

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](http://www.eulesstx.gov/planning/devserv.htm)

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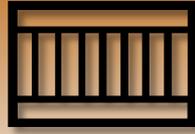
In this report:  
Residential Growth  
Development Case Activity  
Active Residential Subdivisions  
Commercial Development  
Code Enforcement  
Demographics and Data

# Residential Growth



3

NEW RESIDENTIAL PERMITS



15

NEW RESIDENTIAL FENCE PERMITS



9

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,247,990

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits November 2014	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 11/14	2013	2014	Ave 14
New Residential Construction	2	3	42	96	\$566,000	\$1,247,990	\$415,996	\$11,030,310	\$29,652,066	\$308,876
Additions/Alterations	21	9	155	177	\$333,920	\$237,223	\$26,358	\$774,210	\$1,710,493	\$9,664
Residential Fence Permits	1	15	58	124	\$4,900	\$75,814	\$5,054	\$88,102	\$756,833	\$6,103
Total Residential Permits	24	27	255	397	\$903,820	\$1,561,027		\$11,892,622	\$32,119,392	

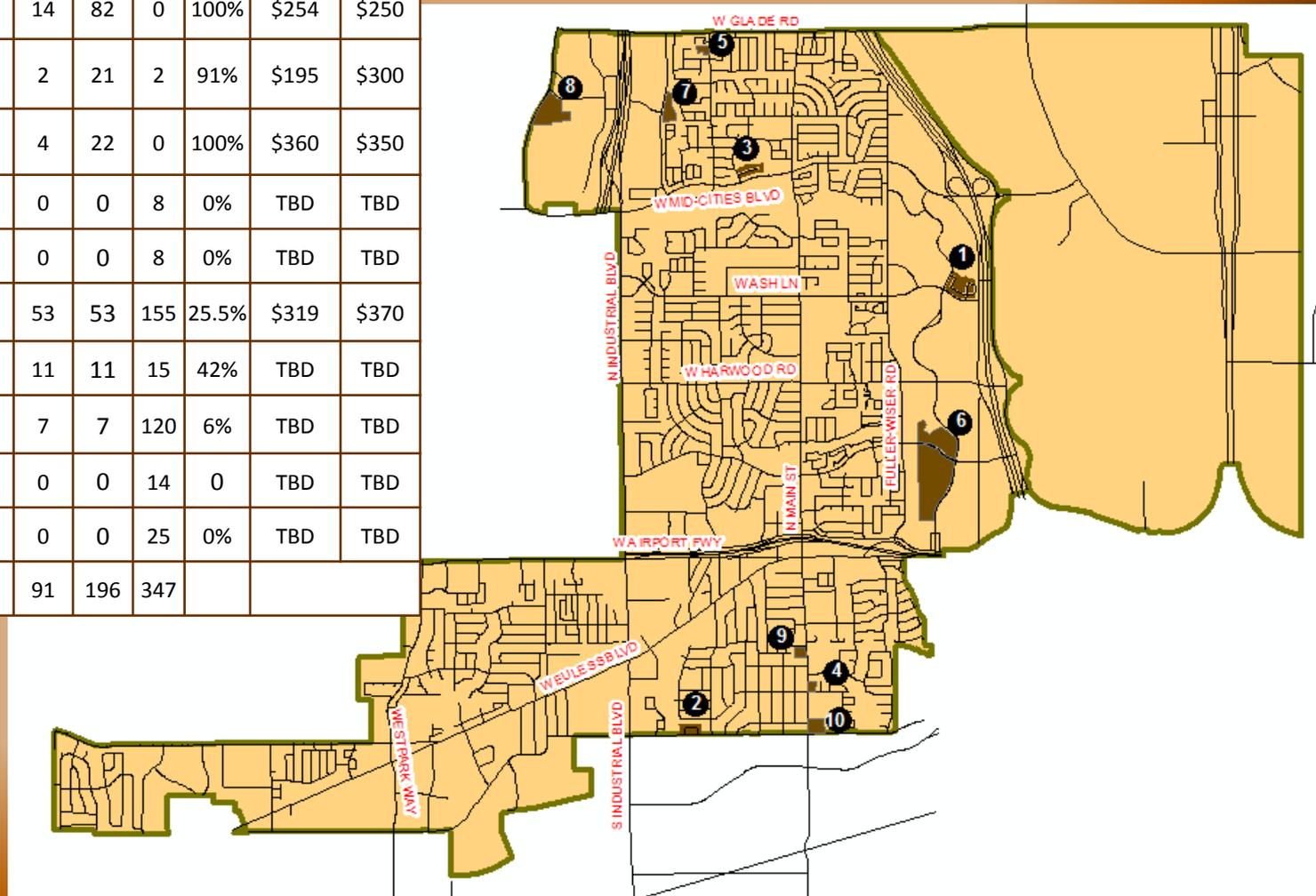
# Development Case Activity

## Development Review Cases November 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-04-RP	HEB Auxiliary Facility	1350 W Euleless Blvd	07/29/2014	10/14/2014	11/04/2014	NA
14-05-RP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	10/21/2014	11/04/2014	NA
14-14-SP	Ferguson Expansion	2683 W Euleless Blvd	07/29/2014	Still in Progress		
14-15-SP	Ricochet Fuel	1201 Royal Parkway	09/16/2014	10/21/2014	11/04/2014	11/25/2014
14-16-SP	RonParco	900 Marlene	09/16/2014	10/21/2014	11/04/2014	11/25/2014
14-07-RP	Glade Parks 21	Loving Trail at SH 121	10/20/2014	11/11/2014	11/18/2014	NA
14-17-SUP	New Lives for Old	414 W Euleless Blvd	10/20/2014	Still in Progress		
14-05-FP	Camden Park	2907 Baze Rd	10/20/2014	Still in Progress		
