

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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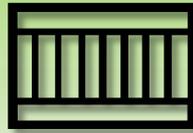
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Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$250,798

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits December 2013	Permits in Dec		Permits YTD		Value in December			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 12/13	2012	2013	Ave 13
New Residential Construction	0	2	41	44	\$ -	\$250,798	\$125,399	\$13,623,819	\$11,846,108	\$269,230
Additions/Alterations	9	5	130	160	\$60,031	\$16,024	\$3,205	\$849,711	\$1,124,154	\$7,026
Residential Fence Permits	7	4	84	62	\$9,110	\$6,450	\$1,612	\$131,245	\$99,452	\$1,604
Total Residential Permits	16	11	255	266	\$69,141	\$273,272		\$14,604,775	\$13,069,714	

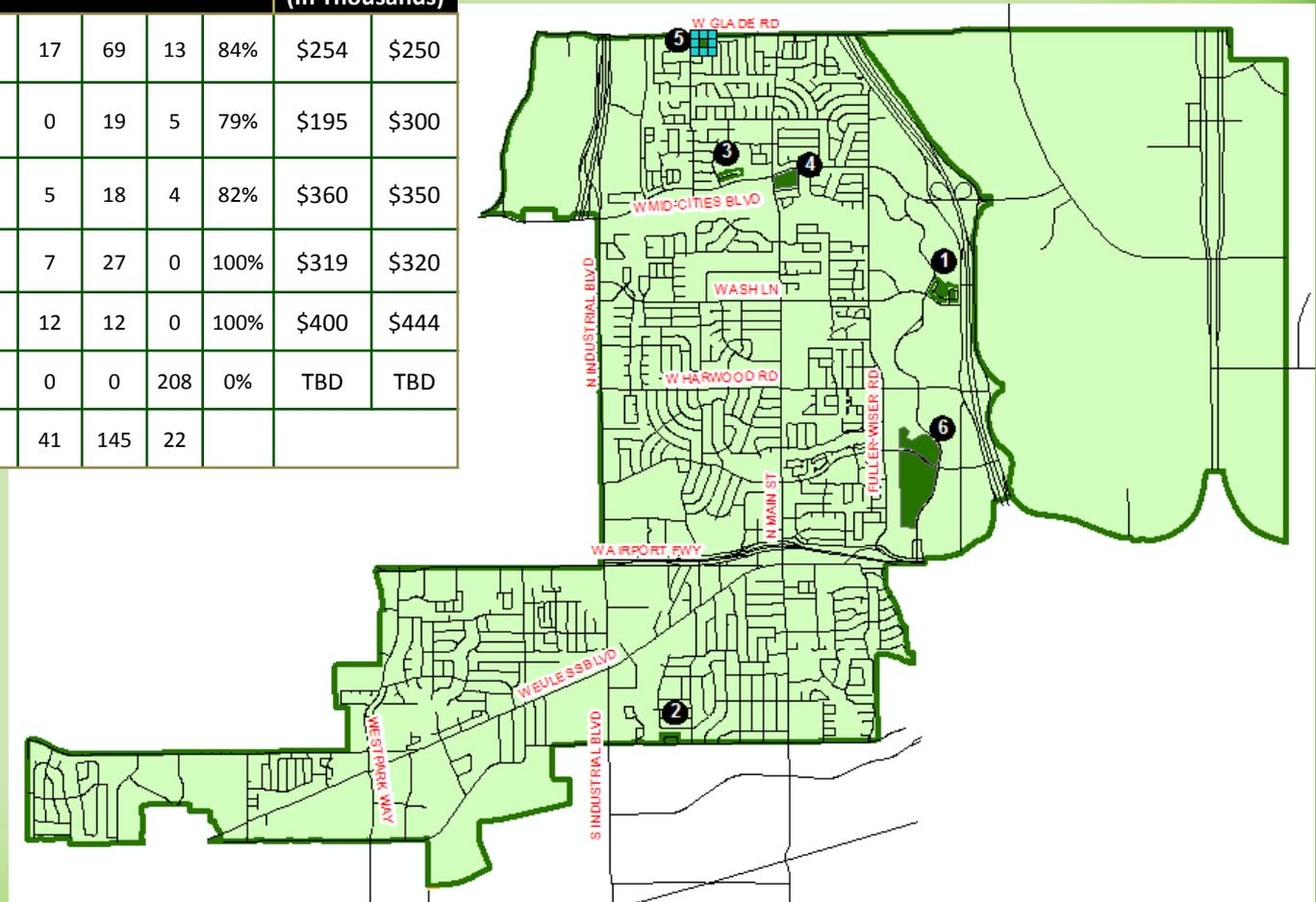
Development Case Activity

Development Review Cases December 2013

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
13-06-SP	Preserve at Bear Creek	Bear Creek Parkway	07/31/2013	10/21/2013	11/19/2013	12/10/2013
13-13-SUP	ULA	1108 Westpark Way	12/01/2013	12/09/2013	12/17/2013	01/14/2014
13-05-PD	Cannon Gardens	606 S. Main	10/06/2013	11/18/2013	12/03/2013	12/10/2013
13-05-PP	Trinity Court	S. Main Street at Whitener Blvd	10/13/2013	10/02/2013	12/17/2013	NA
13-11-SUP	House of Paws	101 W Glade Road	10/06/2013	Still in Progress		
13-08-SP	Glade Parks #21	State Highway 121	11/10/2013	11/18/2013	12/17/2013	01/14/2014
13-09-SP	Glade Parks #19	State Highway 121	11/10/2013	11/18/2013	12/17/2013	01/14/2014
13-06-FP	Dominion at Bear Creek	Midway at Bear Creek			12/17/2013	NA
13-06-PD	Silver Crest	S. Pipeline Road at S. Main Street	11/17/2013	12/16/2013	01/07/2014	01/28/2014
13-08-FP	Harwood Plaza	900 Block N. Industrial	12/10/2013	12/17/2013	01/07/2014	NA

