

FEBRUARY 2015

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:

www.eulesstx.gov/planning/devserv.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



10

NEW RESIDENTIAL PERMITS



21

NEW RESIDENTIAL FENCE PERMITS



4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,995,687

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2015	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 01/15	2014	2015	Ave 15
New Residential Construction	0	10	14	34	\$ -	\$3,995,687	\$399,568	\$1,714,716	\$13,081,538	\$384,751
Additions/Alterations	12	4	26	12	\$84,658	\$22,150	\$5,537	\$268,508	\$96,845	\$8,070
Residential Fence Permits	2	21	26	29	\$2,300	\$38,200	\$1,819	\$19,020	\$69,104	\$2,383
Total Residential Permits	14	35	66	75	\$86,958	\$4,056,037		\$2,002,244	\$13,247,487	

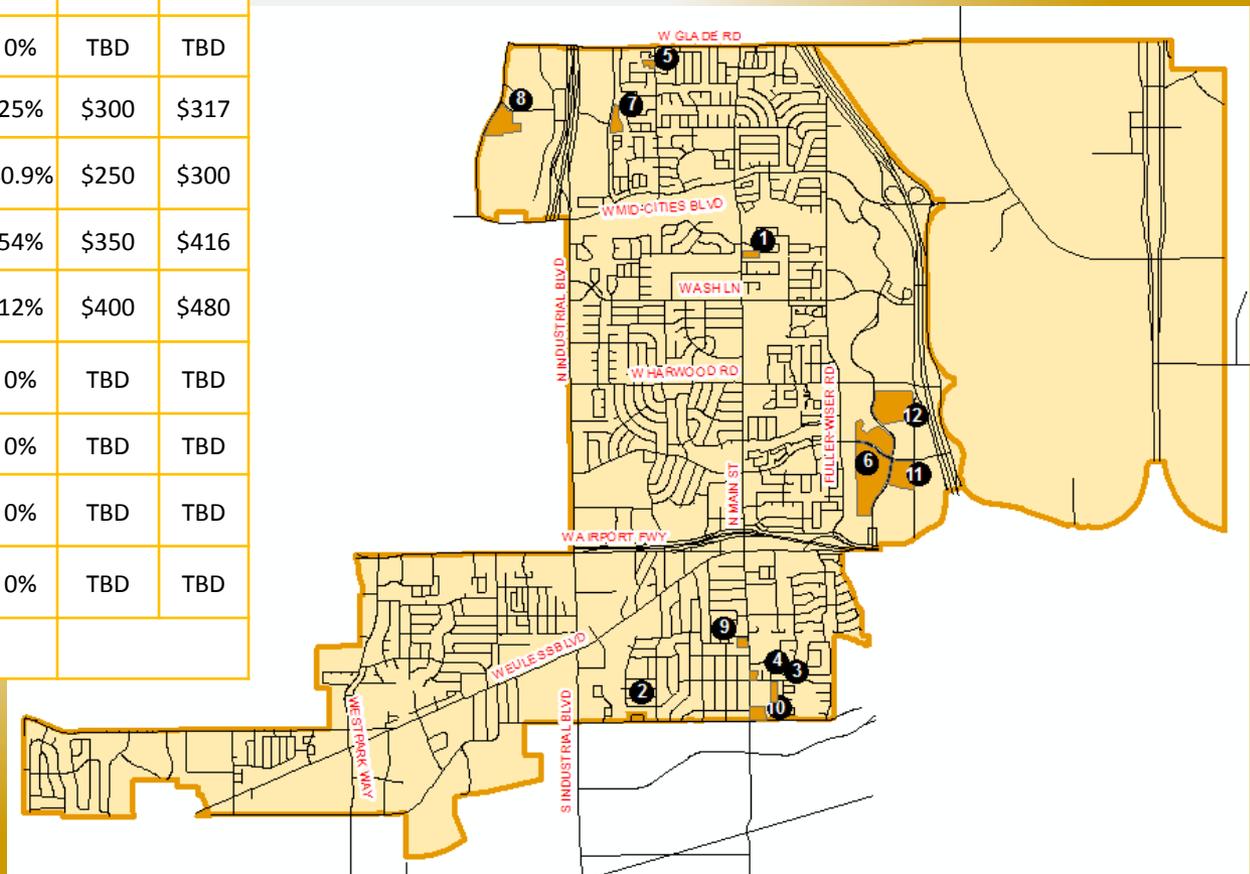
Development Case Activity

Development Review Cases February 2015

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-17-SUP	New Lives for Old	414 W Euleless Blvd	10/20/2014	02/17/2015	03/03/2015	03/24/2015
14-14-SUP	Hwy 10 Tire Shop	116 W Euleless	09/30/2014	02/17/2015	03/03/2015	03/24/2015
14-17-SP	Harwood Plaza Addition	900 N. Industrial	11/7/2014	12/23/2014	01/20/2015	02/10/2015
14-18-SP	Panera Bread	2800 Block SH 121	11/17/2014	12/23/2014	01/20/2015	02/10/2015
14-06-PP	Griffith Parc	1804 N. Main St	11/01/2014	02/03/2015	02/17/2015	NA
15-03-SP	Glade Parks South Urban Lofts	NE Corner of Heritage Blvd / Cheek-Sparger	01/27/2015	02/24/2015	03/03/2015	03/24/2015
15-03-SUP	Best Western Plus	421 W Airport Frwy	02/03/2015	02/17/2015	03/03/2015	03/24/2015
15-02-PD	Ferguson Planned Development	2683 W Euleless Blvd	02/03/2015	02/17/2015	03/03/2015	03/24/2015
15-01-SUP	JAM Motorcars	1118 S. Airport Cir	02/03/2015	02/17/2015	03/03/2015	03/24/2015

Active Residential Subdivisions

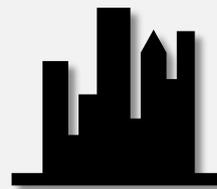
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	2	6	25%	\$300	\$317
6	Dominion at Bear Creek	208	6	21	85	123	40.9%	\$250	\$300
7	Gateway Court	26	1	3	14	12	54%	\$350	\$416
8	Glade Parks Residential	127	3	8	15	112	12%	\$400	\$480
9	Cannon Gardens	14	0	0	0	14	0%	TBD	TBD
10	Silver Crest	25	0	0	0	25	0%	TBD	TBD
11	Villas at Bear Creek	60	0	0	0	60	0%	TBD	TBD
