

AUGUST 2012

In this report:

Residential Growth  
Development Case Activity  
Active Residential Subdivisions  
Commercial Development  
Code Enforcement  
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:

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

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# Residential Growth



8

NEW RESIDENTIAL PERMITS



13

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,097,625

TOTAL RESIDENTIAL NEW CONSTRUCTION VALUATION

Residential Permits August 2012	Permits in Aug		Permits YTD		Value in Aug			Value YTD		
	2011	2012	2011	2012	2011	2012	Ave 08/12	2011	2012	Ave 12
New Residential Construction	1	8	40	35	\$351,043	\$2,097,625	\$262,203	\$12,459,685	\$22,693,318	\$331,238
Additions/Alterations	9	8	80	82	\$60,641	\$27,387	\$3,423	\$718,822	\$558,914	\$6,816
Residential Fence Permits	8	13	76	59	\$7,038	\$37,517	\$2,886	\$86,164	\$100,142	\$1,697
Total Residential Permits	18	29	196	176	\$418,722	\$2,162,529		\$13,264,671	\$12,252,374	

# Development Case Activity

## Development Review Cases Aug 2012 Page 1

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-03-SUP	William Tires	Puente Del Oeste Addition Lot 1C1 801 S Industrial Boulevard	02/07/2012	Withdrawn	Withdrawn	Withdrawn
#12-03-SP	Wok Express	Bell Ranch Terrace Addition, Block 4, Lot 17R, 314 S. Industrial Boulevard	06/04/2012	07/24/2102	08/07/2012	08/28/2012
#12-07-SUP	G&G Transportation	Eules Industrial Park, Block 3, Lot 1, 1717 W Eules Blvd	06/19/2012	Still In Progress	TBD	TBD
#12-08-SUP	Pet Angels World Services	Kitty House Survey, A678, T 1B03, 2215 W Pipeline Road	06/25/2012	07/03/2012	07/17/2012	08/14/2012
#12-02-PD	Starlight Court by Bloomfield	JE Field Survey, A 540, 505 W Glade Road	06/25/2012	09/04/2012	10/02/2012	10/23/2012
#12-02-ZC	Ferguson Addition	John Groves Survey, Abs No 599, Blk 1, Lot 4, W Eules Boulevard	06/25/2012	07/03/2012	08/07/2012	08/28/2012
#12-01-PP	Ferguson Addition	John Groves Survey, Abs No 599, Blk 1, Lot 4, W Eules Boulevard	06/25/2012	07/24/2012	08/07/2012	N/A
#12-09-SUP	Eules Express Lube	St Michaels Subdivision, Block A, Lot 6, 2740 W. Eules Blvd	06/27/2012	07/03/2012	07/17/2012	08/14/2012
#12-05-FP	Glade Parks	John H. Havens Survey, Abstract No. 685, Lot 1, Block G, 2801 Brazos Blvd	07/31/2012	Still In Progress	TBD	TBD
#12-06-FP	Glade Parks	John H. Havens Survey, Abstract No. 685, Lot 1, Block H, 2800 Brazos Boulevard	07/31/2012	Still In Progress	TBD	TBD
#12-07-FP	Ferrell Addition (Amending Plat)	John A Groves Survey Abstract No. 599, Lot 1, Block A, 2812 S Pipeline Rd	07/30/2012	08/21/2012	N/A	N/A

