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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



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,715,087

TOTAL RESIDENTIAL ALTERATION VALUATION

Residential Permits February 2012	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2011	2012	2011	2012	2011	2012	Ave 02/12	2011	2012	Ave 12
New Residential Construction	0	6	8	10	\$ -	\$1,715,087	\$285,847	\$2,776,819	\$3,138,387	\$313,839
Additions/Alterations	8	8	15	16	\$28,496	\$30,463	\$3,807	\$191,904	\$72,090	\$4,506
Residential Fence Permits	7	11	17	12	\$7,088	\$9,550	\$868	\$16,593	\$10,750	\$896
Total Residential Permits	15	25	40	38	\$35,584	\$1,755,100		\$2,985,316	\$3,221,227	

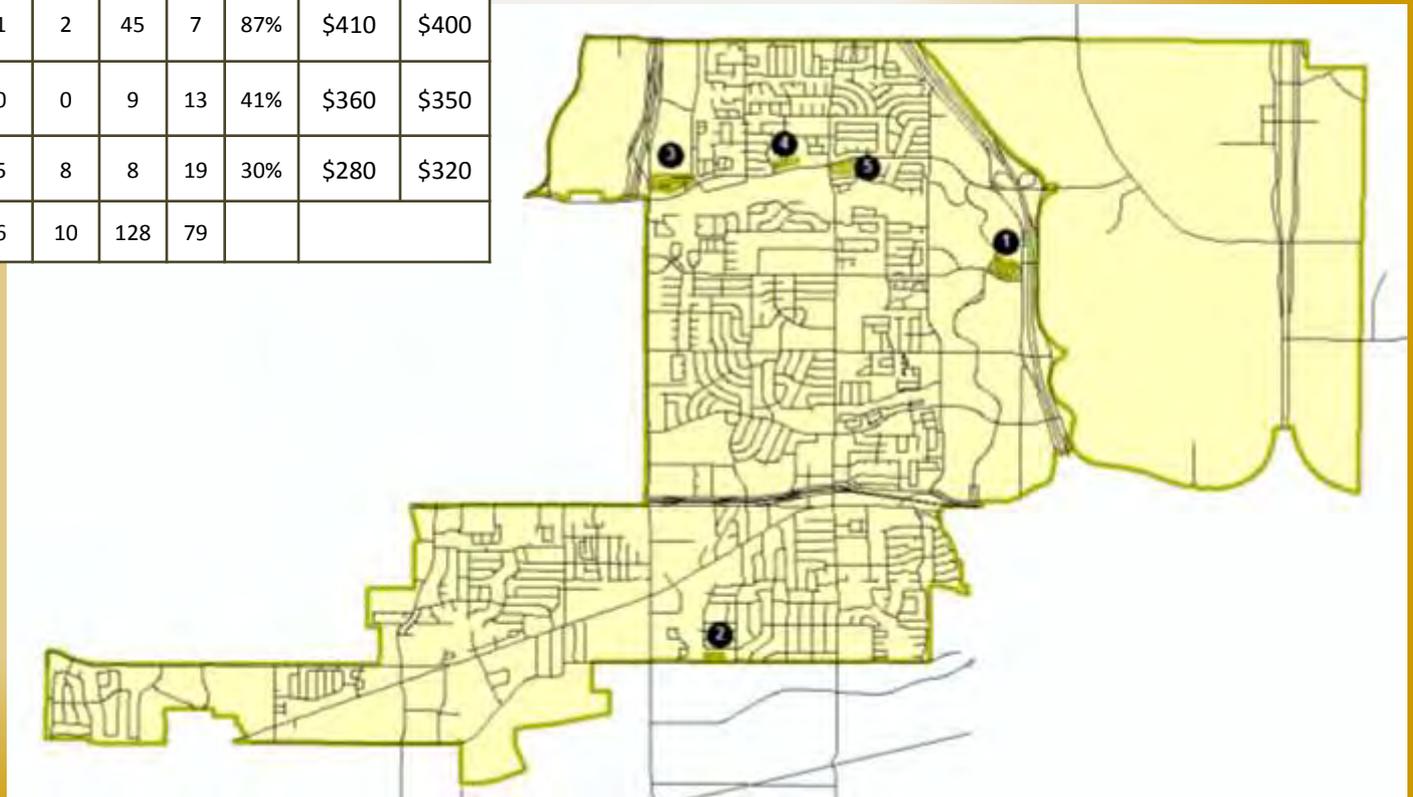
Development Case Activity

Development Review Cases February 2012

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#11-05-PP	Glade Parks Residential	SE of Glade Road and Heritage Ave	09/29/2011	01/18/2012	02/21/2012	N/A
#12-01-SP	Glade Parks Residential	SE of Glade Road and Heritage Ave	02/05/2012	02/14/2012	02/21/2012	02/28/2012
#12-01-PD	Glade Parks Planned Development	S of Glade Road W of SH 121	01/17/2012	01/17/2012	02/07/2012	02/14/2012
#12-03-FP	Glade Parks Addition	S of Glade Road W of SH 121	02/13/2012	02/14/2012	02/21/2012	N/A
#12-01-FP	Airport Freeway Animal Emergency Clinic	833 W. Airport Freeway	01/05/2012	02/21/2012	03/06/2012	N/A
#11-06-SUP	Absolute Auto Care	Plaza on the Lake Addition Block A, Lot 1	04/11/2011	Still in Progress	TBD	TBD
#11-06-FP	Mad Triangle	Mad Triangle Addition Block A, Lot 1 Allen M. Downen Survey	12/26/2011	01/25/2012	02/07/2012	N/A
#12-01-SUP	Nepali Cultural & Spiritual Center	Park Center Addition Lot 1 2219 West Eules Boulevard	01/10/2012	01/24/2012	02/21/2012	02/28/2012
#12-02-FP	Puente Del Oeste	Remainder of Tract 5 of Puente Del Oeste Lot 5R3 701 S. Industrial Boulevard	01/30/2012	Still In Progress	TBD	N/A
#12-03-SUP	William Tires	Puente Del Oeste Addition Lot 1C1 801 S Industrial Boulevard	02/07/2012	Still In Progress	TBD	TBD
#12-04-FP	Ridge Crest Estates	Block A, Lots 1-22 & Block B, Lots 1-5 2300 N. Main Street	02/07/2012	Still In Progress	TBD	N/A
#12-02-SUP	New To Me Retail	Harwood Plaza Addition Lot 5, 1007 W. Harwood Rd.	02/02/2012	02/14/2012	02/21/2012	02/28/2012
