

May 2013

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Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless 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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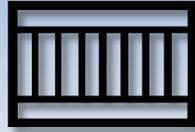
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Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,788,486

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2013	Permits in May		Permits YTD		Value in May			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 05/13	2012	2013	Ave 13
New Residential Construction	5	6	21	9	\$1,712,826	\$1,788,486	\$298,081	\$7,256,195	\$2,970,625	\$330,069
Additions/Alterations	12	16	53	67	\$58,276	\$83,081	\$5,192	\$381,636	\$384,776	\$5,743
Residential Fence Permits	6	5	36	29	\$11,800	\$17,552	\$3,510	\$45,965	\$48,757	\$1,681
Total Residential Permits	23	27	110	105	\$1,782,902	\$1,889,119		\$7,683,796	\$3,404,158	

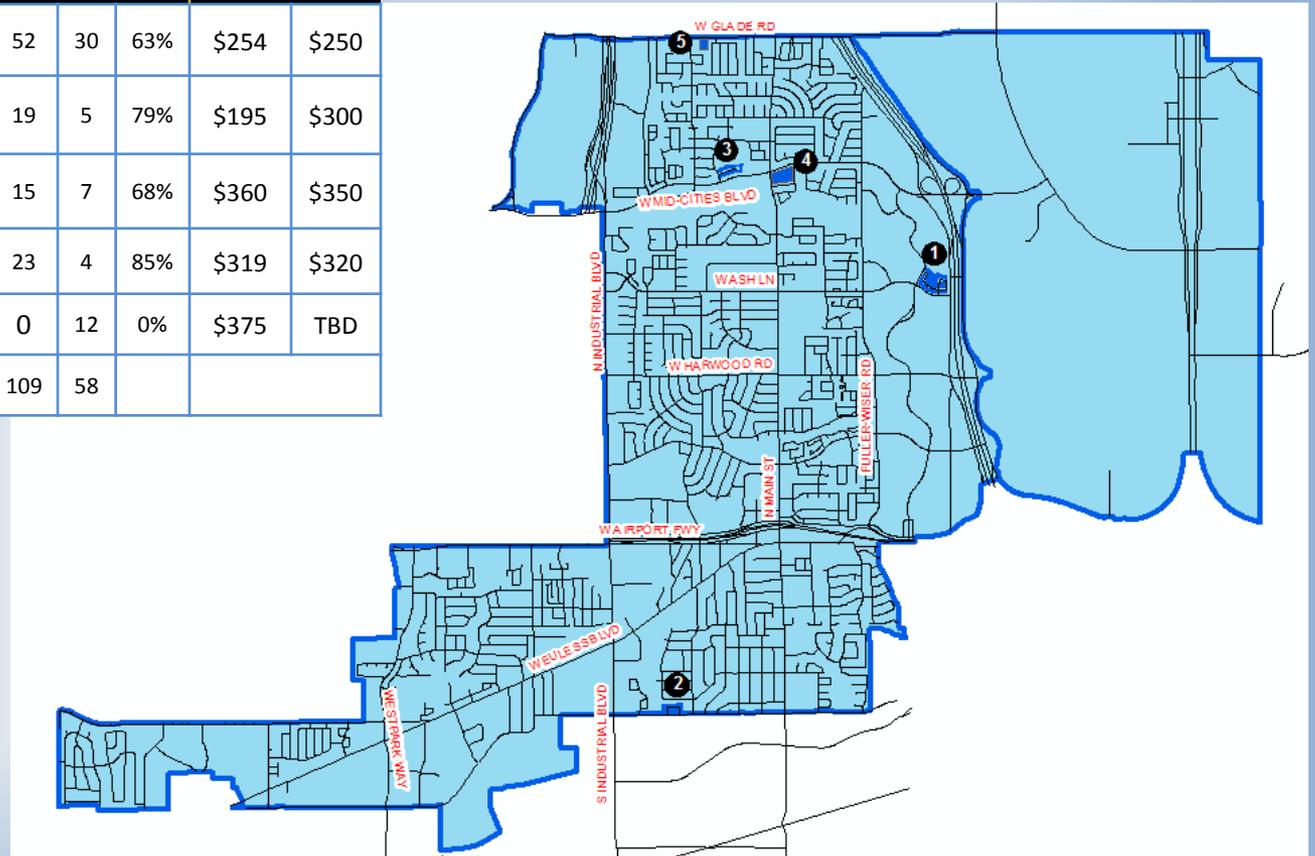
Development Case Activity

Development Review Cases May 2013

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#13-03-SP	Ferguson Yard Expansion	One Lot Located on 19.162 Acres, John Groves Survey, Abstract No. 599	04/25/2014	05/06/2013	05/21/2013	05/28/2013
#13-01-SP	Gurudwara Sikh Sangat	Alexander & Cullum Addition, Lots 20, 21, and Part of Lot 22, 200 E Euless	03/12/2013	04/02/2013	04/16/2013	05/14/2013
#13-02-SP	Site Plan – Emergency Access Plan	Regency Center Addition, Phase 1, Lot 1, Block 2	03/19/2013	04/30/2013	05/21/2013	05/28/2013
#13-06-SUP	Chic Tails Grooming	801 E Mid-Cities Boulevard	05/12/2013	05/20/2013	06/04/2013	06/25/2013
#13-01-CC	Glade Parks Gas Well Pad Site	2800 Heritage Ave	05/26/2013	Still In Progress	N/A	N/A
#13-04-SP	Laserwash	622 N Industrial Boulevard	05/26/2013	06/03/2013	06/18/2013	06/25/2013
#13-02-FP	Rose Addition	700 Block of North Industrial Boulevard	05/26/2013	Still in Progress	TBD	N/A

Active Residential Subdivisions

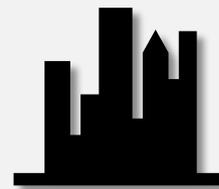
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting	Ave
