

FEBRUARY 2013

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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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Residential Growth



1

NEW RESIDENTIAL PERMITS



2

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$393,432

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2013	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 02/13	2012	2013	Ave 13
New Residential Construction	6	1	10	1	\$ 1,715,087	\$ 393,432	\$ 393,432	\$ 3,138,387	\$ 393,432	\$ 393,432
Additions/Alterations	8	4	16	22	\$ 30,463	\$ 23,330	\$ 5,833	\$ 72,090	\$ 115,407	\$ 5,246
Residential Fence Permits	11	2	12	3	\$ 9,550	\$ 1,900	\$ 950	\$ 10,750	\$ 2,230	\$ 743
Total Residential Permits	25	7	38	26	\$ 1,755,100	\$ 418,662		\$ 3,221,227	\$ 511,069	

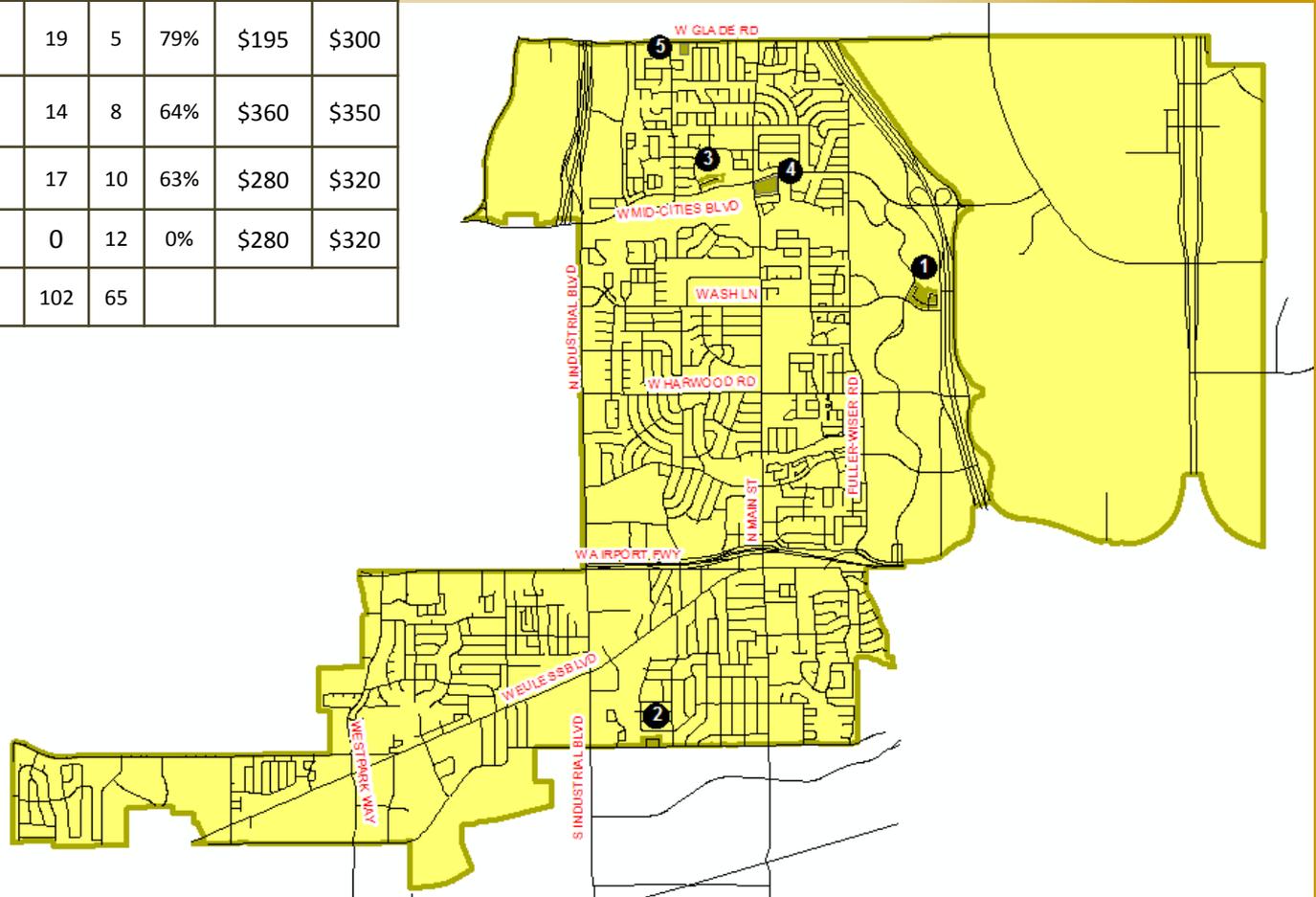
Development Case Activity

Development Review Cases February 2013

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#12-13-SUP	JR's Euless Transmission	Oakwood Terrace Addition, Block 1, Lot A43R, 230 Vine Street	10/25/2012	01/22/2013	02/19/2013	03/12/2013
#12-15-CC	Bear Creek Riverwalk Concept Plan	Southwest & Southeast Contiguous Areas	10/31/2012	11/20/2012	TBD	TBD
#12-04-SP	Whataburger	Westpark Central, Lot 4Ar1A. 2155 Airport Freeway	11/16/2012	01/08/2013	01/15/2013	02/12/2013
#12-05-PD	Gateway Court	Bryant Harrington Survey Abs No. 808, Tracts 2&3, 2550 Gateway Boulevard	12/17/2012	Still in Progress	TBD	TBD
#12-08-FP	Rose Addition	James P Halford Survey, Abs No 711, Tracts 7C & 7C06, N Industrial Blvd	12/04/2012	Still in Progress	TBD	TBD
