

March 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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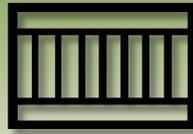
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Residential Growth



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NEW RESIDENTIAL PERMITS



12

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$372,965

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits March 2013	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 03/13	2012	2013	Ave 13
New Residential Construction	2	1	12	2	\$938,077	\$372,965	\$372,965	\$4076,464	\$766,397	\$383,199
Additions/Alterations	15	11	31	33	\$185,821	\$36,375	\$3,307	\$257,911	\$151,782	\$4,599
Residential Fence Permits	9	12	21	15	\$9,240	\$9,429	\$786	\$19,990	\$11,659	\$777
Total Residential Permits	26	24	64	50	\$1,133,138	\$418,769		\$4,354,365	\$929,838	

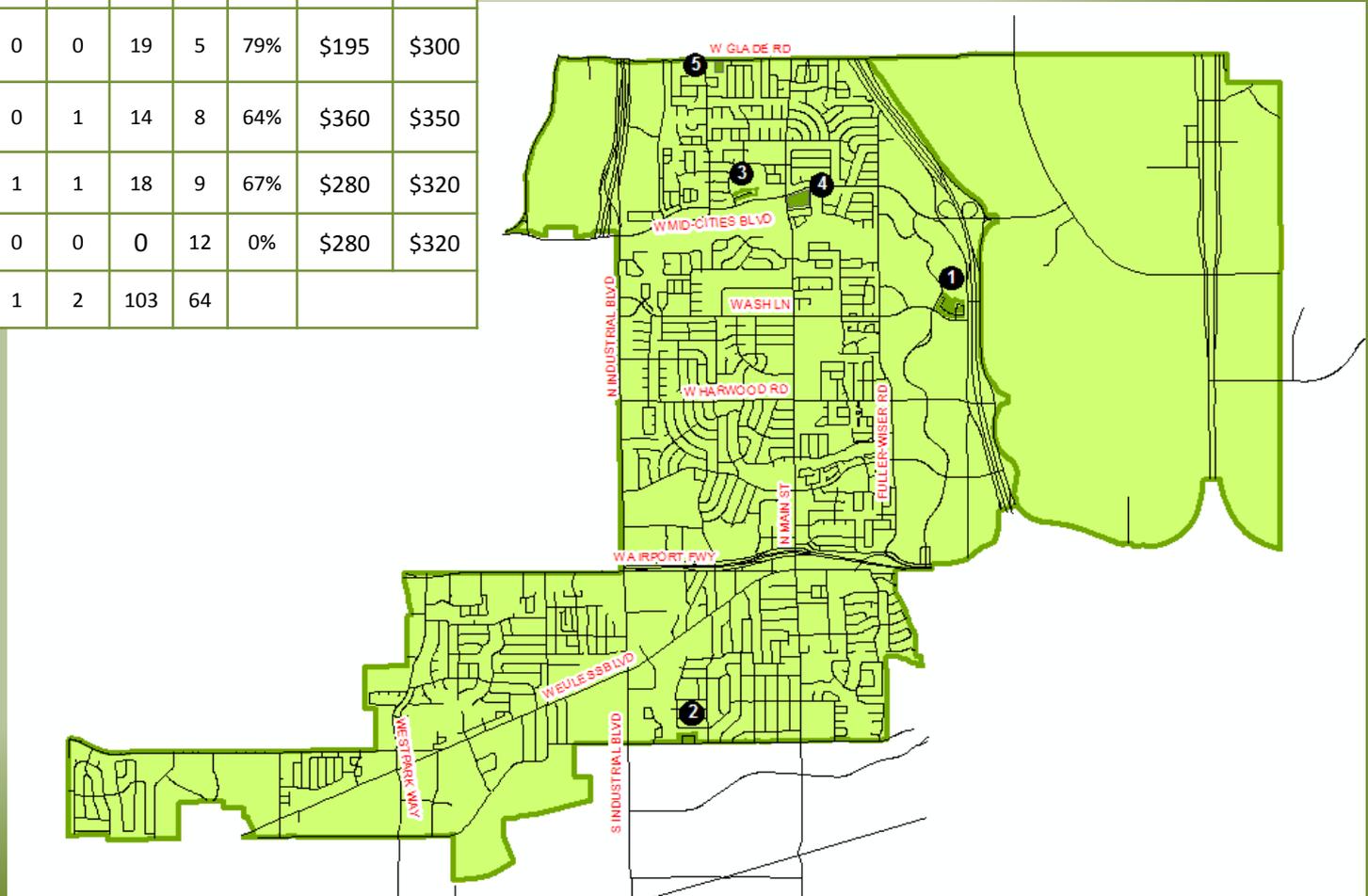
Development Case Activity

Development Review Cases March 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	03/05/2013	03/26/2013
#12-08-FP	Rose Addition	James P Halford Survey, Abs No 711, Tracts 7C & 7C06, 700 N Industrial Blvd	12/04/2012	03/26/2013	04/02/2013	N/A
#12-18-SUP	Verizon Cell Tower	Westpark Professional Centre Addition, Block 1, Lot 2R	12/10/2012	Still in Progress	TBD	TBD
#13-01-RP	Gurudwara Sikh Sangat	Alexander & Cullum Addition, Lots 20, 21, and Part of Lot 22, 200 E Euless Blvd	01/29/2013	Still in Progress	TBD	TBD
#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
#13-01-SP	Gurudwara Sikh Sangat	Alexander & Cullum Addition, Lots 20, 21, and Part of Lot 22, 200 E Euless	03/12/2013	Still in Progress	TBD	TBD