#12-02-SP	R.P. & Associates	Lot 4, Block A, St Michaels Subdivision, 2720 W Eules Blvd	02/08/2012	Still in Progress	TBD	TBD
#12-03-CC	Portable Concrete Batch Plant – Jackson Construction	SE of Glade Road and Heritage Ave	02/09/2012	02/21/2012	N/A	03/27/2012
#12-03-SUP	Blue Sky Sports Center of Eules, LLC	Somerset Place Add, Block C Lots 27ER & 27A, 100 E. Midway Drive	02/14/2012	02/21/2012	03/06/2012	03/27/2012

Active Residential Subdivisions

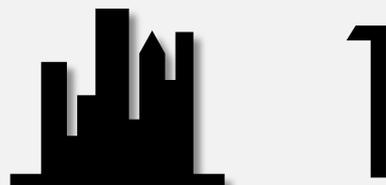
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	0	47	35	57%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Creekwood Estates	52	1	2	45	7	87%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	Ridgecrest Estates	27	5	8	8	19	30%	\$280	\$320
Totals:		392	6	10	128	79			



Commercial Development

Commercial Permits February 2012	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2011	2012	2011	2012	2011	2012	2011	2012
New Commercial Construction	1	1	1	2	\$200,000	\$1,152,000	\$200,000	\$2,997,340
Additions/Alterations	7	5	10	15	\$217,072	\$23,200	\$311,572	\$2,053,805
Comm. Fence Permits	0	0	2	1	\$-	\$-	\$21,090	\$1,500
Total Commercial Permits	8	6	13	18	\$417,072	\$1,175,200	\$532,662	\$5,052,645

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2011	2012	2011	2012
Accessory Building	1	3	1	10
Com. Electrical Permit	6	7	12	13
Res. Electrical Permit	8	6	22	6
Garage Sale	5	30	14	60
Lawn Sprinkler	11	6	17	6
Com. Mech. Permit	4	1	6	3
Res. Mech. Permit	11	15	27	15
Com. Plumbing Permit	7	3	9	8
Res. Plumbing Permit	10	19	24	19
Res. Water Heater	15	20	31	46
Roofing Permit	0	2	0	3
Sign Permit	3	21	7	35
Total Misc. Permits	81	133	170	224



NEW COMMERCIAL PERMITS



COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development



Commercial Permits February 2012

Issue Date	Business Name	Address	Permit Type
2/7/2012	Katea Restaurant	415 N Main St #104	Commercial Remodel
2/22/2012	Tyson Turk Tattoo Studio	801 S Industrial Blvd #B	Commercial Remodel
2/20/2012	Spring Valley Apartments	807 S Main St	Commercial Remodel
2/24/2012	Gold Rush	1060 N Main #122	Commercial Remodel
2/29/2012	H&R Block	1060 N Main #110	Commercial Remodel
2/24/2012	Service Master	1630 W Eules Blvd	New Commercial