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	1	17	69	13	84%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	0	5	18	4	82%	\$360	\$350
4	Ridgecrest Estates	27	0	7	27	0	100%	\$319	\$320
5	Starlight Court	12	0	12	12	0	100%	\$400	\$444
6	Dominion	208	0	0	0	208	0%	TBD	TBD
Totals:			1	41	145	22			



Commercial Development

Commercial Permits December 2013	Permits in December		Permits YTD		Value in December		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	1	0	36	8	\$15,000	\$ -	\$37,581,561	\$18,979,905
Additions/Alterations	4	8	89	117	\$79,000	\$127,760	\$6,028,266	\$12,919,189
Comm. Fence Permits	1	0	11	10	\$3,000	\$ -	\$219,322	\$463,025
Total Commercial Permits	6	8	136	135	\$97,000	\$127,760	\$43,829,149	\$32,362,119

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2012	2013	2012	2013
Accessory Building	0	0	25	25
Com. Electrical Permit	7	6	93	85
Res. Electrical Permit	4	8	83	80
Garage Sale	38	12	896	835
Lawn Sprinkler	4	2	76	63
Com. Mech. Permit	0	3	55	37
Res. Mech. Permit	6	7	185	196
Com. Plumbing Permit	7	4	51	55
Res. Plumbing Permit	19	11	160	136
Res. Water Heater	19	15	180	189
Roofing Permit	0	2	22	14
Sign Permit	18	14	180	153
Total Misc. Permits	122	84	2006	1868



NEW COMMERCIAL PERMITS



COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits December 2013

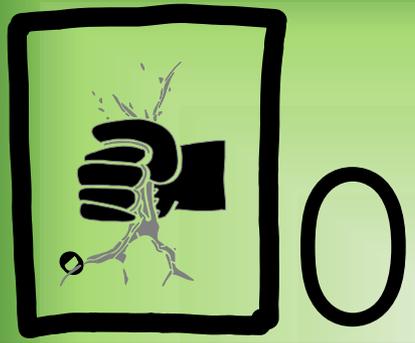
Issue Date	Business Name	Address	Permit Type
12/2/2013	High School	500 N Industrial	Commercial Remodel
12/3/2013	Office	150 Westpark Way	Commercial Remodel
12/3/2013	Retail Center	2720 SH 121 #300	Commercial Remodel
12/17/2013	Self Storage	1151 W Eules Blvd	Commercial Remodel
12/23/2013	Industrial	1400 Westpark Way	Commercial Remodel
12/23/2013	Retail Center	1201 N Main St	Commercial Remodel
12/30/2013	HEB ISD Auxiliary Complex	1350 W Eules Blvd	Commercial Remodel