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	10	34	135	503			



Commercial Development

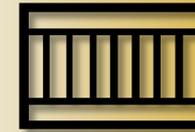
Commercial Permits Feb 2015	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	3	1	4	2	\$1,318,255	\$ -	\$1,328,255	\$2,750,000
Additions/Alterations	11	4	23	8	\$88,010	\$98,400	\$1,041,970	\$415,775
Comm. Fence Permits	0	0	2	0	\$ -	\$ -	\$51,675	\$ -
Total Commercial Permits	14	5	29	10	\$1,406,265	\$98,400	\$2,421,900	\$3,165,775

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2014	2015	2014	2015
Accessory Building	0	0	2	0
Com. Electrical Permit	9	6	19	22
Res. Electrical Permit	8	5	20	10
Garage Sale	27	37	68	48
Lawn Sprinkler	3	16	11	31
Com. Mech. Permit	7	2	9	5
Res. Mech. Permit	12	12	26	23
Com. Plumbing Permit	7	6	13	13
Res. Plumbing Permit	19	9	43	31
Res. Water Heater	28	23	49	47
Roofing Permit	23	3	24	4
Sign Permit	12	18	33	41
Total Misc. Permits	155	137	317	275



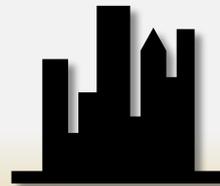
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits February 2015

Issue Date	Business Type	Address	Permit Type
2/2/2015	Apartments	105 E Harwood	Commercial Remodel
2/3/2015	Office Building	610 S Industrial Blvd	Commercial Remodel
2/5/2015	City of Euless	201 N Ector	New Commercial
2/6/2015	Retail Center	2721 SH 121	Commercial Remodel
2/11/2015	Retail Center	1060 N Main	Commercial Remodel



Commercial Certificates of Occupancy February 2015

Issue Date	Business Name	Address	Classification	Type
2/9/2015	Cindy's Salon Studio	3001 N Main St. Ste 360, 250, 325	Beauty Services	Change in Address
2/13/2015	Alexander Lane Apartments	505 E. Alexander Ln.	Apartments	Change in Ownership
2/13/2015	Anoited Lady International	214 Martha St	Beauty Services	New Business
2/13/2015	Monarch Condos - MSR Family PA	1501 Cedar Elm Dr	Apartments	Change in Ownership
2/13/2015	Munamu Tax Services	4317 W Pipeline Rd	Tax Service	New Business
2/16/2015	Vapor Galleria	3001 SH 121 Suite 254	Tobacco Store	New Business
2/20/2015	TRS Behavioral Health	425 Westpark Way, Suite 300	Medical Office	New Business
2/24/2015	Swagg Army LLC	1401 Royal Pkwy, Suite 300	Apparel	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Feb	2015
New Business	5	11
Change in Ownership	2	4
Change in Address	1	3
Change in Business Name	0	0
Total	8	18

