

FEBRUARY 2015

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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



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 | |

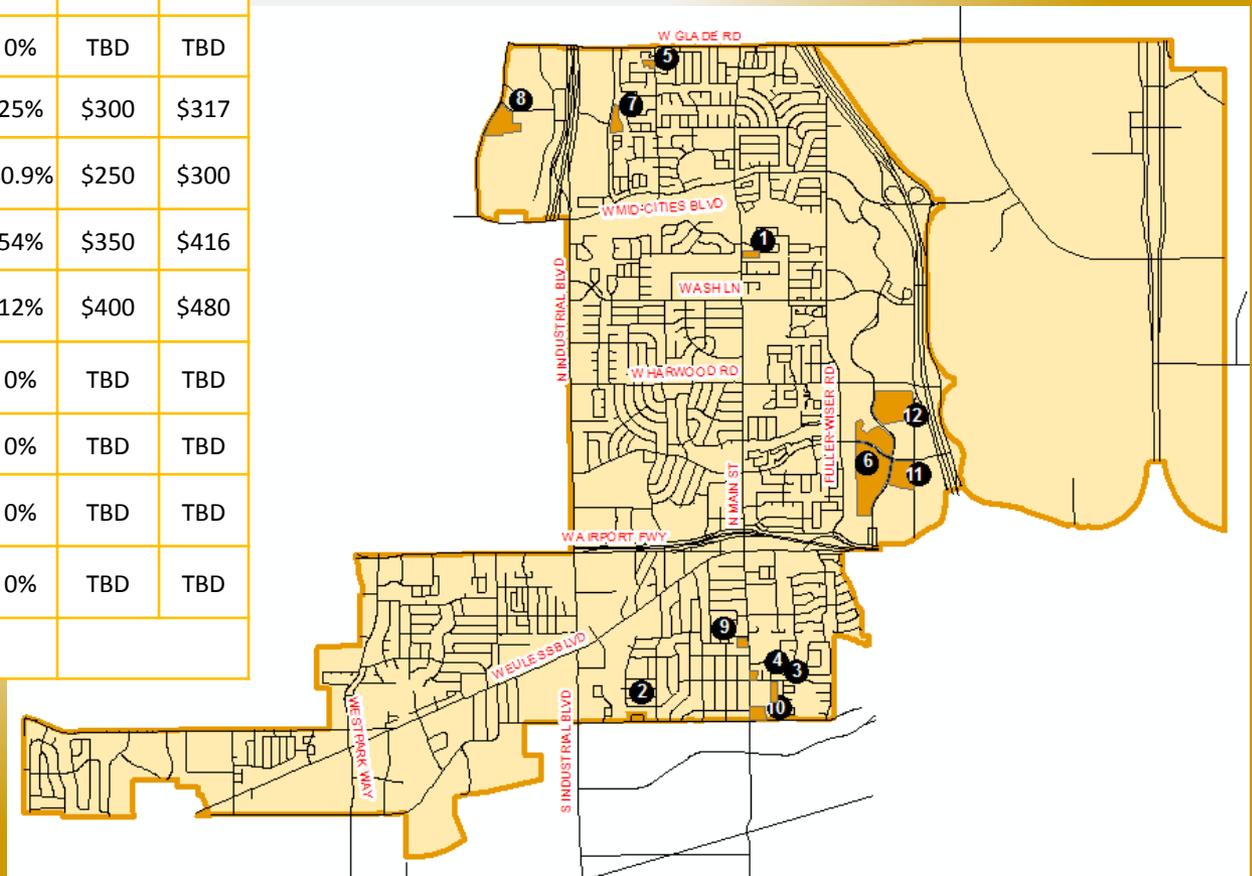
Development Case Activity

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

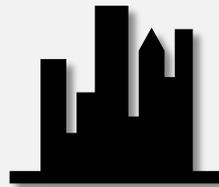
| Map Ref # | Most Active Subdivisions | Platted Lots | Feb Starts | YTD Starts | Total Starts | Lots Avail | % Built | Starting Sales Price | Ave Permit Value |
|-----------|--------------------------|--------------|------------|------------|--------------|------------|---------|----------------------|------------------|
| | | | | | | | | (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