								Sales Price	Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	0	52	30	63%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	0	2	15	7	68%	\$360	\$350
4	Ridgecrest Estates	27	5	6	23	4	85%	\$319	\$320
5	Starlight Court	12	0	0	0	12	0%	\$375	TBD
Totals:		167	5	8	109	58			



Commercial Development

Commercial Permits May 2013	Permits in May		Permits YTD		Value in May		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	3	0	9	3	\$912,785	\$ -	\$10,700,125	\$18,148,621
Additions/Alterations	4	12	26	47	\$590,189	\$9,203,317	\$2,686,714	\$10,806,956
Comm. Fence Permits	0	1	3	5	\$ -	\$5,125	\$30,650	\$59,525
Total Commercial Permits	7	13	38	55	\$1,502,974	\$9,208,442	\$13,471,489	\$29,015,102

Miscellaneous Permits	Permits in May		Permits YTD	
	2012	2013	2012	2013
Accessory Building	1	7	13	16
Com. Electrical Permit	6	7	37	30
Res. Electrical Permit	8	8	35	34
Garage Sale	100	97	354	302
Lawn Sprinkler	10	7	28	33
Com. Mech. Permit	5	4	11	15
Res. Mech. Permit	28	27	81	74
Com. Plumbing Permit	1	4	13	22
Res. Plumbing Permit	18	15	74	57
Res. Water Heater	15	17	88	84
Roofing Permit	4	3	9	10
Sign Permit	9	9	67	78
Total Misc. Permits	205	205	810	755



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COMMERCIAL REMODEL PERMITS

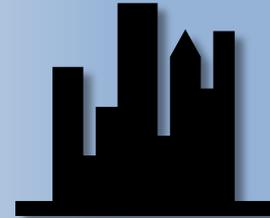


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NEW COMMERCIAL FENCE PERMITS

Commercial Development

Commercial Permits May 2013			
Issue Date	Business Name	Address	Permit Type
5/6/2013	HEB Keys School	1100 Raider Rd	Commercial Remodel
5/9/2013	Central Jr. High School	3191 W Pipeline Rd	Commercial Remodel
5/9/2013	Midway Park Elem.	409 N Ector	Commercial Remodel
5/9/2013	Trinity High School	500 N Industrial	Commercial Remodel
5/13/2013	Office	411 N Main	Commercial Remodel
5/20/2013	Harmony Science Academy	701 S Industrial	Commercial Remodel
5/13/2013	Apartments	1000 E Ash Ln	Commercial Remodel
5/17/2013	Apartments	855 E Ash Ln	Commercial Remodel
5/30/2013	Apartments	855 E Ash Ln	Commercial Remodel