#12-18-SUP	Verizon Cell Tower	Westpark Professional Centre Addition, Block 1, Lot 2R	12/10/2012	Still in Progress	TBD	TBD
#13-01-ZC	City of Euless	Texas Star Addition, Block C, Lots 1 and 2, 1400 Texas Star Parkway			01/15/2013	02/26/2013
#13-01-RP	Gurdwara Sikh Sangat	Alexander & Cullum Addition, Lots 20, 21, and Part of Lot 22	01/29/2013	Still in Progress	TBD	TBD
#13-01-PP	Starlight Court	J.E. Field Survey, Abstract 540, Tract 1A6A1, 505 W Glade Road	01/14/2013	02/12/2013	02/19/2013	N/A
#13-01-SUP	Ten Minute Oil	Plaza on the Lake Addition, Block A, Lot 1, 401 S Industrial Blvd	02/11/2013	03/08/2013	03/19/2013	04/09/2013
#13-02-SUP	JAM Motorcars	Airport Business Park, Block 1, Lot 2R, 1118 Airport Circle, Suite 150	02/13/2013	03/08/2013	03/19/2013	04/09/2013

Active Residential Subdivisions

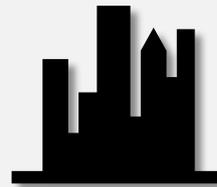
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	0	52	30	63%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	1	1	14	8	64%	\$360	\$350
4	Ridgecrest Estates	27	0	0	17	10	63%	\$280	\$320
5	Starlight Court	12	0	0	0	12	0%	\$280	\$320
Totals:		167	1	1	102	65			



Commercial Development

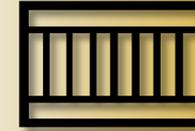
Commercial Permits February 2013	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	1	3	2	3	\$ 1,152,000	\$ 18,148,621	\$ 2,997,340	\$ 18,148,621
Additions/Alterations	5	9	15	17	\$ 23,200	\$ 212,165	\$ 2,053,805	\$ 469,325
Comm. Fence Permits	0	1	1	3	\$ -	\$ 8,400	\$ 1,500	\$ 53,400
Total Commercial Permits	6	13	18	23	\$ 1,175,200	\$ 220,565	\$ 5,052,645	\$ 18,671,346

