

OCTOBER 2012

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Enforcement
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:

<http://www.eulesstx.gov/planning/DevelopmentReports.htm>

**Building Permits and
Certificates of Occupancy**
Deborah Howard
(817) 685-1630
dhoward@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



2

NEW RESIDENTIAL PERMITS



5

NEW RESIDENTIAL FENCE PERMITS



11

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$583,067

TOTAL RESIDENTIAL NEW CONSTRUCTION VALUATION

Residential Permits October 2012	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2011	2012	2011	2012	2011	2012	Ave 10/12	2011	2012	Ave 12
New Residential Construction	5	2	47	38	\$1,228,275	\$583,067	\$291,533	\$13,687,960	\$12,549,350	\$330,246
Additions/Alterations	15	11	106	103	\$106,305	\$57,203	\$5,200	\$825,127	\$675,204	\$6,555
Residential Fence Permits	7	5	97	71	\$6,000	\$5,400	\$1,080	\$92,164	\$114,992	\$1,620
Total Residential Permits	27	18	250	212	\$1,340,580	\$571,215		\$14,605,251	\$13,339,546	

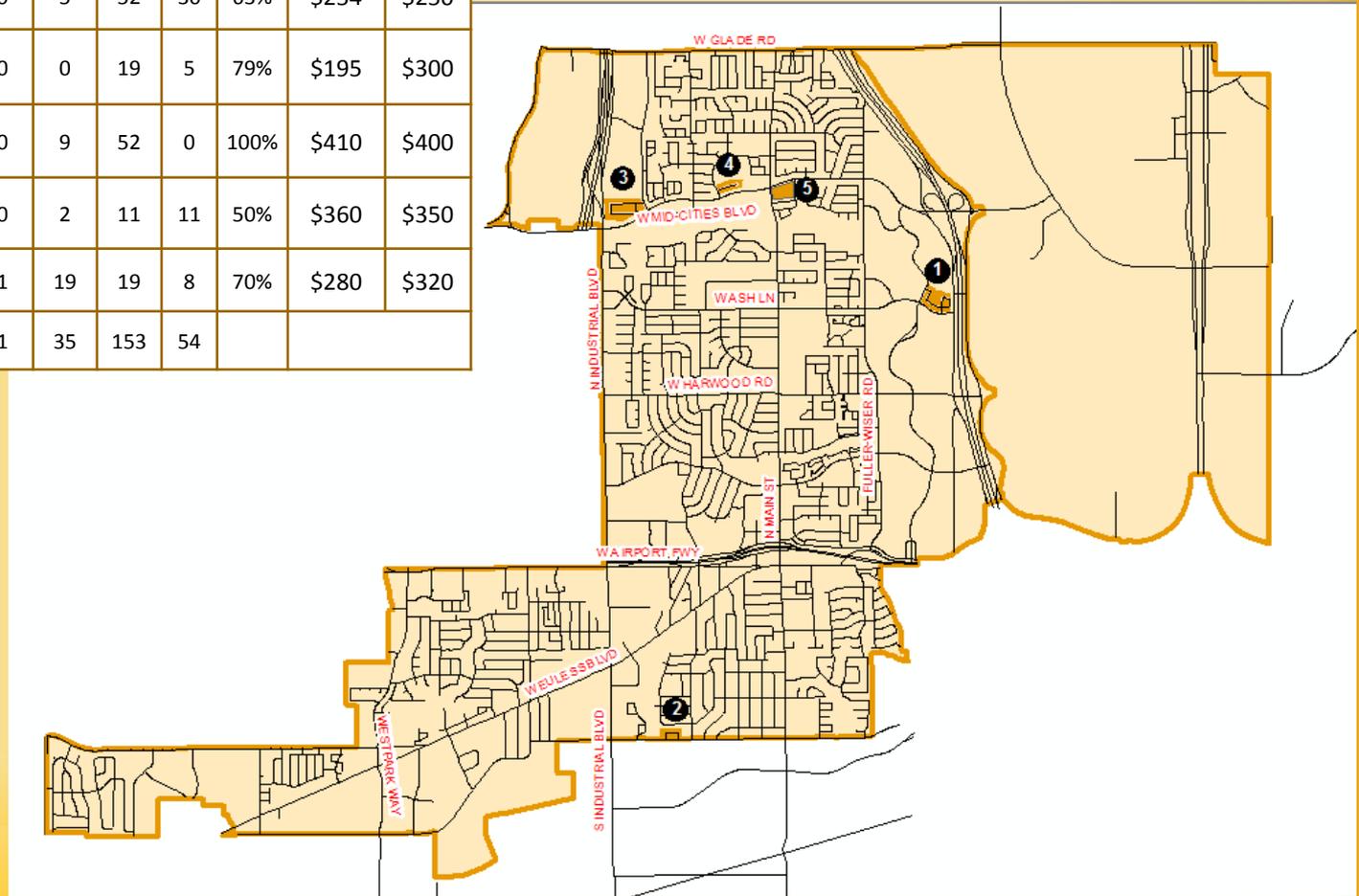
Development Case Activity

Development Review Cases Oct 2012

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-02-PD	Starlight Court by Bloomfield	JE Field Survey, A 540, 505 W Glade Road	06/25/2012	09/04/2012	10/02/2012	10/23/2012
#12-09-CC	Eules Riverwalk Concept Plan	55.1 Acres situated in the Bradford Adam Survey, Abs No. 152, Tracts 1A3, 1A4, 4B, 4B1A2, 5A, 5A1	8/21/2012	10/23/2012	TBD	TBD
#12-02-PP	Dominion at Riverwalk	55.1 Acres situated in the Bradford Adam Survey, Abs No. 152, Tracts 1A3, 1A4, 4B, 4B1A2, 5A, 5A1	8/21/2012	Still in Progress	TBD	N/A
#12-11-SP	Dominion Site Plan	55.1 Acres situated in the Bradford Adam Survey, Abs No. 152, Tracts 1A3, 1A4, 4B, 4B1A2, 5A, 5A1	10/01/2012	Still in Progress	TBD	TBD
#12-04-PD	HEB ISD Auxiliary Service Facility	Wilshire Village Shopping Center, Tracts A, B, and C, Lot A, 1350 W Eules Blvd	08/27/2012	Still in Progress	TBD	TBD
#12-10-CC	Mosier Valley Eagles Pathfinders Club (Temporary Use Permit)	Puente Del Oeste Addition, Lot 5R1, 701 S Industrial Boulevard	09/11/2012	09/18/2012	N/A	09/25/2012 (Event Rescheduled) 10/23/2012
#12-11-SUP	State Inspection and Tires Shop	Oakwood Terrace Addition, Blk 1, Lot A41R, Blk 1, Lot A42R, 407 W Eules Blvd	09/27/2012	Still in Progress	TBD	TBD
