

OCTOBER 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:

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

**Building Permits and
Certificates of Occupancy**
Michele Crooks
(817) 685-1630
mcrooks@eulesstx.gov

Development Review Status
Alicia Davenport
(817) 685-1623
adavenport@eulesstx.gov

**Development Review and
Demographics**
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

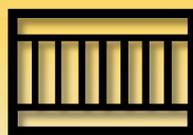
**General Contact
Director**
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



3

NEW RESIDENTIAL PERMITS



5

NEW RESIDENTIAL FENCE PERMITS



11

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$715,000

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits October 2013	Permits in Oct		Permits YTD		Value in October			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 10/13	2012	2013	Ave 13
New Residential Construction	2	3	38	40	\$583,067	\$715,000	\$238,333	\$12,459,350	\$11,030,310	\$275,758
Additions/Alterations	11	11	103	134	\$57,203	\$75,045	\$6,822	\$675,204	\$774,210	\$5778
Residential Fence Permits	5	5	71	57	\$5,400	\$2,700	\$540	\$114,992	\$88,102	\$1,546
Total Residential Permits	18	19	212	231	\$645,670	\$792,745		\$13,339,546	\$11,892,622	

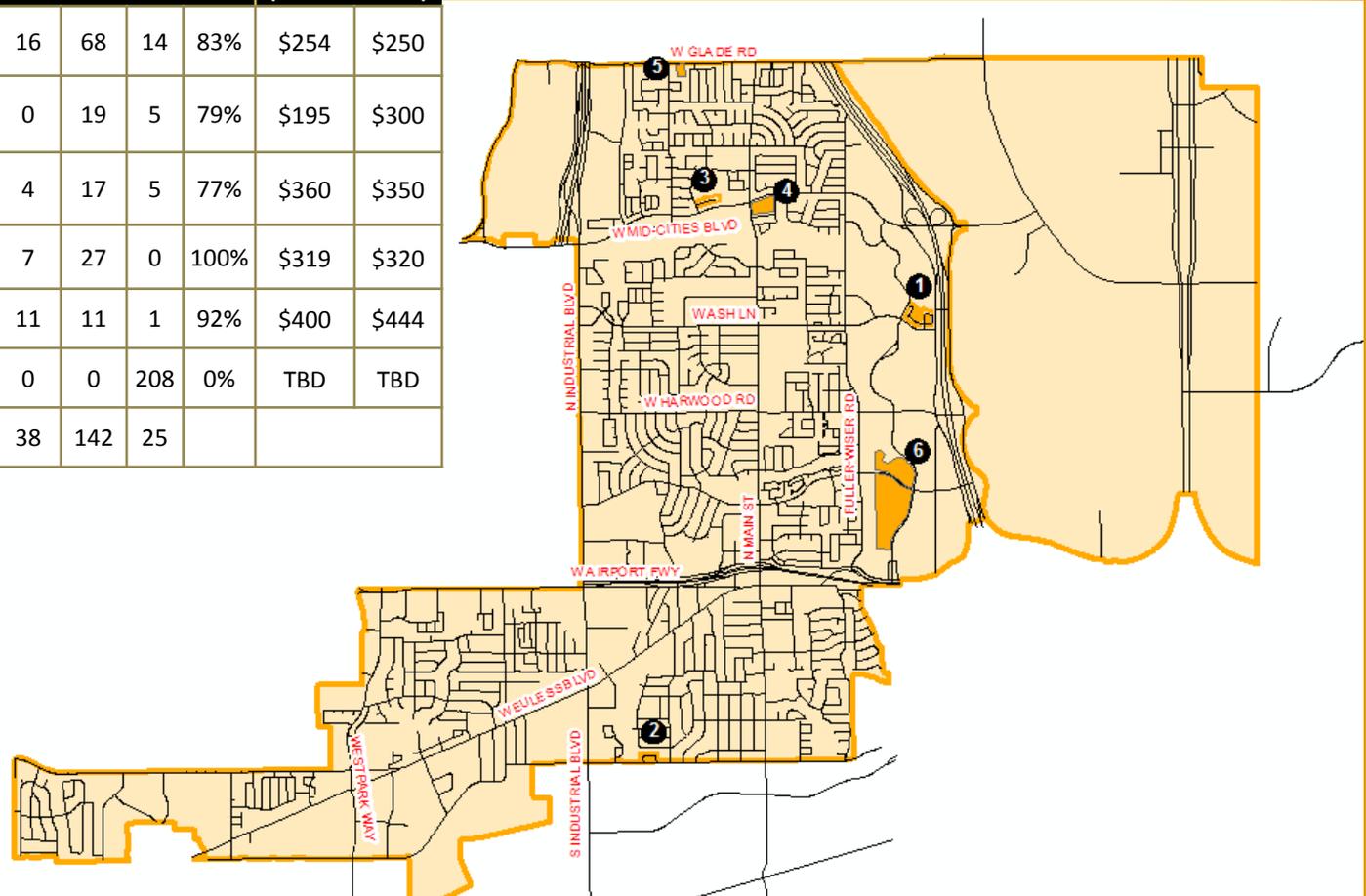
Development Case Activity

Development Review Cases October 2013

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
13-01-PD	Gateway Court	Gateway Boulevard	07/28/2013	08/05/2013	10/01/2013	10/08/2013
13-06-SP	Preserve at Bear Creek	Bear Creek Parkway	07/31/2013	10/21/2013	11/19/2013	12/10/2013
13-05-FP	Riverwalk Conveyance Plat	Bear Creek Parkway	07/31/2013	10/21/2013	11/19/2013	N/A
13-02-PD	Trinity Court	S. Main Street at Whitener Blvd	07/31/2013	08/26/2013	09/17/2013	10/08/2013
13-04-PP	Preserve at Bear Creek	Bear Creek Parkway	07/31/2013	10/21/2013	11/19/2013	N/A
13-03-PD	Camden Court	2907 Baze Road	09/01/2013	10/21/2013	11/5/2013	11/12/2013
13-09-SUP	Montgomery Cranes	2603 W Eules Blvd	09/01/2013	09/10/2013	10/01/2013	10/22/2013
13-07-SP	Regency Plaza	1441 W Airport Freeway	09/01/2013	09/10/2013	09/17/2013	10/08/2013
13-06-CC	Sign Ordinance	N/A	N/A		10/01/2013	10/08/2013
13-05-PP	Trinity Court	S. Main Street at Whitener Blvd	10/13/2013	Still in Progress		
13-11-SUP	House of Paws	101 W Glade Road	10/06/2013	Still in Progress		