Code Enforcement



100

HIGH GRASS AND WEEDS



10

TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases February 2015		Cases in Feb		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	0	1	1
	Electrical Violation	1	0	1	2
	Property Maintenance	6	4	18	26
	Minimum Housing	4	1	7	1
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	1
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	1	1	1
	No Food Handler Card	2	2	4	2
	Other Health Equipment Issue	10	10	36	13
	Approved Source / Labeling	5	2	16	2
	Food Contact Surfaces / Cleaning	1	3	6	3
	No Health License / Expired	2	1	3	1
	Evidence of Insect / Rodent Contamination	0	0	1	0
No Alcohol License / Expired	1	0	2	0	
Littering and Trash	Trash/Littering	16	10	25	26
	Junked Vehicles	16	0	21	5
	Littering/Life Safety (24hrs)	0	0	0	2
	High Grass and Weeds	6	100	6	130
Water	Watering Violations	0	0	6	1
Zoning Violations	Nuisance Other	12	4	22	5
	Garbage Collection/Pick Up Req.	0	1	0	1
	Solid Waste Other	0	2	0	2
	Illegal Outdoor Storage (Non Res)	2	1	3	1
	Illegal Outdoor Storage (Res)	4	2	9	6
	Fences/Walls In Disrepair	3	5	13	13
	Parking on Unpaved Surfaces	3	2	4	7
	Street and Sidewalk Obstruction	1	2	2	2
	Landscaping (Residential)	2	0	4	1
	Zoning Violation (Other)	2	0	5	2
	Signs/Billboards	1	20	3	26
	Poss Illegal Home Occupation	2	0	2	2
Materials on ROW/Street	0	0	0	0	
TOTALS		103	173	221	285

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-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Euless 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		

