

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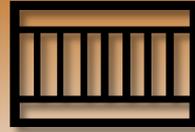
In this report:  
Residential Growth  
Development Case Activity  
Active Residential Subdivisions  
Commercial Development  
Code Enforcement  
Demographics and Data

# Residential Growth



2

NEW RESIDENTIAL PERMITS



1

NEW RESIDENTIAL FENCE PERMITS



21

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$565,000

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits November 2013	Permits in Nov		Permits YTD		Value in November			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 11/13	2012	2013	Ave 13
New Residential Construction	3	2	41	42	\$1,074,469	\$565,000	\$282,500	\$13,623,819	\$11,595,310	\$276,079
Additions/Alterations	18	21	121	155	\$114,476	\$333,920	\$15,900	\$789,680	\$1,108,130	\$7,149
Residential Fence Permits	6	1	77	58	\$7,143	\$4,900	\$4,900	\$112,135	\$93,002	\$1,603
Total Residential Permits	27	24	239	255	\$1,196,088	\$903,820		\$14,535,634	\$12,796,442	

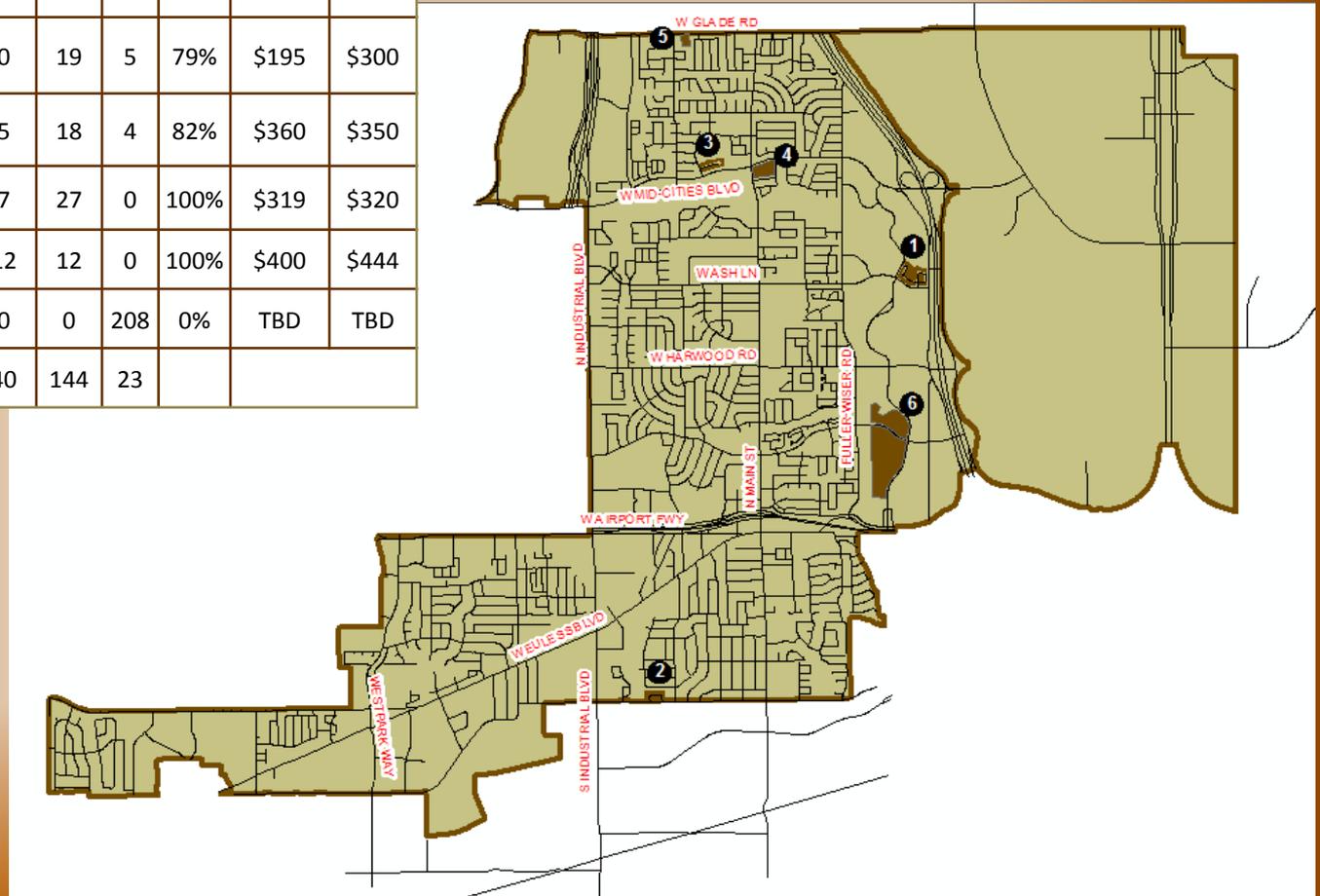
# Development Case Activity

## Development Review Cases November 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	Nov 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	5	18	4	82%	\$360	\$350
4	Ridgecrest Estates	27	0	7	27	0	100%	\$319	\$320
5	Starlight Court	12	1	12	12	0	100%	\$400	\$444
6	Dominion	208	0	0	0	208	0%	TBD	TBD
Totals:			2	40	144	23			



# Commercial Development

Commercial Permits November 2013	Permits in November		Permits YTD		Value in November		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
	New Commercial Construction	0	0	35	8	\$ -	\$ -	\$37,566,561
Additions/Alterations	10	22	85	109	\$489,150	\$375,889	\$5,949,266	\$12,791,429
Comm. Fence Permits	2	0	10	10	\$3,900	\$ -	\$216,322	\$463,025
<b>Total Commercial Permits</b>	<b>12</b>	<b>22</b>	<b>130</b>	<b>127</b>	<b>\$490,050</b>	<b>\$375,889</b>	<b>\$43,732,149</b>	<b>\$32,234,359</b>

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2012	2013	2012	2013
Accessory Building	3	0	25	25
Com. Electrical Permit	14	10	86	79
Res. Electrical Permit	9	7	79	72
Garage Sale	89	65	858	823
Lawn Sprinkler	6	5	72	61
Com. Mech. Permit	13	4	55	34
Res. Mech. Permit	11	13	179	189
Com. Plumbing Permit	4	5	44	51
Res. Plumbing Permit	17	13	141	125
Res. Water Heater	7	20	161	174
