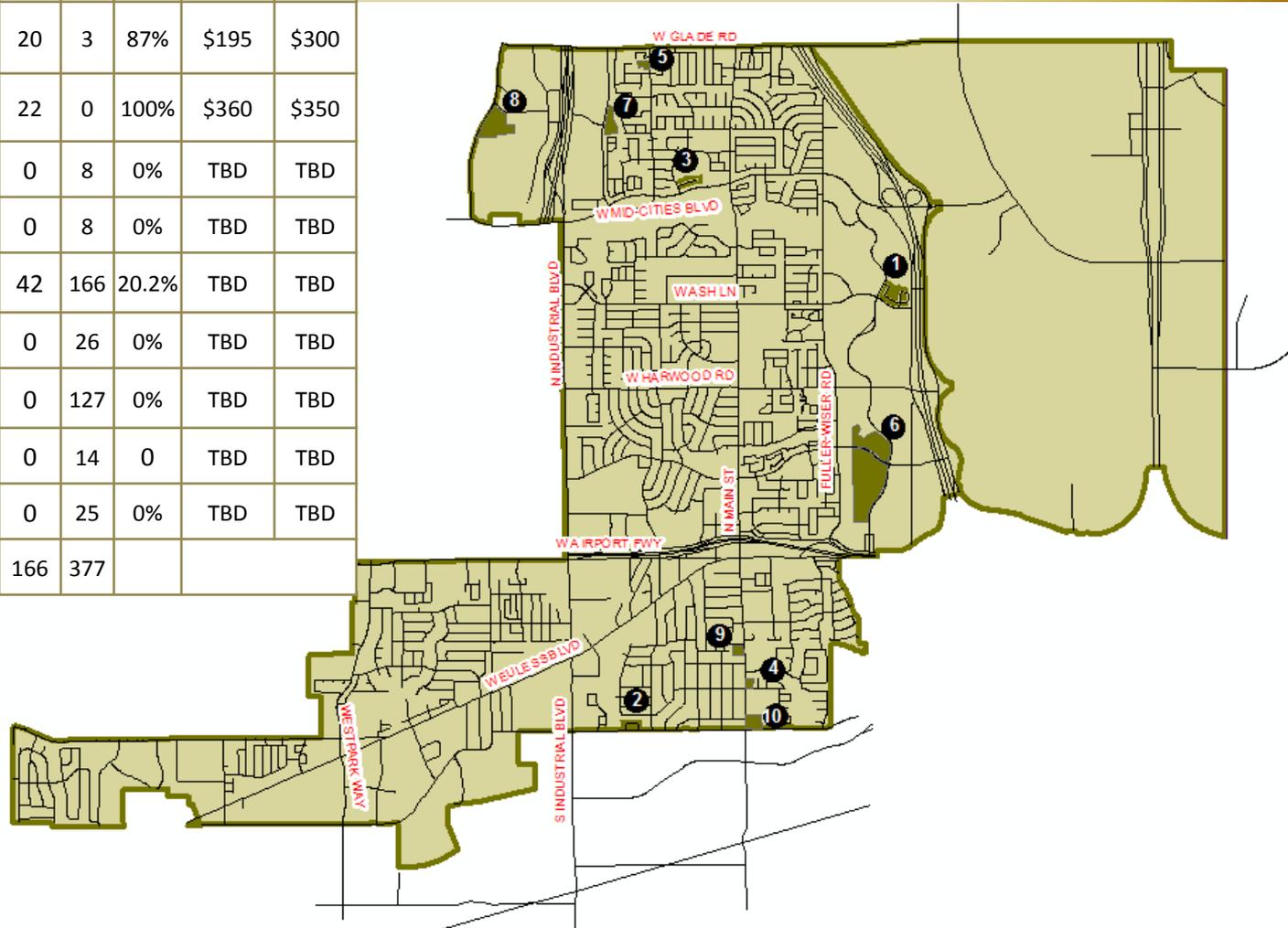
Development Case Activity

Development Review Cases August 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-01-SP	Eulesse Guns and Ammo	1201 W Eulesse Blvd	01/06/2014	08/26/2014	09/16/2014	10/14/2014
14-11-SP	Glade Parks Phase I Inline Retail	2000 Block Rio Grande Blvd	05/06/2014	07/09/2014	07/15/2014	08/12/2014
14-08-SUP	JRs Transmission	130 Vine Street Ste 2 &3	05/27/2014	08/26/2014	08/19/2014	09/09/2014
14-04-RP	HEB Auxiliary Facility	1350 W Eulesse Blvd	07/29/2014	Still in Progress		NA
14-03-FP	Dominion at Bear Creek PH II	Bear Creek Pkwy at Midway Drive	07/29/2014	08/26/2014	09/16/2014	NA
14-06-CC	Temporary Concrete Batch Plant	Rio Grande Blvd (Glade Parks)	07/29/2014	07/29/2014	NA	08/12/2014
14-13-SP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	Still in Progress		
14-05-RP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	Still in Progress		NA
14-14-SP	Ferguson Expansion	2683 W Eulesse Blvd	07/29/2014	Still in Progress		
14-09-SUP	ABC Auto Credit	1105 Pamela	06/28/2014	09/02/2014	09/16/2014	09/23/2014
14-02-PD	Hearthstone	200 Block E Whitener Rd	07/01/2014	08/26/2014	09/09/2014	09/23/2014
14-03 PD	Griffith Parc	1804 N Main St	07/01/2014	08/26/2014	09/09/2014	09/23/2014
14-12-SP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	Still in Progress		
14-05-PP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	Still in Progress		NA

Active Residential Subdivisions

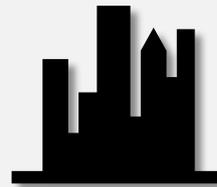
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	1	20	3	87%	\$195	\$300
3	Running Bear Estates	22	1	4	22	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	14	42	42	166	20.2%	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
9	Cannon Gardens	14	0	0	0	14	0	TBD	TBD
10	Silver Crest	25	0	0	0	25	0%	TBD	TBD
Totals:		543	15	61	166	377			



Commercial Development

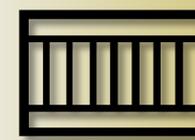
Commercial Permits Aug 2014	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	3	3	8	20	\$547,865	\$425,000	\$18,768,986	\$28,425,576
Additions/Alterations	6	6	62	67	\$832,600	\$1,265,525	\$11,767,295	\$5,677,562
Comm. Fence Permits	2	0	9	4	\$390,000	\$ -	\$458,025	\$71,529