Commercial Certificates of Occupancy February 2012

Issue Date	Business Name	Address	Classification	Type
2/3/2012	Al Zumba	4325 W Pipeline Rd	Fitness	New Business
2/7/2012	Aero Dynamix, Inc	3227 W Eules Blvd	Manufacturing	New Business
2/9/2012	Para Car Care	209 W Airport Frwy	Auto Repair	New Business
2/10/2012	E-Matters Inc	2161 Regal Pkwy	Laboratory	New Business
2/10/2012	Laila Salon Spa & Beauty	212 N Main St	Salon	New Business
2/10/2012	Richard Perrin	2275 Westpark Ct	Theatrical	New Business
2/15/2012	Culley Enviro Inc	1109 S Airport Cir	Warehouse	New Business
2/15/2012	Godfather Trans Inc	1523 Baccarac Ct	Limo Service	New Business
2/15/2012	Prime Training	1205 Texas Star Pkwy #110	Fitness	New Business
2/15/2012	Signs by Faith	1127 S Airport Cir	Sign Manufacturing	New Business
2/21/2012	VPS Tax Service	215 Marth St	Tax Preparation	New Business
2/22/2012	GT Tax Services	4317 W Pipeline Rd	Tax Preparation	New Business
2/23/2012	Gold Rush Jewelry	1060 N Main #122	Retail Jewelry	New Business
2/29/2012	EEL	1103 Arwine Ct #301	Office	Change of Location
2/29/2012	Woodchase Apartments	1000 E Ash Lane	Multi-family	Owner Change

Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



3

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases February 2012		Cases in February		Cases YTD	
Case Type	Common Violation	2011	2012	2011	2012
Building Cases	No Building Permit	0	0	1	1
	Plumbing Violation	1	0	1	0
	Electrical Violation	1	0	2	0
	Property Maintenance	7	2	11	4
	Minimum Housing	6	3	10	5
	Dangerous Conditions/Structures	1	0	1	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	0	1	2	1
Littering and Trash	Trash/Littering	10	13	29	23
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	1	118	2	129
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	0	6	0	7
	Garbage Collection/Pick Up Req.	1	0	10	0
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	0	1	1
	Illegal Outdoor Storage (Res)	15	14	27	25
	Fences/Walls In Disrepair	20	3	22	12
	Parking on Unpaved Surfaces	1	3	4	4
	Zoning Violation (Other)	1	12	4	20
	Signs/Billboards	0	6	0	9
	Poss Illegal Home Occupation	3	0	4	1
	Materials on ROW/Street	3	2	3	2
TOTALS		72	183	134	244