Roofing Permit	2	0	22	12
Sign Permit	13	12	162	139
<b>Total Misc. Permits</b>	<b>188</b>	<b>154</b>	<b>1884</b>	<b>1784</b>



NEW COMMERCIAL PERMITS



COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development



<b>Commercial Permits November 2013</b>			
<b>Issue Date</b>	<b>Business Name</b>	<b>Address</b>	<b>Permit Type</b>
11/1/2013	Apartments	311 S Industrial Blvd	Commercial Remodel
11/6/2013	Apartments	855 E Ash Ln	Commercial Remodel
11/11/2013	Chop House Burgers	2720 SH 121 #600	Commercial Remodel
11/11/2013	Apartments	917 Del Paso St	Commercial Remodel
11/11/2013	Chop House Burgers	2720 SH 121 #600	Commercial Remodel
11/12/2013	Office	350 Westpark Way	Commercial Remodel
11/14/2013	Apartments	311 S Industrial Blvd	Commercial Remodel
11/18/2013	Retail Center	605 N Main St	Commercial Remodel
11/19/2013	Apartments	855 E Ash Ln	Commercial Remodel
11/21/2013	Day Care	503 S Main St	Commercial Remodel
11/21/2013	Church	1000 W Airport Frwy	Commercial Remodel
11/22/2013	Apartments	605 Del Paso	Commercial Remodel
11/26/2013	Church	300 Calvary Dr	Commercial Remodel
11/26/2013	Retail Center	1101 N Main St	Commercial Remodel

<b>Commercial Certificates of Occupancy November 2013</b>				
<b>Issue Date</b>	<b>Business Name</b>	<b>Address</b>	<b>Classification</b>	<b>Type</b>
11/4/2013	Nationwide Insurance	910 N Main St # 2	Insurance	New Business
11/4/2013	It's Breathtaking	610 S Industrial Blvd #300	Office	New Business
11/5/2013	Barkley Apartments	2513 W Pipeline Rd	Apartments	Change of Ownership
11/15/2013	Autumn Wood Professional Building	2275 Westpark Ct	Office	New Business
11/15/2013	Galt Strategies Inc.	610 S Industrial Blvd #110	Office	New Business
11/15/2013	Mavich LLC	3033 Clairemont Ln	Office	New Business
11/15/2013	Advance the Kingdom Ministries	610 S Industrial Blvd #160	Office	New Business
11/15/2013	Premier Property Management	1331 W Airport Frwy	Office	New Business
11/19/2013	Western Insurance	610 S Industrial Blvd 250	Insurance	New Business
11/25/2013	Angelheart, Inc.	610 S Industrial Blvd #220	Office	New Business
11/25/2013	Communications Workers of America	610 S Industrial Blvd #230	Office	New Business
11/25/2013	ADL Management	610 S Industrial Blvd #235	Office	New Business
11/25/2013	Pride Pharmacy	311 Westpark Way #400	Pharmacy	Change of Business Name