Total Commercial Permits	11	9	79	91	\$1,770,465	\$1,690,525	\$30,994,306	\$34,174,667

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2013	2014	2013	2014
Accessory Building	1	1	20	8
Com. Electrical Permit	5	12	46	76
Res. Electrical Permit	8	9	48	91
Garage Sale	73	63	558	655
Lawn Sprinkler	6	11	48	50
Com. Mech. Permit	1	10	23	39
Res. Mech. Permit	20	25	148	165
Com. Plumbing Permit	6	8	36	62
Res. Plumbing Permit	7	15	79	153
Res. Water Heater	18	16	127	158
Roofing Permit	0	0	11	28
Sign Permit	8	4	108	97
Total Misc. Permits	153	174	1252	1582



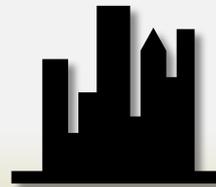
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$425,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development - Permits

Commercial Permits August 2014			
Issue Date	Business Name	Address	Permit Type
8/1/2014	Retail Center	2721 SH 121 STE 400	New Commercial
8/6/2014	ASCO	2019 W Airport Frwy	Commercial Remodel
8/12/2014	Retail Center	1640 W Euless Blvd	Commercial Remodel
8/18/2014	Retail Center	2721 SH 121 STE 300	New Commercial
8/19/2014	Superior Fence	1203 Raider Dr	Commercial Remodel
8/20/2014	Retail Center	2700 N Main St	New Commercial
8/22/2014	Burgandy Towers	1001 W Euless Blvd	Commercial Remodel



Commercial Development – Certificates of Occupancy

Commercial Certificates of Occupancy August 2014				
Issue Date	Business Name	Address	Classification	Type
8/4/2014	Church of Tonga	1000 Cresthaven Dr.	Place of Worship	New Business
8/7/2014	TrashBusters	1361 W. Eules Blvd #204	Office	Change in Address
8/13/2014	Reminiscent Worldwide	610 S. Industrial Blvd. #120	Office	New Business
8/14/2014	Cindy's Salon Studio	3001 N Main St @325	Beauty Shop	New Business
8/22/2014	All Paws Go to Heaven	2215 W Pipeline Rd	Pet Crematorium	Change in Ownership
8/22/2014	Don Limon Taqueria	3260 W Eules Blvd Ste 5	Restaurant	New Business
8/22/2014	Salon Suites of Eules	1201 W Airport Frwy #330	Beauty Shop	Change in Ownership
8/29/2014	Long John Silvers	107 W Airport Frwy	Restaurant	Change in Ownership
8/29/2014	Almighty Cleaning Inc	912 Highland Dr	Office	New Business
8/29/2014	Firehouse Subs	2750 SH 121 #500	Restaurant	Change in Ownership