13-04-PD	Cannon Gardens	606 S. Main Street	10/06/2013	Still in Progress		
12-05-FP	Glade Parks Block H	2801 Brazos Blvd	08/07/2012	11/3/2013	11/19/2013	N/A
12-06-FP	Glade Parks Block G	2801 Brazos Blvd	08/07/2012	11/3/2013	11/19/2013	N/A

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	16	68	14	83%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	1	4	17	5	77%	\$360	\$350
4	Ridgecrest Estates	27	0	7	27	0	100%	\$319	\$320
5	Starlight Court	12	1	11	11	1	92%	\$400	\$444
6	Dominion	208	0	0	0	208	0%	TBD	TBD
Totals:			1	38	142	25			



Commercial Development

Commercial Permits October 2013	Permits in October		Permits YTD		Value in October		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
	New Commercial Construction	8	0	35	8	\$12,443,583	\$ -	\$37,566,561
Additions/Alterations	11	15	75	87	\$1,848,500	\$210,919	\$5,463,116	\$12,415,540
Comm. Fence Permits	1	0	8	10	\$86,151	\$ -	\$212,422	\$463,025
Total Commercial Permits	20	15	118	105	\$14,378,234	\$210,919	\$43,242,099	\$31,858,470

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2012	2013	2012	2013
Accessory Building	0	3	22	25
Com. Electrical Permit	6	15	72	69
Res. Electrical Permit	11	8	70	65
Garage Sale	133	131	769	758
Lawn Sprinkler	5	2	66	56
Com. Mech. Permit	4	4	42	30
Res. Mech. Permit	8	12	168	176
Com. Plumbing Permit	5	5	40	46
Res. Plumbing Permit	12	14	124	112
Res. Water Heater	14	19	154	154
Roofing Permit	0	0	20	12
Sign Permit	18	11	149	127
Total Misc. Permits	216	224	1696	1630



NEW COMMERCIAL PERMITS



COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits October 2013

Issue Date	Business Name	Address	Permit Type
10/1/2013	Apartments	1401 Sotogrande Blvd	Commercial Remodel
10/7/2013	Apartments	605 Del Paso	Commercial Remodel
10/7/2013	Apartments	311 S Industrial Blvd	Commercial Remodel
10/8/2013	Apartments	855 E Ash Ln	Commercial Remodel
10/11/2013	Retail Center	1201 N Main St	Commercial Remodel
10/14/2013	Office	3227 W Eules Blvd	Commercial Remodel
10/18/2013	Office	331 N Main	Commercial Remodel
10/18/2013	Apartments	311 S Industrial Blvd	Commercial Remodel
10/18/2013	Apartments	311 S Industrial Blvd	Commercial Remodel
10/18/2013	Apartments	311 S Industrial Blvd	Commercial Remodel
10/19/2013	Office	1331 W Airport Frwy	Commercial Remodel
10/23/2013	Retail Center	1009 W Harwood Rd	Commercial Remodel
10/24/2013	Car Wash	622 N Industrial	Commercial Remodel