14-13-SUP	Ten Minute Oil Change	401 S Industrial	09/30/2014	10/28/2014	11/16/2014	12/09/2014
14-14-SUP	Hwy 10 Tire Shop	116 W Euleless	09/30/2014	Still in Progress		
14-16-SUP	Church of Tonga	1000 Cresthaven Dr	10/14/2014	10/28/2014	11/16/2014	11/25/2014
14-15-SUP	TLC Auto Repair	Westpark Way	10/7/2014	10/21/2014	12/2/2014	12/09/2014
14-17-SP	Harwood Plaza Addition	900 N. Industrial	11/7/2014	Still in Progress		
14-18-SP	Panera Bread	2800 Block SH 121	11/17/2014	Still in Progress		

# Active Residential Subdivisions

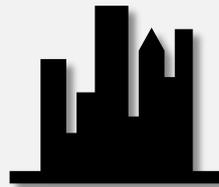
Map Ref #	Most Active Subdivisions	Platted Lots	Nov Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	2	21	2	91%	\$195	\$300
3	Running Bear Estates	22	0	4	22	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	1	53	53	155	25.5%	\$319	\$370
7	Gateway Court	26	2	11	11	15	42%	TBD	TBD
8	Glade Parks Residential	127	0	7	7	120	6%	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	3	91	196	347			



# Commercial Development

Commercial Permits Nov 2014	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	0	8	27	\$ -	\$ -	\$18,768,986	\$28,487,178
Additions/Alterations	22	3	105	87	\$375,889	\$488,159	\$12,415,540	\$6,643,128
Comm. Fence Permits	0	0	10	5	\$ -	\$ -	\$463,025	\$84,029
<b>Total Commercial Permits</b>	<b>22</b>	<b>3</b>	<b>123</b>	<b>119</b>	<b>\$375,889</b>	<b>\$488,159</b>	<b>\$31,647,551</b>	<b>\$35,214,335</b>

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2013	2014	2013	2014
Accessory Building	0	2	25	17
Com. Electrical Permit	10	3	79	95
Res. Electrical Permit	7	9	72	121
Garage Sale	65	30	823	899
Lawn Sprinkler	5	7	61	67
Com. Mech. Permit	4	3	34	48
Res. Mech. Permit	13	13	189	210
Com. Plumbing Permit	5	5	51	89
Res. Plumbing Permit	13	17	125	211
Res. Water Heater	20	15	174	204
Roofing Permit	0	1	12	29
Sign Permit	12	15	139	144
<b>Total Misc. Permits</b>	<b>154</b>	<b>120</b>	<b>1784</b>	<b>2134</b>