Certificates of Occupancy by Type	Month	Year to Date
	Aug	2014
New Business	5	80
Change in Address	1	6
Change in Ownership	4	27
Change in Business Name	0	3
Total	10	116

Code Enforcement



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HIGH GRASS AND WEEDS



24

TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases August 2014		Cases in Aug	YTD
Case Type	Common Violation	2014	2014
Building Cases	No Building Permit	0	0
	Plumbing Violation	1	6
	Electrical Violation	1	10
	Property Maintenance	19	114
	Minimum Housing	1	12
	Dangerous Conditions/Structures	1	1
	Screening Swimming Pools/Spa	0	1
	Accessory Buildings	0	1
	Permit Required for Sales	0	0
	Health	Nuisance - Pools/Spas Clarity	5
No Food Handler Card		4	53
Other Health Equipment Issue		0	114
Approved Source / Labeling		2	44
Food Contact Surfaces / Cleaning		3	28
No Health License / Expired		1	22
Evidence of Insect / Rodent Contamination		1	3
No Alcohol License / Expired		1	8
Littering and Trash	Trash/Littering	24	163
	Junked Vehicles	6	59
	Littering/Life Safety (24hrs)	0	4
	High Grass and Weeds	67	706
Water	Watering Violations	34	98
Zoning Violations	Nuisance Other	0	63
	Garbage Collection/Pick Up Req.	0	0
	Solid Waste Other	4	10
	Illegal Outdoor Storage (Non Res)	1	7
	Illegal Outdoor Storage (Res)	11	79
	Fences/Walls In Disrepair	8	75
	Parking on Unpaved Surfaces	5	44
	Street and Sidewalk Obstruction	0	23
	Landscaping (Residential)	6	44
	Zoning Violation (Other)	0	20
	Signs/Billboards	2	19
	Poss Illegal Home Occupation	3	9
	Materials on ROW/Street	0	6
TOTALS		211	1878