#13-02-RP	Ferguson Addition	John Groves Survey, Abstract No 599, Block 1, Lot 1R	03/12/2013	Still in Progress	TBD	N/A
#13-04-SUP	Word of Life Interdenominational Church	Andrew Huitt Survey, Abstract No. 684, Tracts 4A2, 4A3, and 4A10, 720 W Euless Boulevard	03/19/2013	Still in Progress	TBD	TBD
#13-01-ZBA	Laserwash Sign Variance	Racetrac Addition, Block A, Lot 3, 622 N. Industrial	03/19/2013	03/26/2013	ZBA TBD	N/A
#13-01-FP	Verizon Bear Creek Addition	Block A, Lot 1, A Portion of A Bradford Survey, Abstract No. 152, 1001 Bear Creek	03/19/2013	Still in Progress	TBD	N/A
#13-02-SP	Site Plan – Emergency Access Plan	Regency Center Addition, Phase 1, Lot 1, Block 2	03/19/2013	Still in Progress	TBD	TBD
#13-02-PP	Fountain Center Addition	Allen M. Downen Survey, Abstract 415, Tract 4A01, 1200 W Euless Boulevard	03/27/2013	Still in Progress	TBD	TBD
#13-05-SUP	Church of Tonga	Cresthaven Addition, Block 1, Lot 19, 1000 Cresthaven	03/26/2013	Still in Progress	TBD	TBD

Active Residential Subdivisions

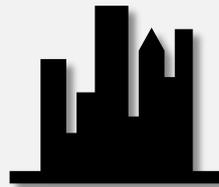
Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	0	52	30	63%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	0	1	14	8	64%	\$360	\$350
4	Ridgecrest Estates	27	1	1	18	9	67%	\$280	\$320
5	Starlight Court	12	0	0	0	12	0%	\$280	\$320
Totals:		167	1	2	103	64			



Commercial Development

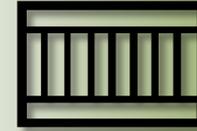
Commercial Permits March 2013	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	1	0	3	3	\$20,000	\$ -	\$3,017,340	\$18,148,621
Additions/Alterations	3	8	18	25	\$22,100	\$707,865	\$2,075,305	\$1,177,190
Comm. Fence Permits	2	1	3	4	\$29,150	\$1,000	\$30,650	\$54,400
Total Commercial Permits	6	9	24	32	\$71,250	\$708,865	\$5,123,895	\$19,380,211