# Code Enforcement



36

HIGH GRASS AND WEEDS



15

TRASH/LITTERING VIOLATIONS



3

RENTAL INSPECTION VIOLATIONS

Code Enforcement Cases Nov 2013		Cases in Nov	
Case Type	Common Violation	2012	2013
Building Cases	No Building Permit	0	0
	Plumbing Violation	1	33
	Electrical Violation	0	17
	Property Maintenance	5	13
	Minimum Housing	3	3
	Dangerous Conditions/Structures	0	0
	Screening Swimming Pools/Spa	0	0
	Accessory Buildings	0	0
	Permit Required for Sales	0	1
Health	Nuisance - Pools/Spas Clarity	1	0
	No Food Handler Card	NA	12
	Other Health Equipment Issue	NA	30
	Approved Source / Labeling	NA	13
	Food Contact Surfaces / Cleaning	NA	3
	No Health License / Expired	NA	4
Littering and Trash	Evidence of Insect / Rodent Contamination	NA	0
	No Alcohol License / Expired	NA	0
	Trash/Littering	20	15
	Junked Vehicles	NA	4
Water	Littering/Life Safety (24hrs)	0	0
	High Grass and Weeds	39	36
Zoning Violations	Watering Violations	NA	1
	Nuisance Other	1	4
	Garbage Collection/Pick Up Req.	1	0
	Solid Waste Other	0	1
	Illegal Outdoor Storage (Non Res)	0	3
	Illegal Outdoor Storage (Res)	7	4
	Fences/Walls In Disrepair	8	3
	Parking on Unpaved Surfaces	2	2
	Street and Sidewalk Obstruction	NA	1
	Landscaping (Residential)	NA	3
	Zoning Violation (Other)	9	5
	Signs/Billboards	2	3
	Poss Illegal Home Occupation	0	0
Materials on ROW/Street	2	2	
TOTALS		101	216

# 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 and water park  
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
<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		