Commercial Certificates of Occupancy October 2013

Issue Date	Business Name	Address	Classification	Type
10/7/2013	John Cowen Storage	123 Vine St	Storage	New Business
10/7/2013	John Cowen Office	123 Vine ST #104	Office	New Business
10/7/2013	Halloween City	1201 W Airport Frwy #300	Retail	New Business
10/14/2013	Taylor Home Furnishings	501 N Main St #103	Retail	New Business
10/16/2013	Niku & Nikkie LLC	1060 N Main St #116	Beauty Salon	New Business
10/17/2013	Discover Asia	418 N Main St #113	Office	New Business
10/30/2013	Kids Beach Club	901 Clinic Dr #114	Office	New Business
10/31/2013	Discount Food	1012 Villa Dr	Grocery Store	Change of Ownership

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



RENTAL INSPECTION VIOLATIONS

Code Enforcement Cases Oct 2013		Cases in Oct	
Case Type	Common Violation	2012	2013
Building Cases	No Building Permit	0	0
	Plumbing Violation	1	0
	Electrical Violation	2	0
	Property Maintenance	6	9
	Minimum Housing	20	71
	Dangerous Conditions/Structures	2	0
	Screening Swimming Pools/Spa	0	1
	Accessory Buildings	0	0
	Permit Required for Sales	0	0
	Health	Nuisance - Pools/Spas Clarity	2
No Food Handler Card		N/A	12
Other Health Equipment Issue		N/A	14
Approved Source / Labeling		N/A	8
Food Contact Surfaces / Cleaning		N/A	3
No Health License / Expired		N/A	3
Evidence of Insect / Rodent Contamination		N/A	2
Littering and Trash	No Alcohol License / Expired	N/A	2
	Trash/Littering	27	20
	Junked Vehicles	N/A	16
	Littering/Life Safety (24hrs)	0	0
Water	High Grass and Weeds	107	210
	Watering Violations	N/A	11
Zoning Violations	Nuisance Other	1	0
	Garbage Collection/Pick Up Req.	1	1
	Solid Waste Other	0	0
	Illegal Outdoor Storage (Non Res)	0	1
	Illegal Outdoor Storage (Res)	20	9
	Fences/Walls In Disrepair	18	16
	Parking on Unpaved Surfaces	2	0
	Street and Sidewalk Obstruction	N/A	8
	Landscaping (Residential)	N/A	5
	Zoning Violation (Other)	14	19
	Signs/Billboards	3	2
Poss Illegal Home Occupation	0	1	
Materials on ROW/Street	0	5	
TOTALS		226	452