Commercial Certificates of Occupancy May 2013				
Issue Date	Business Name	Address	Classification	Type
5/2/2013	DLS Diverse Venture	1306 W Eules Blvd # 200	Retail	New Business
5/2/2013	Lorraine Luna	901 Clinic Dr # 113	Office	New Business
5/2/2013	Razor's Edge Barber Shop	1007 W Harwood RD	Personal Service	New Business
5/6/2013	Ameritech Mobile Medical Systems	1010 Villa Dr #103	Office	Change of Location
5/14/2013	Jah Works	4307 W Pipeline Rd #109	Retail	New Business
5/14/2013	Mid-Cities Pregnancy Care	201 Westpark Way	Medical Office	New Business
5/15/2013	Ana's Island Grill	603 N Main St	Restaurant	New Business
5/15/2013	North Texas Podiatry Associates	401 Westpark Way	Medical Office	New Business
5/16/2013	Luke's A+ Moving Services	1101 Royal Pkwy #113	Office	Change of Location
5/24/2013	Nevo Look Beauty Salon	228 Martha St	Beauty Salon	Owner Change
5/24/2013	SPC Construction and Roofing	1107 S Airport Cir	Construction	Change of Location
5/28/2013	Westpark Dental Care	2275 Westpark Ct	Dental Office	Owner Change
5/30/2013	ABC Auto Credit	1361 W Eules Blvd #204	Office	Change of Location
5/30/2013	Eules Family Life Aquatic Park	300 Midway Dr	City Recreation Facility	New Business
5/30/2013	Freddy's Frozen Custard	2820 SH 121	Restaurant	Owner Change
5/30/2013	Kinova United	150 Westpark Way #235	Property Management	New Business

Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



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MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases May 2013		Cases in May		Cases YTD	
Case Type	Common Violation	2012	2013	2012	2013
Building Cases	No Building Permit	1	0	3	3
	Plumbing Violation	0	0	1	2
	Electrical Violation	2	0	2	4
	Property Maintenance	0	3	16	29
	Minimum Housing	6	0	33	25
	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	3	5	9	14
Littering and Trash	Trash/Littering	16	26	71	119
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	76	62	433	242
	Nuisance Other	2	5	10	8
	Garbage Collection/Pick Up Req.	4	1	6	2
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	2	1	5	7
	Illegal Outdoor Storage (Res)	10	4	54	37
	Fences/Walls In Disrepair	6	19	36	70
	Parking on Unpaved Surfaces	2	2	6	16
	Zoning Violation (Other)	3	3	40	28
	Signs/Billboards	0	0	12	19
Zoning Violations	Poss Illegal Home Occupation	1	1	4	3
	Materials on ROW/Street	0	1	4	3
	TOTALS	134	133	745	631

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 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
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		