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2012	2013	2012	2013
Accessory Building	3	0	10	2
Com. Electrical Permit	7	9	13	12
Res. Electrical Permit	6	6	6	11
Garage Sale	30	22	60	31
Lawn Sprinkler	6	9	6	12
Com. Mech. Permit	1	2	3	2
Res. Mech. Permit	15	3	15	15
Com. Plumbing Permit	3	8	8	10
Res. Plumbing Permit	19	11	19	22
Res. Water Heater	20	14	46	34
Roofing Permit	2	4	3	5
Sign Permit	21	14	35	22
Total Misc. Permits	133	102	224	178



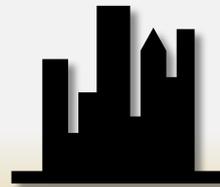
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NEW COMMERCIAL PERMITS



1

NEW COMMERCIAL FENCE PERMITS



\$18,148,621

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits February 2013

Issue Date	Business Name	Address	Permit Type
2/1/2013	Dairy Queen	700 N Industrial Blvd	New Commercial
2/8/2013	HEB ISD Auxiliary Complex	1350 W Euless Blvd	New Commercial
2/13/2013	Redi-Mix	331 N Main	Commercial Remodel
2/14/2013	Manchester Apartments	203 Manchester	Commercial Remodel
2/18/2013	Commercial Structure	1002 Cresthaven	Commercial Remodel
2/18/2013	DFW Food Brokerage	354 E Glade	Commercial Remodel
2/20/2013	Plato's Closet	3001 SH 121 #210	Commercial Remodel
2/21/2013	Pacific Dental Services	1301 W Glade Rd #110	Commercial Remodel
2/21/2013	Storage Building	1001 W Euless Blvd	Commercial Remodel
2/25/2013	Bear Creek Apartments	605 Del Paso	Commercial Remodel
2/25/2013	Whataburger	2155 W Airport Frwy	New Commercial
2/25/2013	Woodchase Apartments	1000 E Ash Ln	Commercial Remodel



Commercial Certificates of Occupancy February 2013

Issue Date	Business Name	Address	Classification	Type
2/8/2013	Bear Creek Apartments	605 Del Paso	Apartments	Change of Ownership
2/7/2013	Valero at Midway	600 N Main	Convenience Store	Change of Ownership
2/11/2013	Prime Training	1205 Texas Star Pkwy #130	Sports and Recreation Club	New Business
2/12/2013	Chipotle Mexican Grill	3010 SH 121 #800	Restaurant	New Business
2/12/2013	Rosa's Café	2711 SH 121	Restaurant	New Business
2/13/2013	Crescent Psychiatric	350 Westpart Way #221	Medical Office	New Business
2/13/2013	Inkjet International	1127 S Airport Cir	Advertising and Signs	New Business
2/15/2013	Trail Creek Pharmacy	350 Westpark Way #300	Pharmacy	Change of Ownership
2/19/2013	Payne Chiropractic	910 N Main	Medical Office	New Business
2/21/2013	MacArthur Gauge Inc.	1523 Baccarac Ct	Hardware Store	New Business
2/25/2013	80 Food Mart #3	508 W Euless Blvd	Convenience Store	New Business
2/25/2013	Glade Property Managemetn	201 W Glade Rd	Beauty Salon	New Business
2/25/2013	Princess Beauty Salon	201 W Glade Rd	Beauty Salon	New Business
2/26/2013	J's Corner Store	110 S Ector Rd	Convenience Store	New Business
2/28/2013	Ten Minute Oil Change	401 S Industrial Blvd	Auto Repair	New Business
2/28/2013	Tiger Direct Inc.	2800 SH 121 #500	Electronics Retail	Change of Business Name