0

NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

## Commercial Permits November 2014

Issue Date	Business Name	Address	Permit Type
11/5/2014	Institutional	1350 W Eules Blvd	Commercial Remodel
11/19/2014	Industrial Building	1350 Westpark Way	Commercial Remodel
11/21/2014	Office	209 S Main St	Commercial Remodel

## Commercial Certificates of Occupancy November 2014

Issue Date	Business Name	Address	Classification	Type
11/3/2014	Korean Taekwondo Institute	501 N. Main St #121	Recreation	Change of Address
11/6/2014	Nations Wireless	3260 W Eules Blvd Ste 1	Retail	New Business
11/6/2014	All In One Medical Supply	221 Martha St	Retail	New Business
11/6/2014	Exchange Concessions	2501 N Main St	Caterer	New Business
11/11/2014	Calvary Pentecostal Church of Eules	204 N Ector Dr	Church	Change of Address
11/12/1014	SGMS, Inc.	1001 W Eules Blvd #360	Office	New Business
11/12/1014	Prospect Airport Services	1331 W Airport Frwy #410	Office	New Business
11/12/1014	Dollar General	1640 W Eules Blvd	Retail	New Business
11/24/2014	Brandy Lane Insurance Agency	1306 W Eules Blvd #100, 200, 300	Office	New Business
11/24/2014	Computerwise	1306 W Eules Blvd #300	Retail	New Business
11/24/2014	Powervida	610 S Industrial Blvd #125	Office	New Business
11/24/2014	Quest Diagnostics	315 Westpark Way	Medical Office	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Nov	2014
New Business	10	102
Change in Ownership	2	30
Change in Address	0	7
Change in Business Name	0	3
<b>Total</b>	<b>12</b>	<b>142</b>

# Code Enforcement



12

HIGH GRASS AND WEEDS



0

TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases November 2014		Cases in Nov	YTD
Case Type	Common Violation	2014	2014
Building Cases	No Building Permit	0	0
	Plumbing Violation	2	14
	Electrical Violation	3	19
	Property Maintenance	9	158
	Minimum Housing	1	15
	Dangerous Conditions/Structures	0	1
	Screening Swimming Pools/Spa	0	1
	Accessory Buildings	0	1
	Permit Required for Sales	0	0
	Health	Nuisance - Pools/Spas Clarity	1
No Food Handler Card		8	73
Other Health Equipment Issue		8	143
Approved Source / Labeling		8	56
Food Contact Surfaces / Cleaning		0	31
No Health License / Expired		3	29
Evidence of Insect / Rodent Contamination		0	3
No Alcohol License / Expired		5	14
Littering and Trash	Trash/Littering	0	212
	Junked Vehicles	4	89
	Littering/Life Safety (24hrs)	0	5
	High Grass and Weeds	12	917
Water	Watering Violations	0	156
Zoning Violations	Nuisance Other	3	76
	Garbage Collection/Pick Up Req.	0	0
	Solid Waste Other	0	14
	Illegal Outdoor Storage (Non Res)	1	11
	Illegal Outdoor Storage (Res)	18	131
	Fences/Walls In Disrepair	14	101
	Parking on Unpaved Surfaces	0	55
	Street and Sidewalk Obstruction	0	34
	Landscaping (Residential)	3	49
	Zoning Violation (Other)	0	26
	Signs/Billboards	6	34
	Poss Illegal Home Occupation	1	12
	Materials on ROW/Street	1	8
TOTALS		111	2548