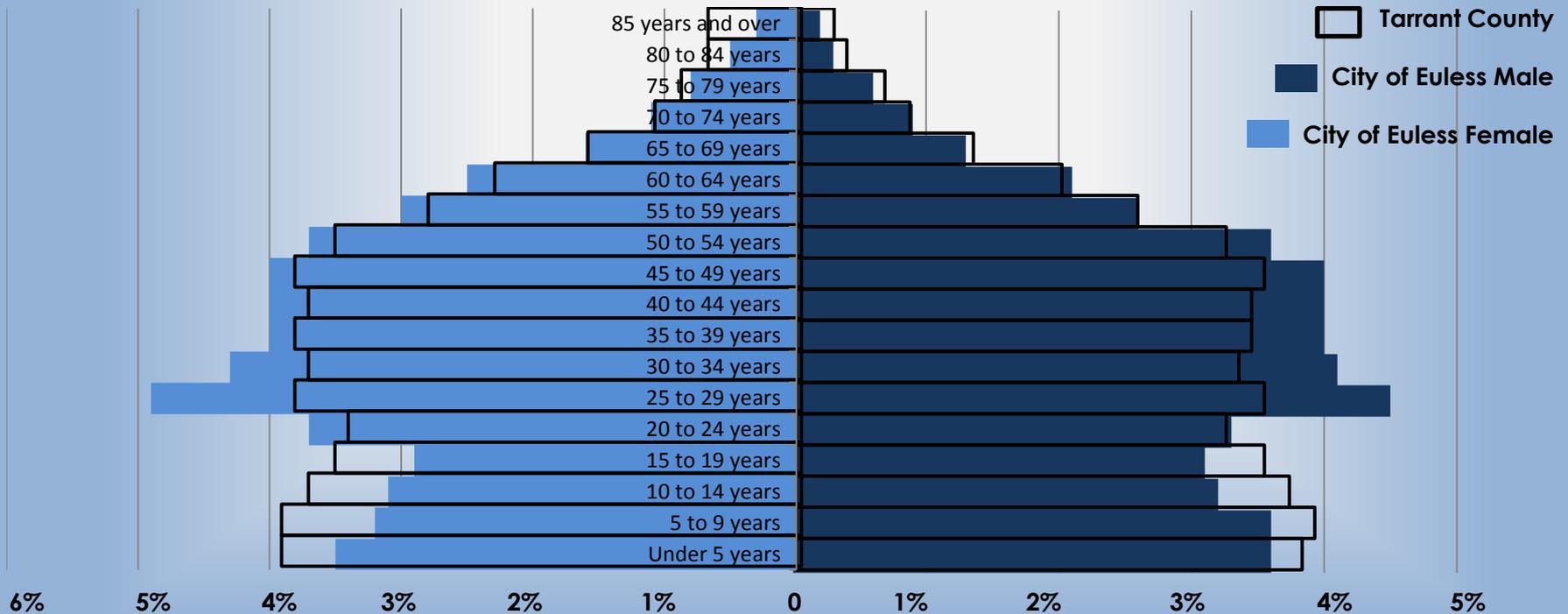
Demographics and Data

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



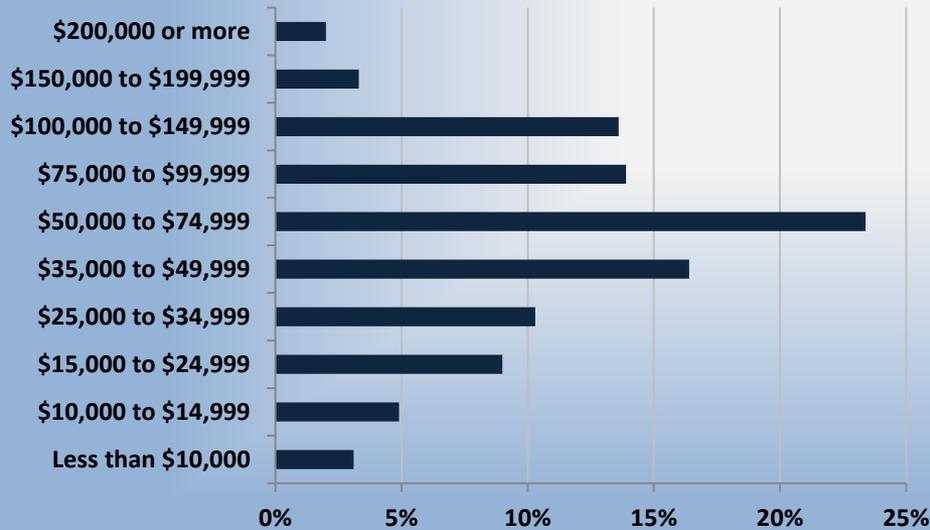
Source: US Bureau of Census 2010

Demographics and Data

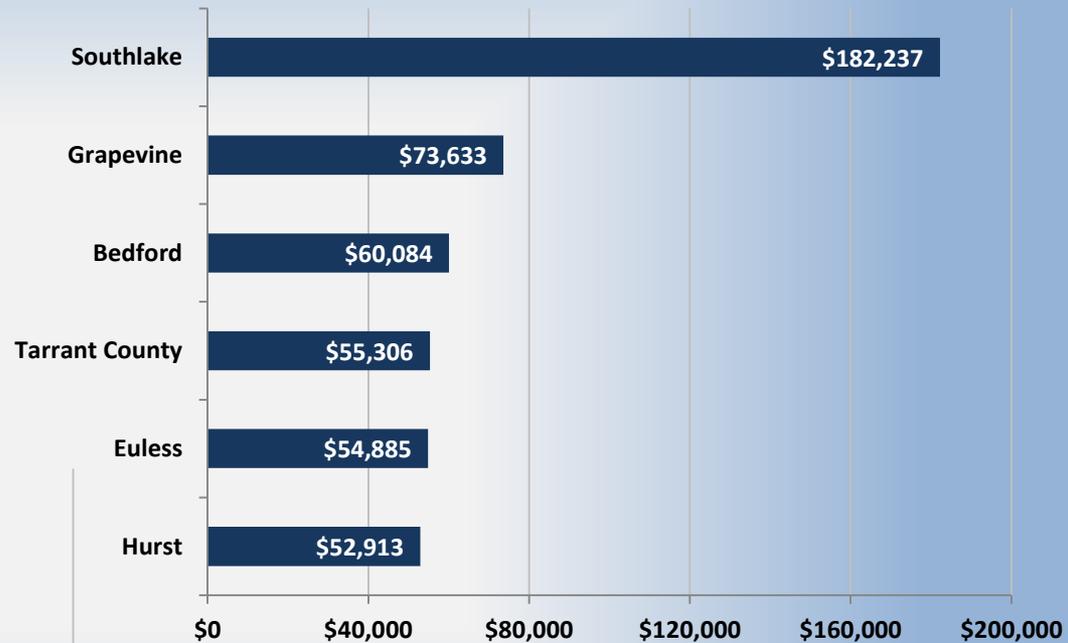
Income -

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