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2012	2013	2012	2013
Accessory Building	2	2	12	4
Com. Electrical Permit	7	8	20	20
Res. Electrical Permit	13	10	19	21
Garage Sale	92	81	152	112
Lawn Sprinkler	7	4	13	16
Com. Mech. Permit	0	5	3	7
Res. Mech. Permit	17	9	32	24
Com. Plumbing Permit	2	5	10	15
Res. Plumbing Permit	22	7	41	29
Res. Water Heater	19	14	65	48
Roofing Permit	2	0	5	5
Sign Permit	10	27	45	49
Total Misc. Permits	193	172	417	350



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COMMERCIAL REMODEL PERMITS



1

NEW COMMERCIAL FENCE PERMITS



0

New Commercial Construction Permits

Commercial Development

Commercial Permits March 2013

Issue Date	Business Name	Address	Permit Type
3/1/2013	Eclipse Surgery Center	461 Westpark Way	Commercial Remodel
3/8/2013	A.G.H.	1103 Stanley	Commercial Remodel
3/8/2013	Apartments	126 Wilshire	Commercial Remodel
3/8/2013	Apartments	132 Wilshire	Commercial Remodel
3/11/2013	HEB Auto Sales	1609 W Eules Blvd	Commercial Remodel
3/21/2013	Wendy's	200 N Main	Commercial Remodel
3/26/2013	Retail Center	1007 W Harwood	Commercial Remodel



Commercial Certificates of Occupancy March 2013

Issue Date	Business Name	Address	Classification	Type
3/7/2013	Empire Precision Machining	1205 Texas Star Pkwy #100	Fabricated Metal Products	Change of Location
3/7/2013	Wireless Fones	1201 W Airport Frwy #381	Electronics Retail	New Business
3/12/2013	Tires & Wheels For Less	1511 W Eules Blvd	Tire Shop	New Business
3/12/2013	Massey Services	708 W Eules Blvd	Pest Services	New Business
3/21/2013	Sheet Metal Workers Local 68	1020 S Industrial Blvd Bldg A	Vocational School	New Business
3/22/2013	Farmer's Insurance	1316 W Eules Blvd	Insurance	New Business
3/22/2013	Plato's Closet	2001 SH 121 #210	Resale	New Business
3/22/2013	Sute 2801	2801 Brazos Blvd	Apartments	New Business
3/27/2013	Texan Kitchen	415 N Main St #101	Restaurant	New Business
3/28/2013	AIM Graphics, LLC	4215 W Pipeline Rd	Advertising and Signs	New Business

Code Enforcement



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HIGH GRASS AND WEEDS



23

TRASH/LITTERING VIOLATIONS



3

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases March 2013		Cases in March		Cases YTD	
Case Type	Common Violation	2012	2013	2012	2013
Building Cases	No Building Permit	1	1	2	3
	Plumbing Violation	0	1	0	2
	Electrical Violation	0	1	0	3
	Property Maintenance	3	6	7	22
	Minimum Housing	9	3	14	13
	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	4	3	5
Littering and Trash	Trash/Littering	16	23	39	85
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	139	63	268	66
Water	Watering Violations	0	0	0	0
	Nuisance Other	1	0	8	3
	Garbage Collection/Pick Up Req.	1	0	1	0
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	2	2	6
	Illegal Outdoor Storage (Res)	5	5	30	29
	Fences/Walls In Disrepair	10	15	22	39
	Parking on Unpaved Surfaces	0	3	4	14
	Zoning Violation (Other)	3	4	23	24
	Signs/Billboards	1	3	10	19
Zoning Violations	Poss Illegal Home Occupation	1	0	2	0
	Materials on ROW/Street	0	1	2	1
TOTALS		195	134	439	337