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		

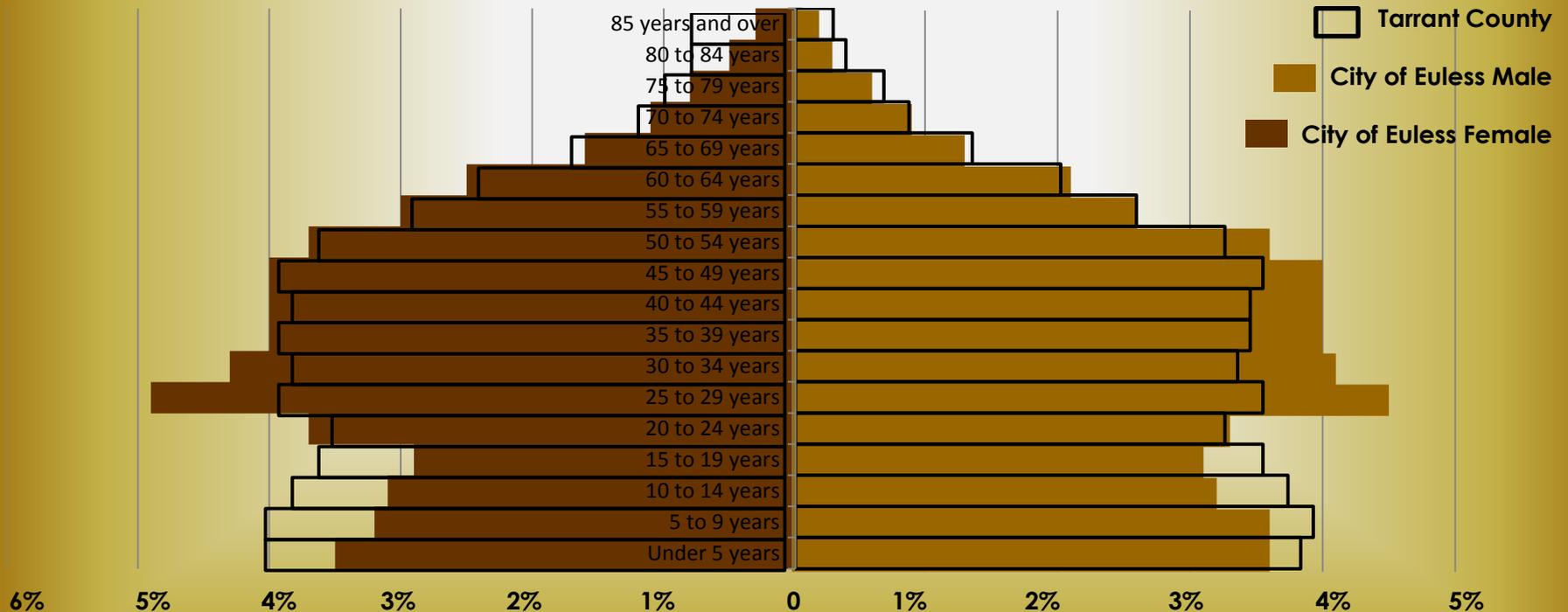
Demographics and Data

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

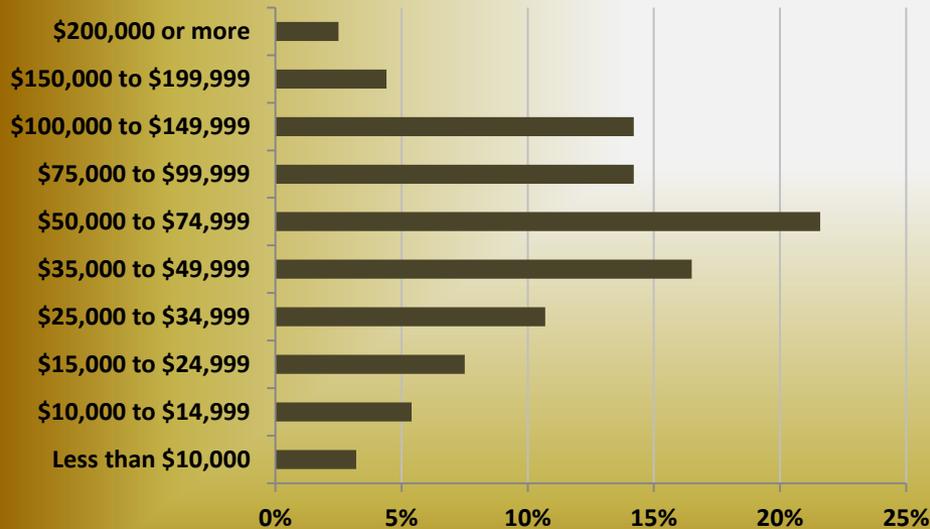
UPDATED MAY 2014

Demographics and Data

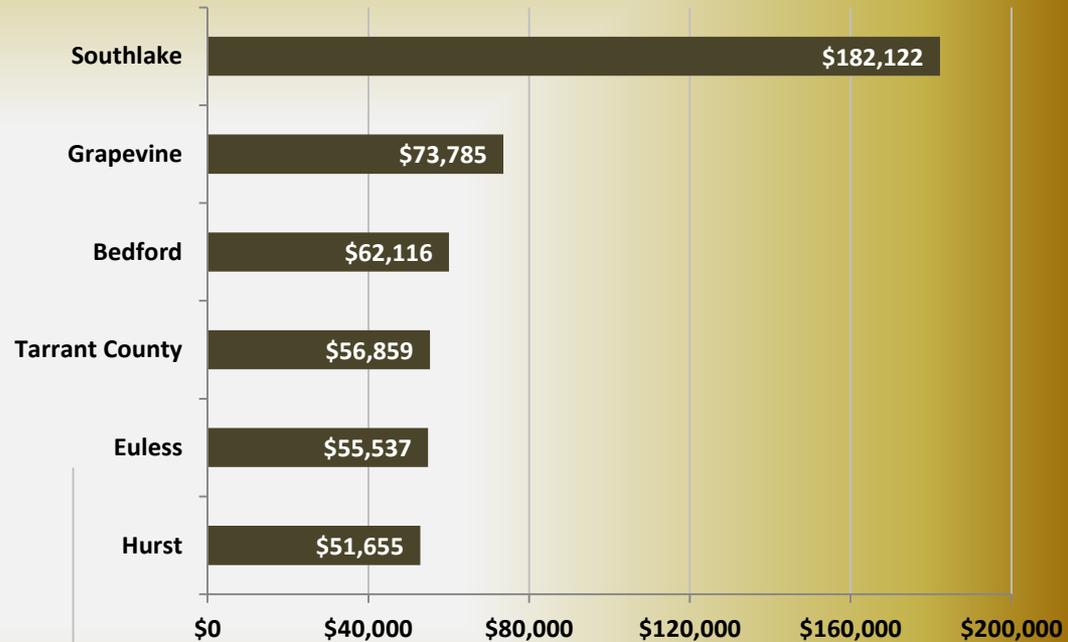
Income -

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.

Eules Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2008-2012