Commercial Certificates of Occupancy December 2013

Issue Date	Business Name	Address	Classification	Type
12/3/2013	A.M. Foodmart	508 W Eules Blvd #2	Convenience Store	Change of Business Name
12/5/2013	Texas Star Concrete Services	915 Highland	Office	New Business
12/5/2013	M Cleaners	2390 Fuller Wisser Rd	Cleaners	Change of Ownership
12/13/2013	Guild Mortgage	150 Westpark Way #250	Mortgage Office	New Business
12/20/2013	Messianic Jewish Bible Institute	610 S Industrial Blvd #270	Office	New Business
12/20/2013	Big Frog Custom T-Shirts & More	2720 SH 121	Retail	New Business
12/20/2013	Brident Dental Services LLC	1101 N Main St #200	Dental Office	New Business
12/20/2013	C&C Professional Services	918 Stanley Dr	Crane and Hoist Controls	New Business
12/20/2013	Subway Sandwiches	101 W Glade Rd #108	Restaurant	New Business
12/20/2013	Chispita's	605 N Main St	Restaurant	Change of Ownership
12/20/2013	Castle Lawns	1361 W Eules Blvd	Landscaping	New Business
12/30/2013	Inventory Control Specialists	415 N Main St #105	Design Related Services	New Business
12/30/2013	Anionted Lady International	220 Marth St	Clothing	Change of Ownership
12/30/2013	First Financial Security Inc	1001 W Eules Blvd #100	Financial Services	New Business
12/31/2013	Got Green? Nutrition	107 W Harwood Rd	Restaurant	New Business

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



RENTAL INSPECTION VIOLATIONS

Code Enforcement Cases Dec 2013		Cases in Dec	
Case Type	Common Violation	2012	2013
Building Cases	No Building Permit	0	0
	Plumbing Violation	0	0
	Electrical Violation	0	0
	Property Maintenance	1	4
	Minimum Housing	12	193
	Dangerous Conditions/Structures	0	0
	Screening Swimming Pools/Spa	0	0
	Accessory Buildings	0	0
	Permit Required for Sales	0	0
	Health	Nuisance - Pools/Spas Clarity	0
No Food Handler Card		NA	4
Other Health Equipment Issue		NA	20
Approved Source / Labeling		NA	5
Food Contact Surfaces / Cleaning		NA	1
No Health License / Expired		NA	3
Evidence of Insect / Rodent Contamination		NA	0
Littering and Trash	No Alcohol License / Expired	NA	4
	Trash/Littering	12	18
	Junked Vehicles	NA	0
	Littering/Life Safety (24hrs)	0	0
Water	High Grass and Weeds	0	0
	Watering Violations	NA	1
Zoning Violations	Nuisance Other	0	7
	Garbage Collection/Pick Up Req.	0	0
	Solid Waste Other	0	2
	Illegal Outdoor Storage (Non Res)	0	2
	Illegal Outdoor Storage (Res)	3	1
	Fences/Walls In Disrepair	12	1
	Parking on Unpaved Surfaces	1	7
	Street and Sidewalk Obstruction	NA	0
	Landscaping (Residential)	NA	6
	Zoning Violation (Other)	11	0
	Signs/Billboards	4	2
	Poss Illegal Home Occupation	1	0
	Materials on ROW/Street	1	2
TOTALS		58	283