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		

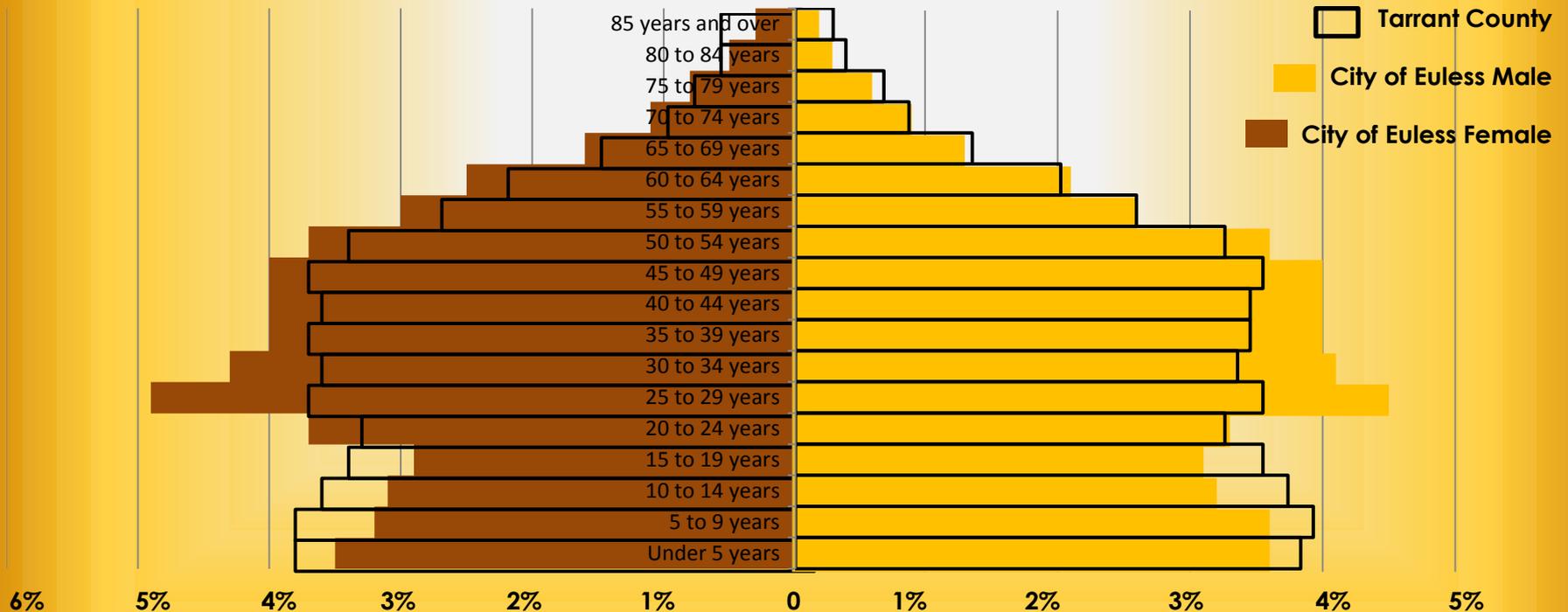
Demographics and Data

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

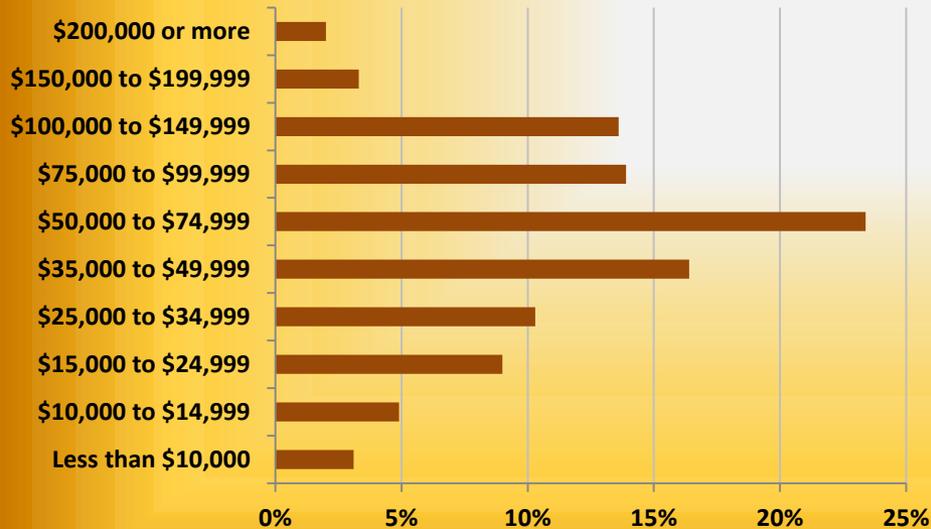
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Demographics and Data

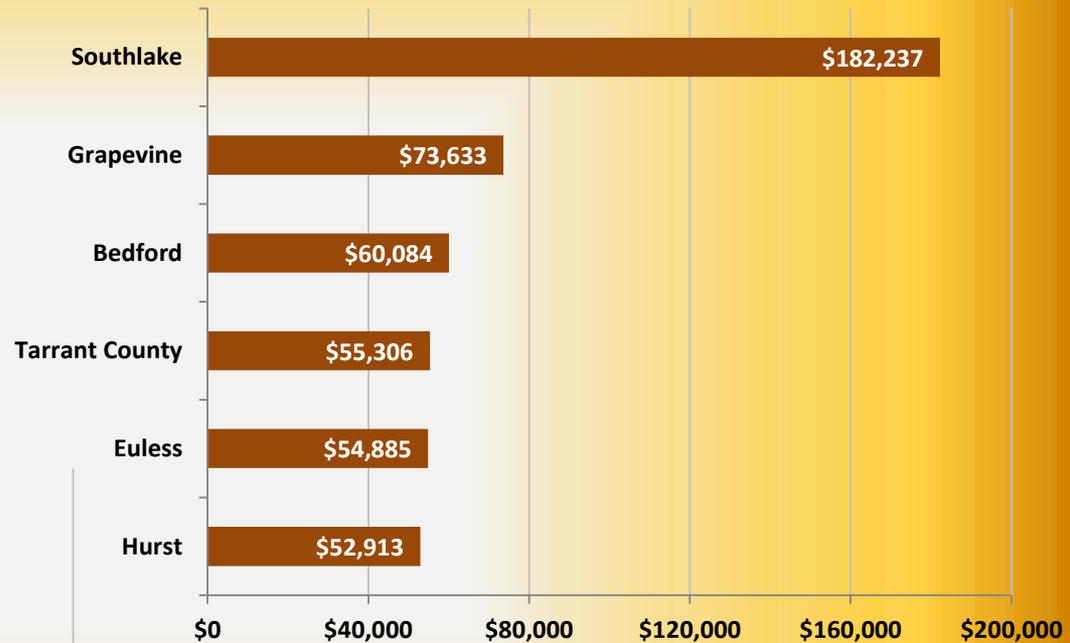
Income -

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