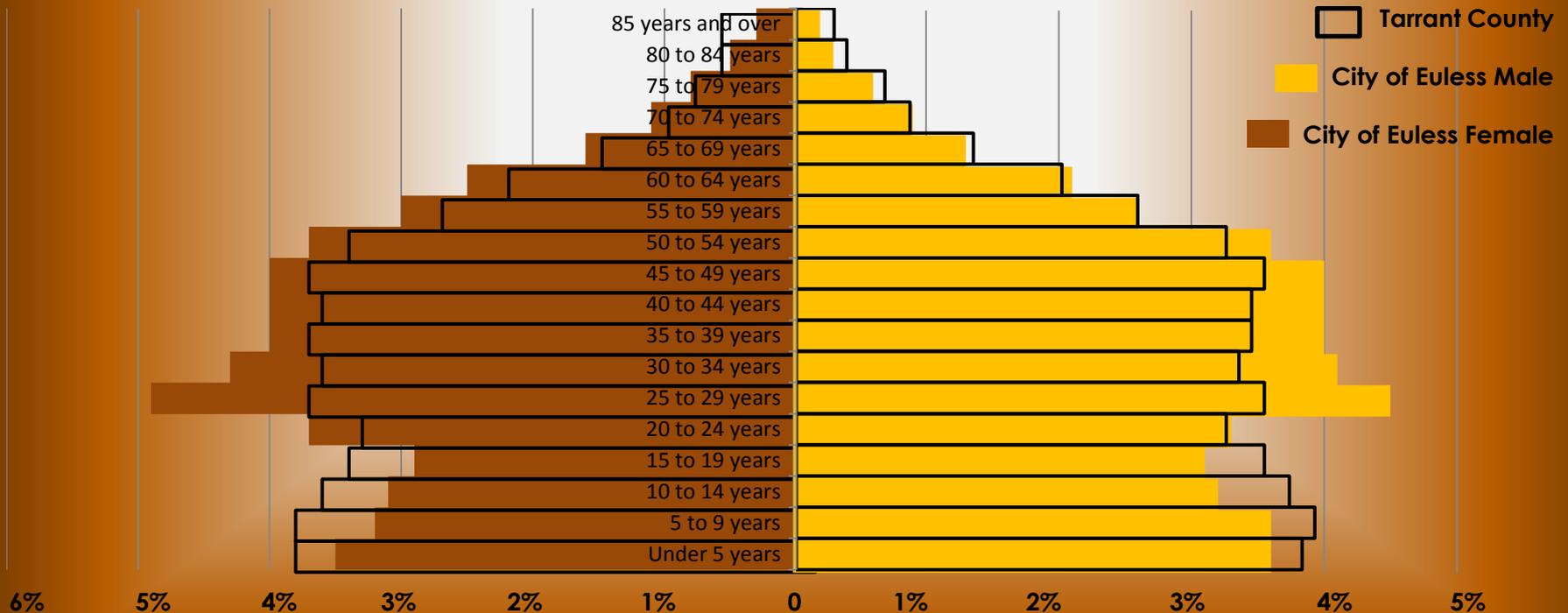
# Demographics and Data

## 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



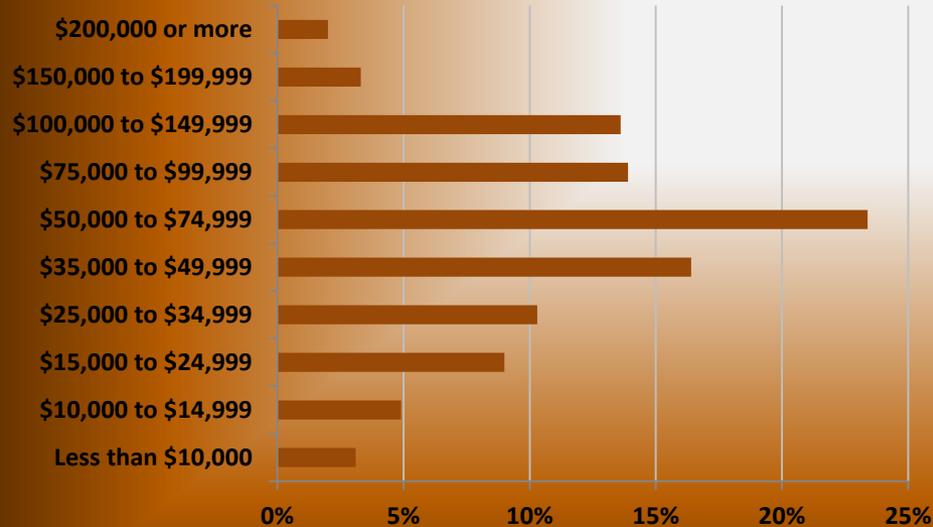
Source: US Bureau of Census 2010

# Demographics and Data

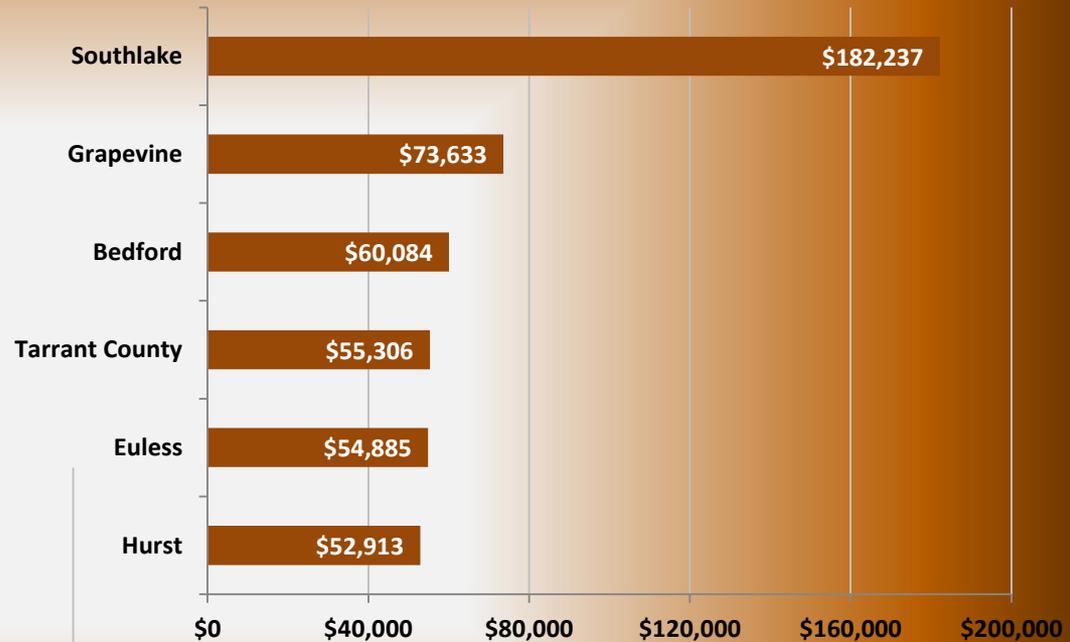
## Income -

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