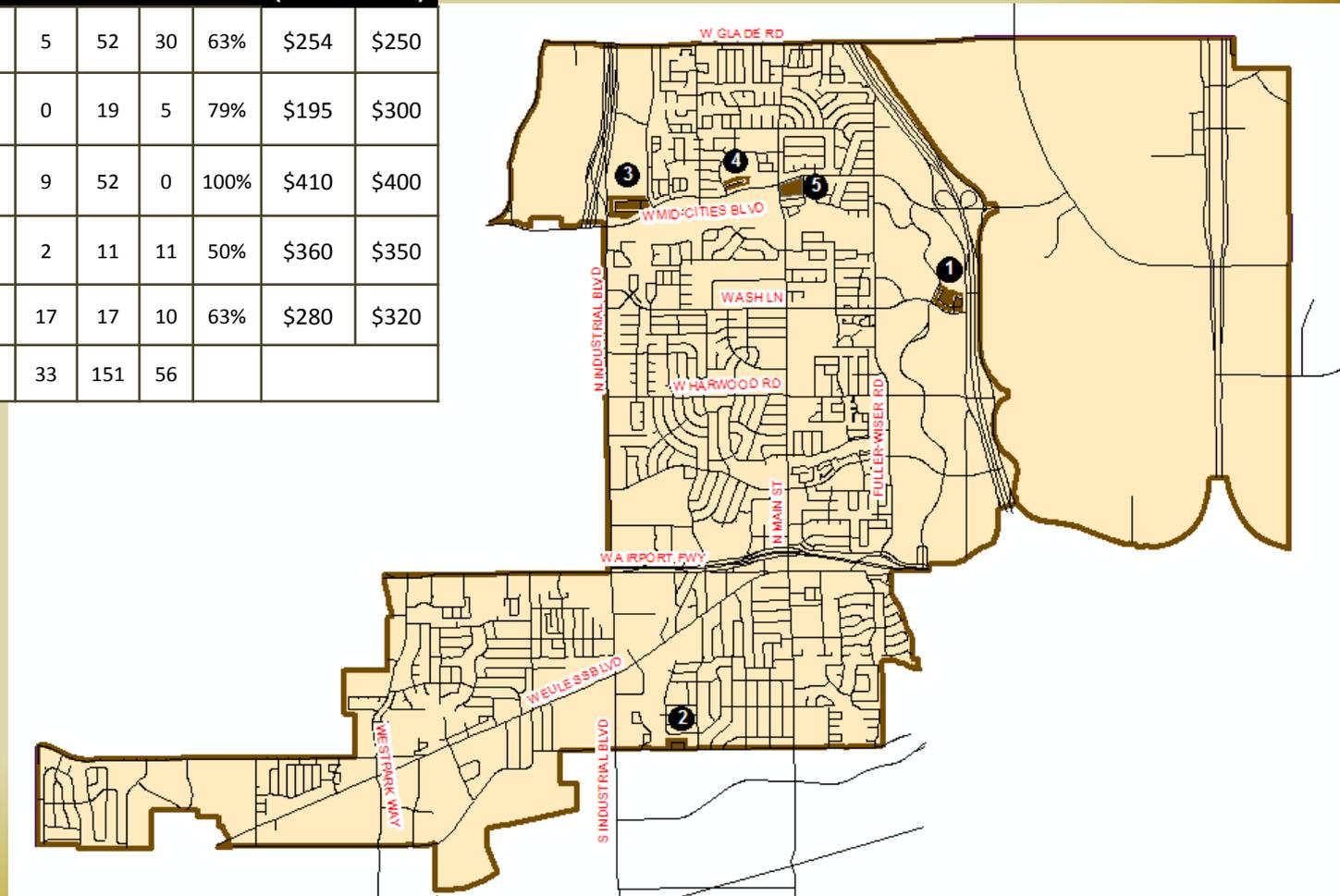
# Development Case Activity

## Development Review Cases Aug 2012 Page 2

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-10-SUP	Euleless Aquatics Center	Midway City Park Addition J.P. Halford Survey, Ab No 711, Block A, Lot 1, 300 Midway DR	07/30/2012	08/21/2012	09/04/2012	09/11/2012
#12-07-CC	Greek Food Festival - St John the Baptist Greek Orthodox Church	Alexander and Cullum Addition, 303 Cullum Drive	08/07/2012	08/28/2012	N/A	09/11/2012
#11-04-FP	Greenlands Square Addition	Allen M Downen Survey, A-415, Tract 4B3	09/29/2011	08/21/2012	09/04/2012	N/A
#12-05-SP	Service King	Grubbs Addition, Lot 1, Block B, 1751 Airport Freeway	08/14/2012	Still in Progress	TBD	TBD
#12-06-SP	Hope International Church	6.726 Acres out of the AJ Huitt Survey, Abs No. 684, Tract 4L and SW Mills Subdivision, Block 1, Lots 2-5	08/16/2012	Still in Progress	TBD	TBD
#12-09-CC	Euleless Riverwalk Concept Plan	55.1 Acres situated in the Bradford Adam Survey, Abs No. 152, Tracts 1A3, 1A4, 4B, 4B1A2, 5A, 5A1	8/21/2012	08/28/2012	TBD	TBD
#12-02-PP	Dominion at Riverwalk	55.1 Acres situated in the Bradford Adam Survey, Abs No. 152, Tracts 1A3, 1A4, 4B, 4B1A2, 5A, 5A1	8/21/2012	Still in Progress	TBD	N/A
#12-04-PD	HEB ISD Auxiliary Service Facility	Wilshire Village Shopping Center, Tracts A, B, and C, Lot A, 1350 W Euleless Blvd	08/27/2012	Still in Progress	TBD	TBD