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		

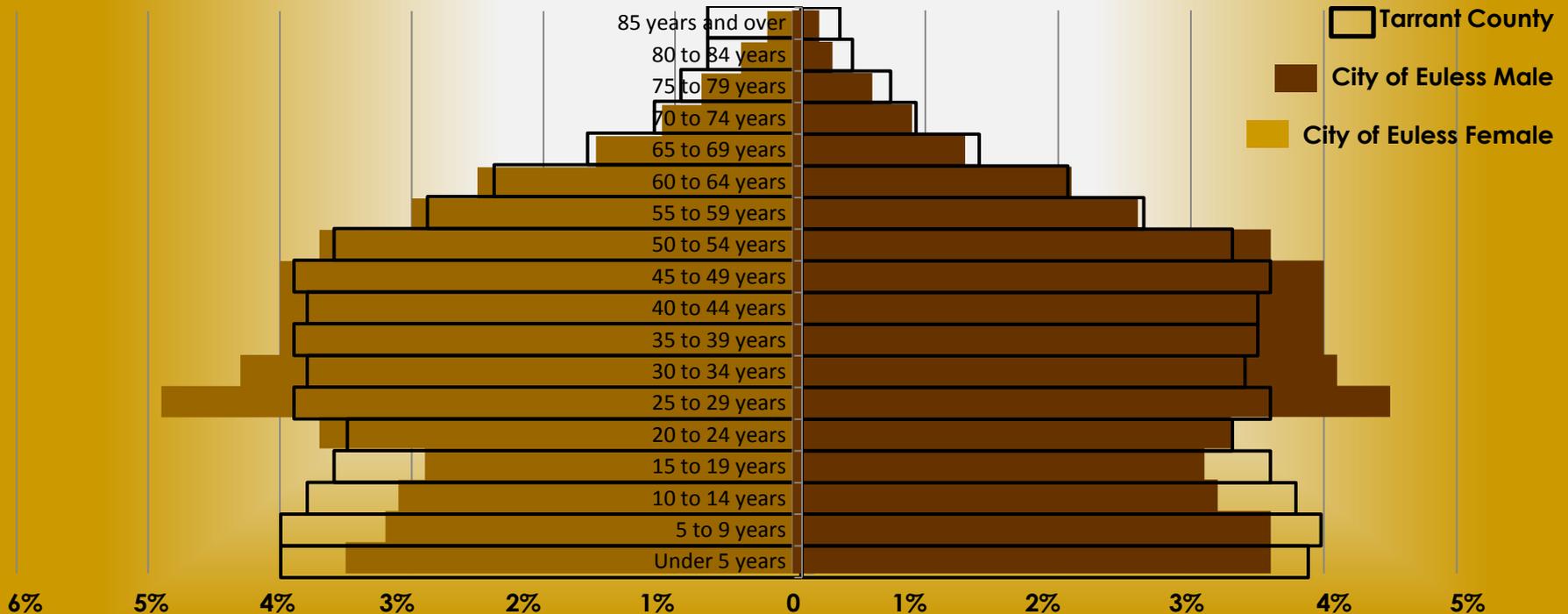
Demographics and Data

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



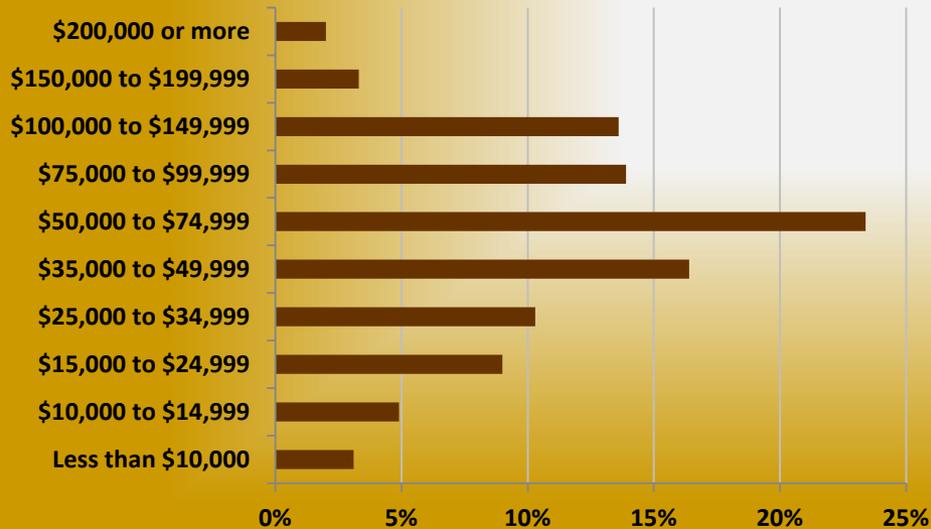
Source: US Bureau of Census 2010

Demographics and Data

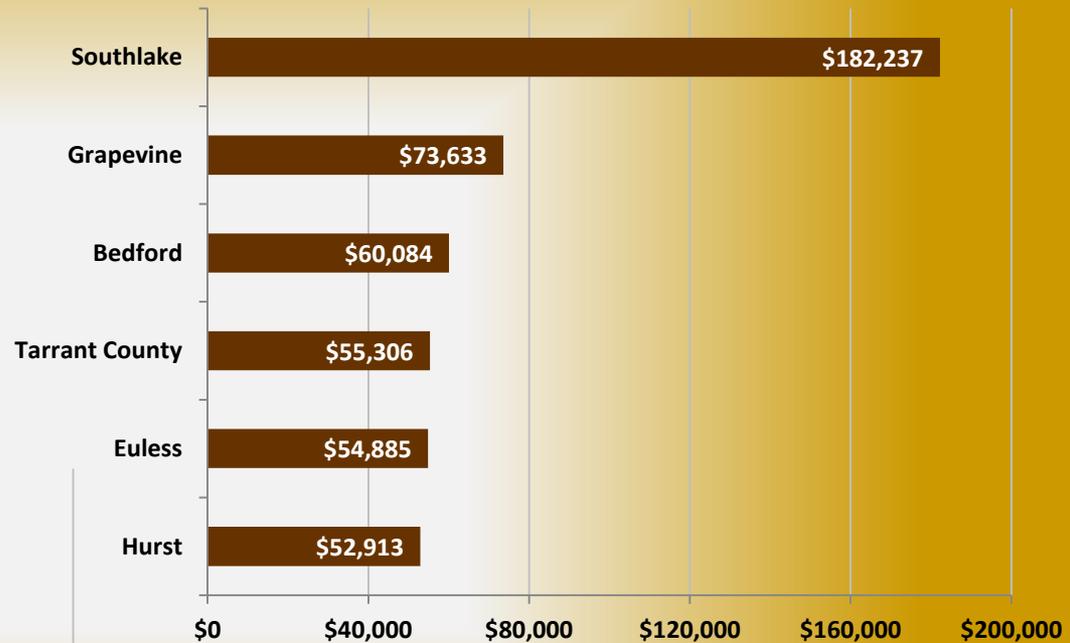
Income -

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.

Eules Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2006-2010