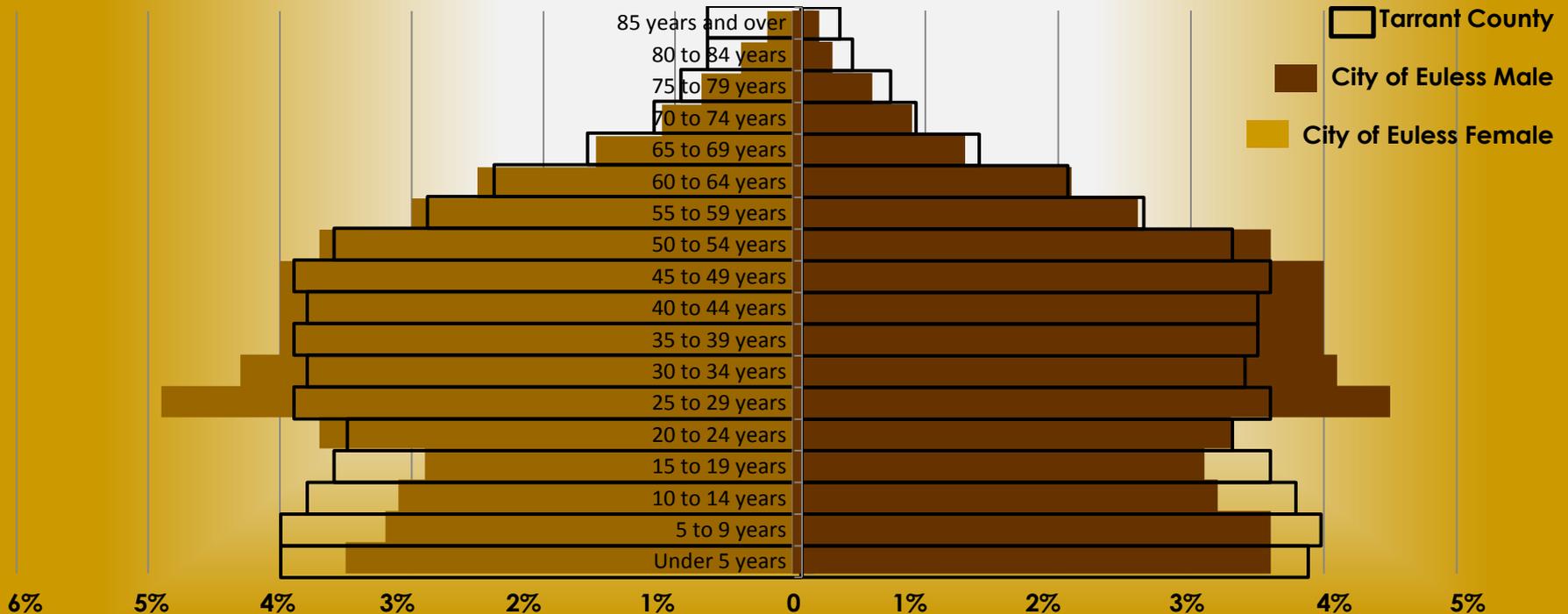
Demographics and Data

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

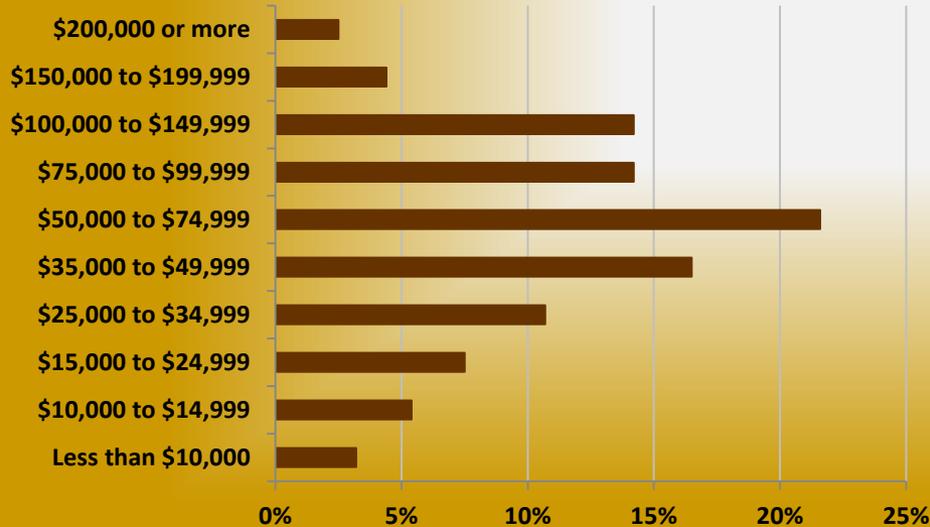
UPDATED MAY 2014

Demographics and Data

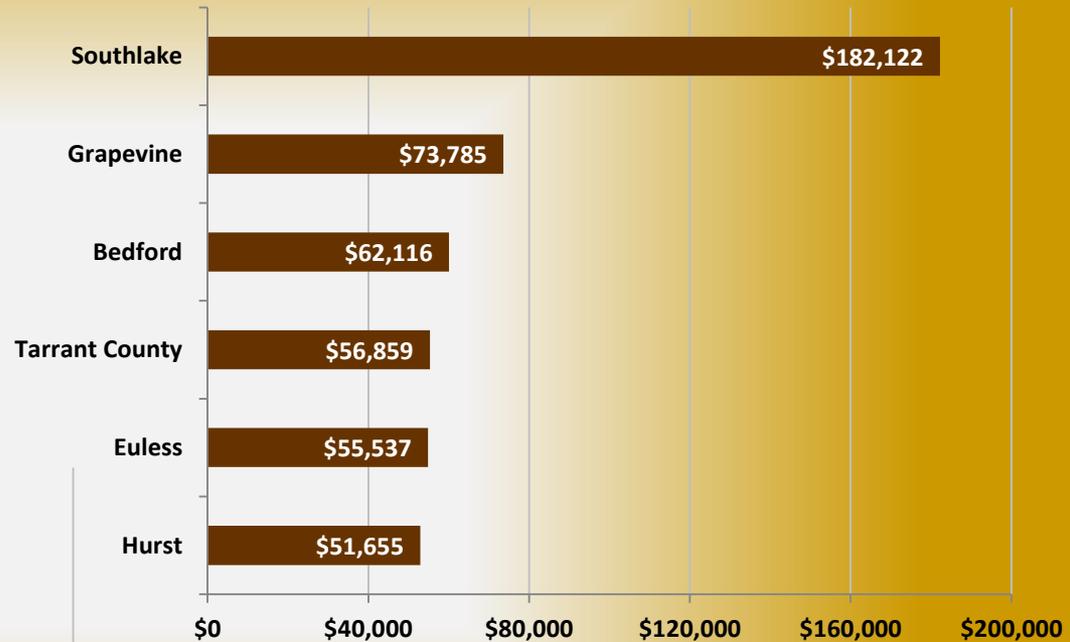
Income -

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 2008-2012