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	5	5	52	30	63%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Creekwood Estates	52	0	9	52	0	100%	\$410	\$400
4	Running Bear Estates	22	0	2	11	11	50%	\$360	\$350
5	Ridgecrest Estates	27	2	17	17	10	63%	\$280	\$320
Totals:		392	7	33	151	56			



# Commercial Development

Commercial Permits August 2012	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2011	2012	2011	2012	2011	2012	2011	2012
New Commercial Construction	2	14	9	27	\$1,77,091	\$13,762,367	\$4,421,698	\$25,122,978
Additions/Alterations	3	13	34	58	\$48,500	\$522,825	\$1,588,772	\$3,342,416
Comm. Fence Permits	0	1	4	4	\$-	\$983	\$100,090	\$31,633
Total Commercial Permits	5	28	47	89	\$1,819,591	\$14,286,175	\$6,110,560	\$28,497,027

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2011	2012	2011	2012
Accessory Building	4	3	12	18
Com. Electrical Permit	15	3	104	59
Res. Electrical Permit	65	2	461	51
Garage Sale	12	69	87	558
Lawn Sprinkler	30	7	175	53
Com. Mech. Permit	32	15	113	34
Res. Mech. Permit	4	24	36	148
Com. Plumbing Permit	0	6	13	28
Res. Plumbing Permit	8	11	102	102
Res. Water Heater	0	14	37	127
Roofing Permit	0	1	4	20
Sign Permit	6	17	89	108
Total Misc. Permits	176	172	1233	1306



# Commercial Development



## Commercial Permits August 2012

Issue Date	Business Name	Address	Permit Type
8/2/2012	Wilshire Manor	613 N Main St	Commercial Remodel
8/8/2012	The Terrace	306 Park Dr	Commercial Remodel
8/10/2012	Commercial Building	1060 N Main St #116	Commercial Remodel
8/16/2012	Woodchase Apartments	1000 E Ash Ln	Commercial Remodel
8/17/2012	IT'Z	1201 W Airport Frwy	Commercial Remodel
8/17/2012	JLB Apartments	2800 Brazos Blvd	New Commercial
8/22/2012	Sheet Metal Workers Local 68	1020 S Industrial	New Commercial
8/24/2012	Aspen Oaks Apartments	905 W Ash Ln	Commercial Remodel
8/24/2012	Commercial Building	1001 W Eules Blvd	Commercial Remodel
8/27/2012	Rosa's Café	2711 SH 121	New Commercial

## Commercial Certificates of Occupancy August 2012

Issue Date	Business Name	Address	Classification	Type
8/6/2012	Sulthar Properties, LLC	418 N Main St #212	Office	Change of Location
8/9/2012	Diva Nail & Spa	3260 W Eules Blvd #2	Nail Salon	New Business
8/22/2012	Cellular Toyz #5	1060 N Main #116	Retail Store	New Business
8/23/2012	Eules Express Lube	2740 W Eules Blvd	Auto Repair	New Business
8/24/2012	Systec Engineering	1361 W Eules Blvd #106	Engineering Consulting	Change of Location

# Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Aug 2012		Cases in Aug		Cases YTD	
Case Type	Common Violation	2011	2012	2011	2012
Building Cases	No Building Permit	1	2	11	10
	Plumbing Violation	0	0	3	2
	Electrical Violation	0	0	3	5
	Property Maintenance	12	4	39	45
	Minimum Housing	3	16	63	129
	Dangerous Conditions/Structures	0	0	1	1
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	1	1
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	7	16	33
Littering and Trash	Trash/Littering	24	18	122	236
	Littering/Life Safety (24hrs)	0	1	0	1
Property Maintenance (Weeds)	High Grass and Weeds	22	45	242	1037
Water	Watering Violations	43	0	61	0
Zoning Violations	Nuisance Other	0	2	1	39
	Garbage Collection/Pick Up Req.	4	3	33	20
	Solid Waste Other	0	0	3	0
	Illegal Outdoor Storage (Non Res)	0	1	5	14
	Illegal Outdoor Storage (Res)	21	7	97	153
	Fences/Walls In Disrepair	16	8	70	96
	Parking on Unpaved Surfaces	4	6	27	19
	Zoning Violation (Other)	5	11	59	107
	Signs/Billboards	0	9	2	35
	Poss Illegal Home Occupation	0	1	5	10
Materials on ROW/Street	0	3	6	9	
TOTALS		156	144	870	2002