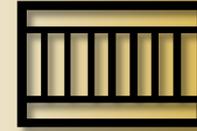
| Commercial Permits Feb 2015 | Permits in Feb | | Permits YTD | | Value in Feb | | Value YTD | |
|--------------------------------|----------------|------|-------------|------|--------------|----------|-------------|-------------|
| | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 | 2014 | 2015 |
| New Commercial 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 |



0

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 Eules | 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 | | |

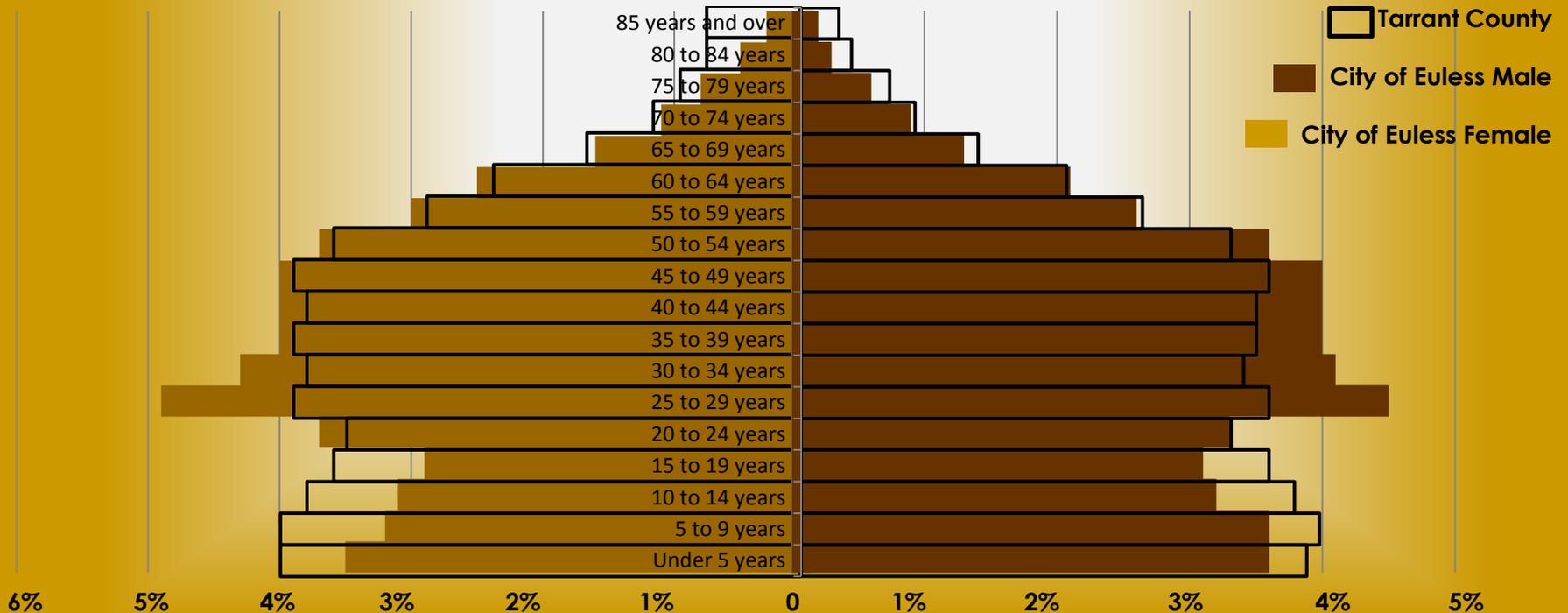
Demographics and Data

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

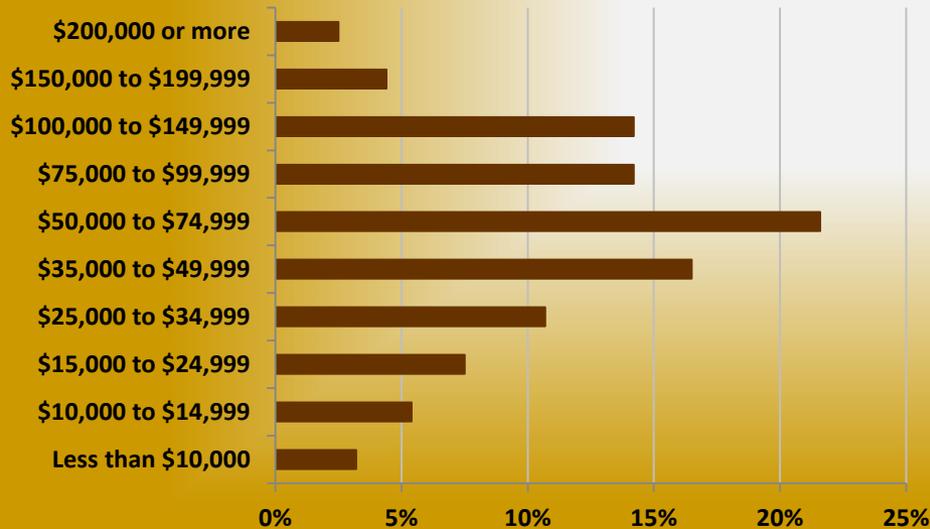
UPDATED MAY 2014

Demographics and Data

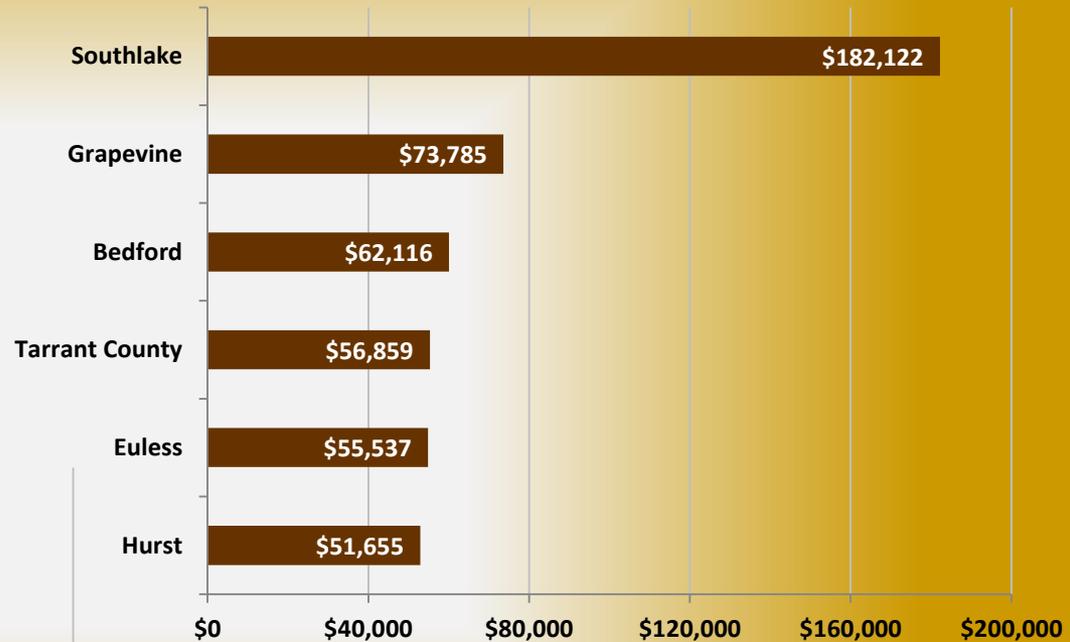
Income -

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