Code Enforcement



3

HIGH GRASS AND WEEDS



32

TRASH/LITTERING VIOLATIONS



7

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases February 2013		Cases in February		Cases YTD	
Case Type	Common Violation	2012	2013	2012	2013
Building Cases	No Building Permit	0	1	1	2
	Plumbing Violation	0	1	0	1
	Electrical Violation	0	2	0	2
	Property Maintenance	2	12	4	16
	Minimum Housing	3	7	5	10
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	3	1	5
Littering and Trash	Trash/Littering	13	32	23	62
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	118	3	129	3
Water	Watering Violations	0	0	0	0
	Nuisance Other	6	2	7	3
	Garbage Collection/Pick Up Req.	0	0	0	0
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	0	4	1	4
	Illegal Outdoor Storage (Res)	14	9	25	24
	Fences/Walls In Disrepair	3	10	12	24
	Parking on Unpaved Surfaces	3	3	4	11
	Zoning Violation (Other)	12	7	20	20
	Signs/Billboards	6	13	9	16
Zoning Violations	Poss Illegal Home Occupation	0	0	1	0
	Materials on ROW/Street	2	0	2	0
TOTALS		183	109	244	203

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		

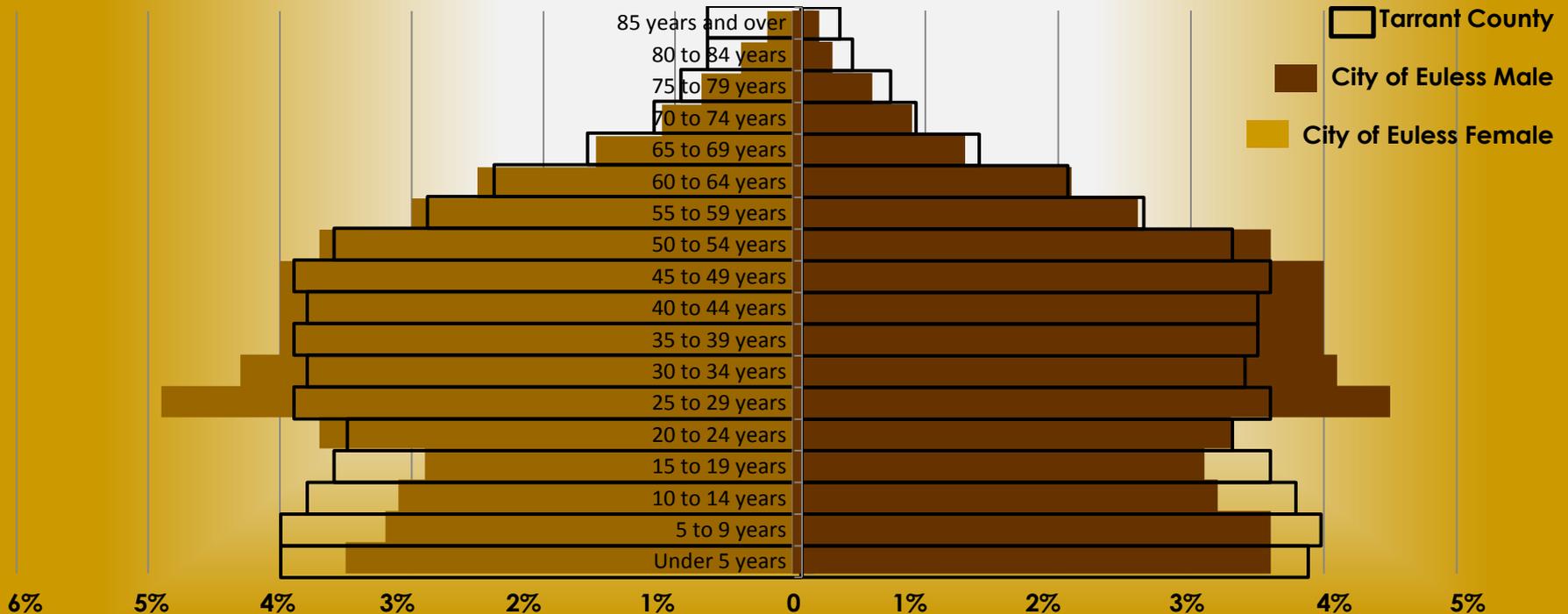
Demographics and Data

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



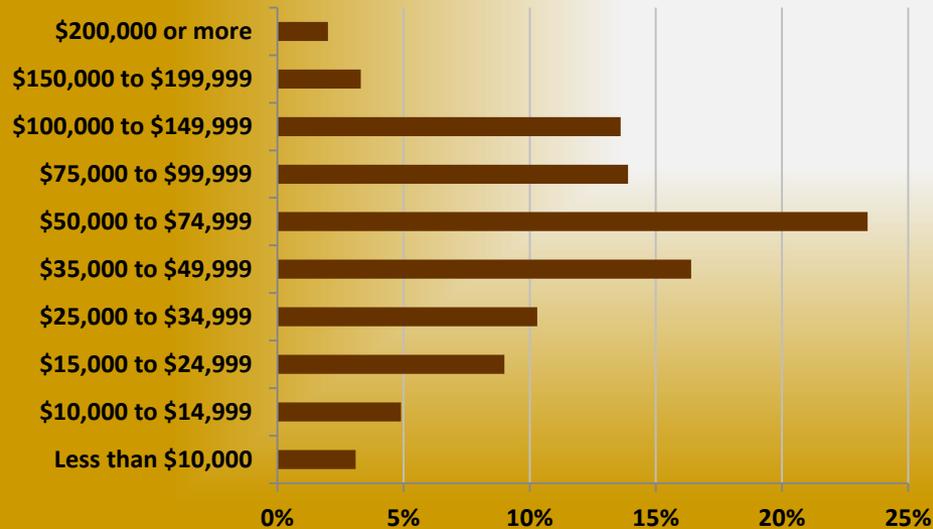
Source: US Bureau of Census 2010

Demographics and Data

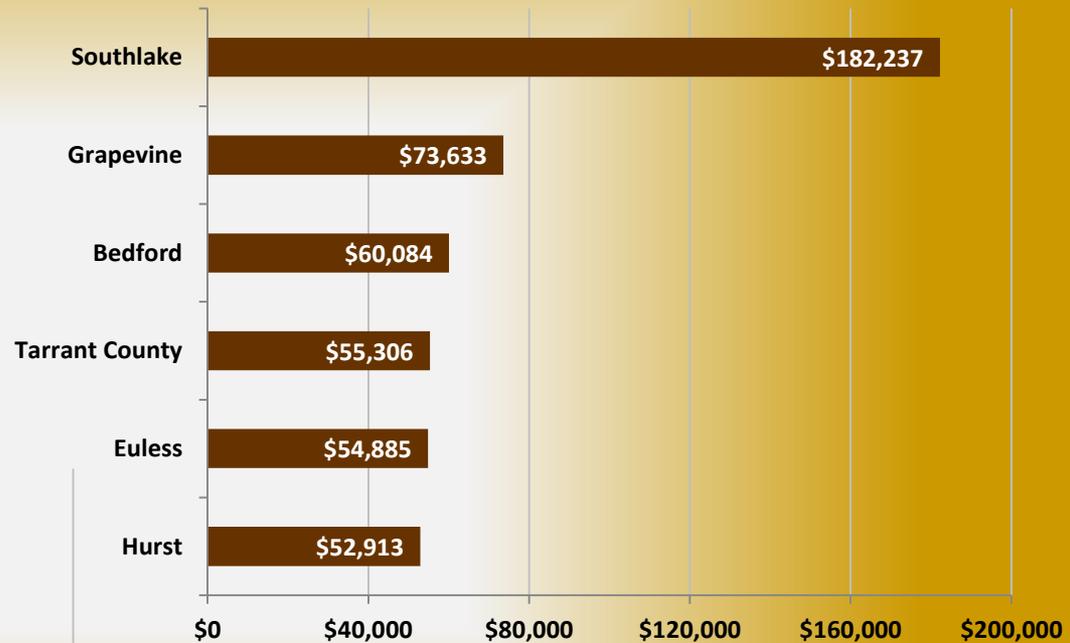
Income -

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.

Eules Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2006-2010