# 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		

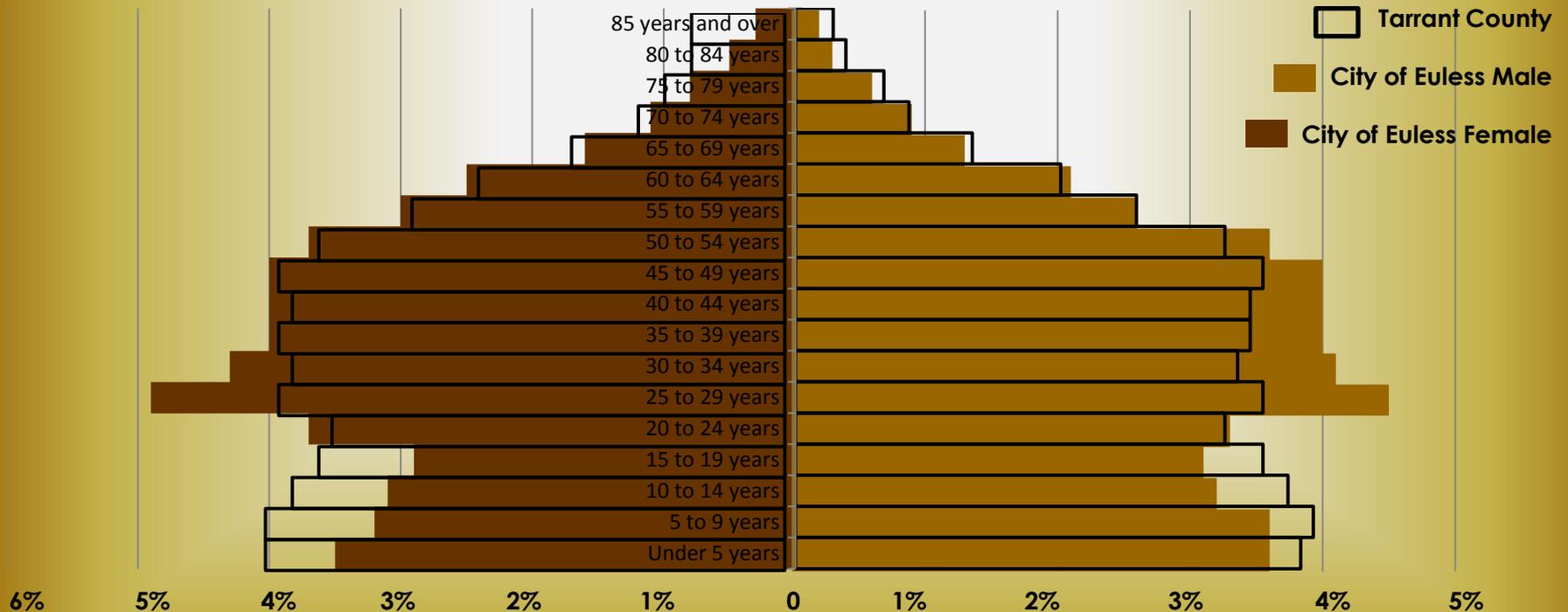
# Demographics and Data

## 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



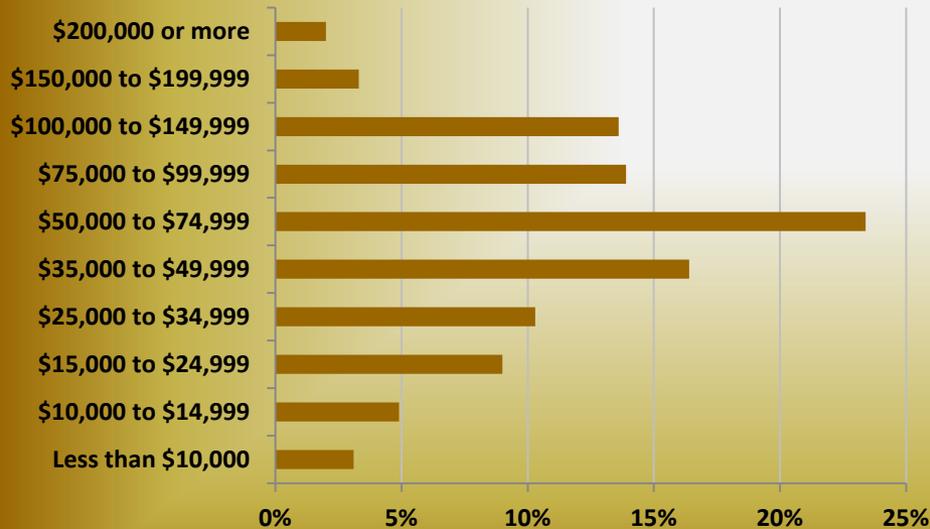
Source: US Bureau of Census 2010

# Demographics and Data

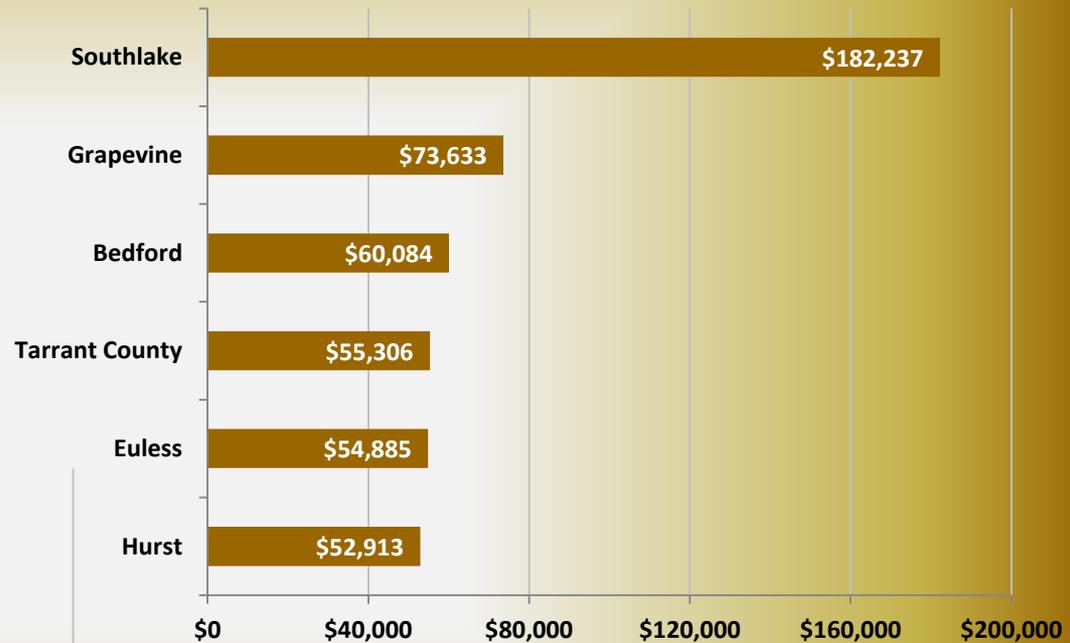
## Income -

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