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		

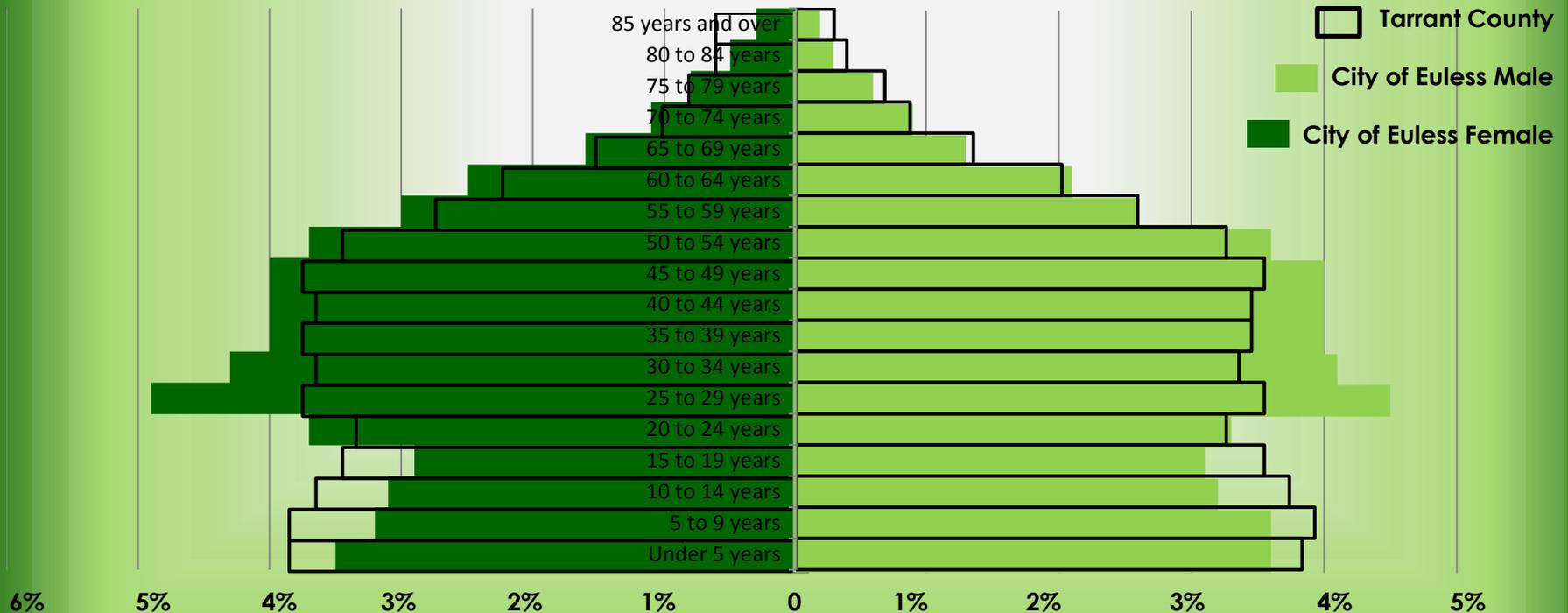
Demographics and Data

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



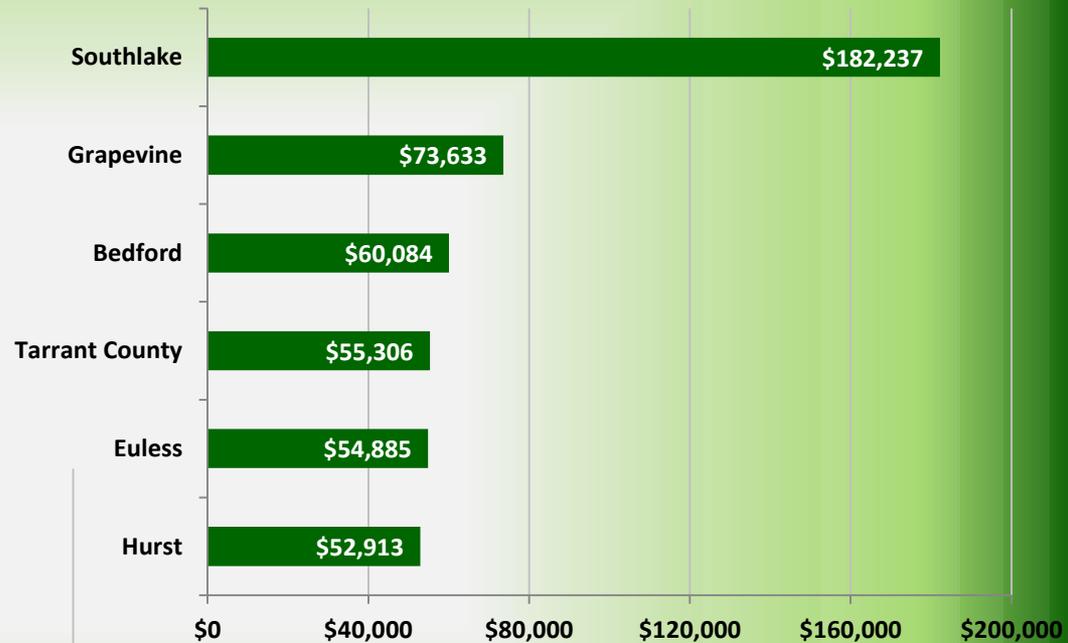
Source: US Bureau of Census 2010

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.

Median Income Levels



Source: US Bureau of Census ACS 2006-2010

Eules Income Levels by Percentage of Households