# 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

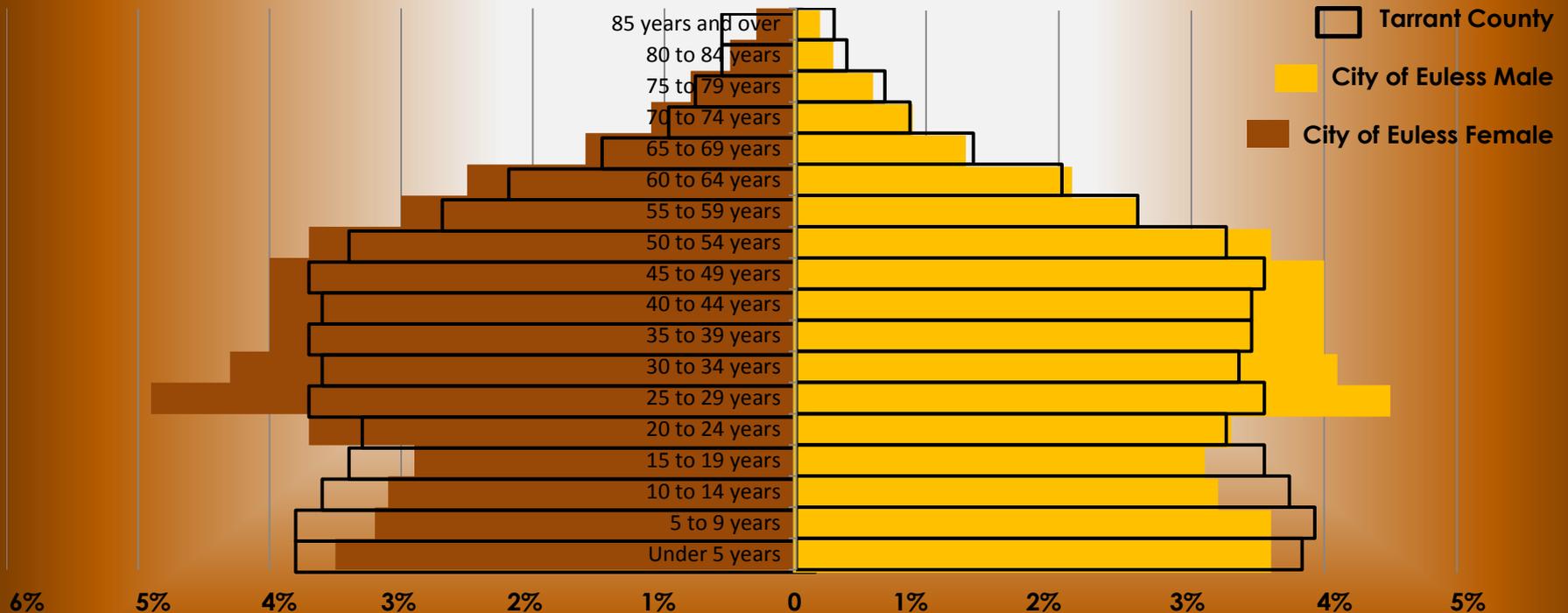
# Demographics and Data

## 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

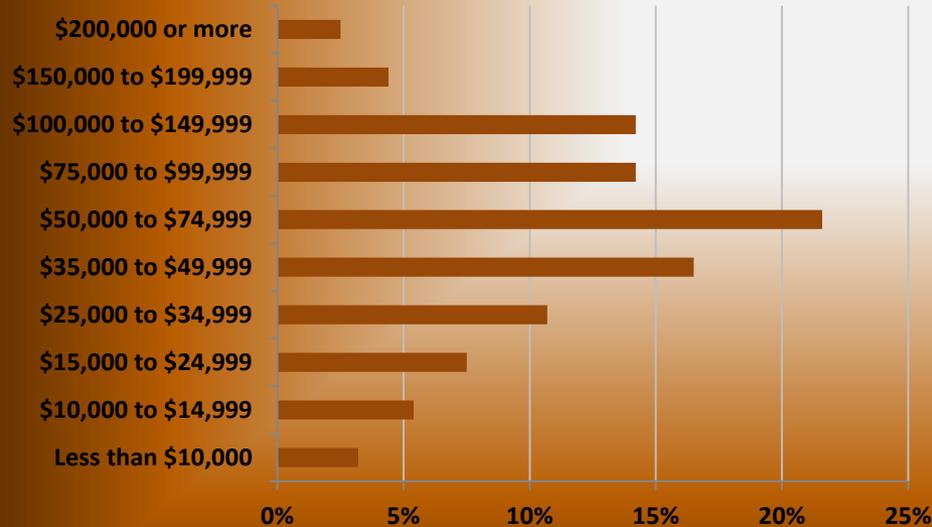
UPDATED MAY 2014

# 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