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		

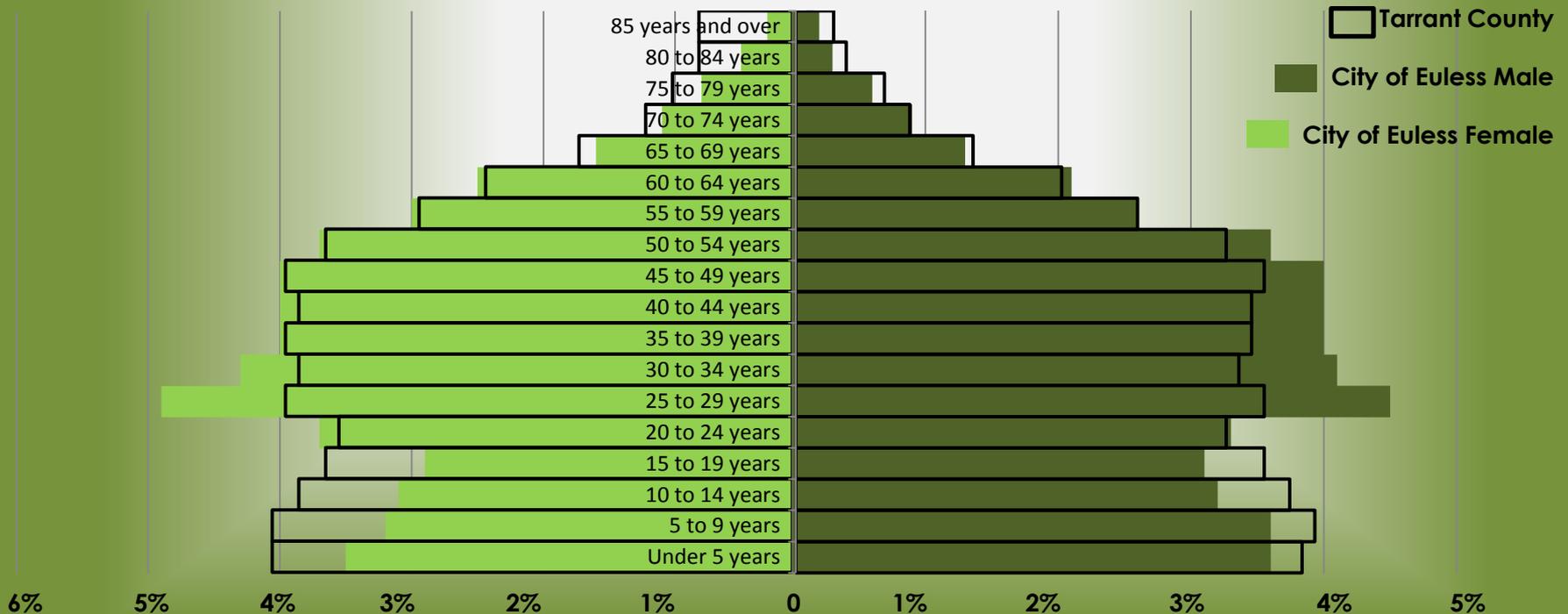
Demographics and Data

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

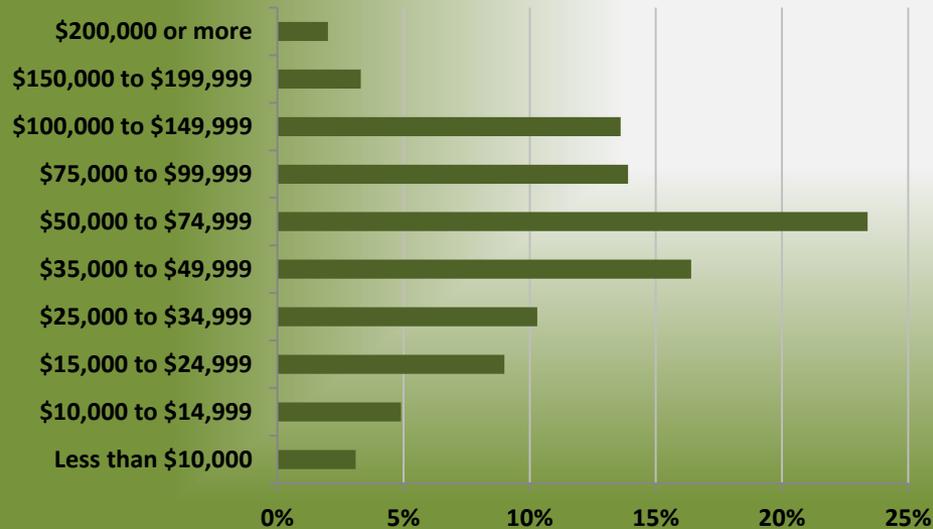
MARCH 2013

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