#12-03-PP	Rose Addition	Rose Addition, James P Halford Survey, Abs No 711, Tracts 7C & 7C06, N Industrial Blvd	10/01/2012	11/06/2012	11/20/2012	N/A
#12-10-SP	Dairy Queen	Rose Addition, Block 1, Lot 1, JP Halford Survey, Abs No. 711, Tracts 7C & 7C06, N Industrial Blvd	10/01/2012	11/06/2012	11/20/2012	11/27/2012
#12-14-SUP	Tires & Wheels for Less	Cresthaven Addition, Block 1, Lot A1, 1511 W Eules Boulevard	10/26/2012	Still in Progress	TBD	TBD
#12-13-SUP	JR's Eules Transmission	Oakwood Terrace Addition, Block 1, Lot A43R, 230 Vine Street	10/25/2012	Still in Progress	TBD	TBD
#12-01-RP	JW Llewellyn Addition, Phase 2	2.614 Acres out of the John Groves Survey, Abs No. 599, Block 1, Lots 2A& 2B	10/22/2012	Still in Progress	TBD	TBD

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	5	52	30	63%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Creekwood Estates	52	0	9	52	0	100%	\$410	\$400
4	Running Bear Estates	22	0	2	11	11	50%	\$360	\$350
5	Ridgecrest Estates	27	1	19	19	8	70%	\$280	\$320
Totals:		392	1	35	153	54			



Commercial Development

Commercial Permits October 2012	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2011	2012	2011	2012	2011	2012	2011	2012
New Commercial Construction	1	8	10	35	\$195,000	\$12,443,583	\$4,616,698	\$37,566,561
Additions/Alterations	4	11	43	75	\$111,200	\$1,848,500	\$1,963,922	\$5,463,116
Comm. Fence Permits	3	1	7	8	\$92,918	\$86,151	\$193,008	\$212,422
Total Commercial Permits	8	20	60	118	\$399,118	\$14,378,234	\$6,773,628	\$43,242,099

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2011	2012	2011	2012
Accessory Building	1	0	15	25
Com. Electrical Permit	20	6	135	72
Res. Electrical Permit	188	11	749	70
Garage Sale	5	133	97	769
Lawn Sprinkler	16	5	215	66
Com. Mech. Permit	21	4	158	42
Res. Mech. Permit	6	8	49	168
Com. Plumbing Permit	0	5	13	40
Res. Plumbing Permit	9	12	113	124
Res. Water Heater	0	14	40	154
Roofing Permit	1	0	6	20
Sign Permit	9	18	116	149
Total Misc. Permits	276	216	1706	1699



Commercial Development



Commercial Permits October 2012

Issue Date	Business Name	Address	Permit Type
10/5/2012	AT&T	310 Himes Dr	Commercial Remodel
10/1/2012	Burgundy Towers	1001 W Eules Blvd	Commercial Remodel
10/10/2012	The Lodge Apartments	301 Fair Oaks Blvd	Commercial Remodel
10/11/2012	Woodchase Apartments	1000 E Ash Ln	Commercial Remodel
10/11/2012	Woodchase Apartments	1000 E Ash Ln	Commercial Remodel
10/13/2012	Collins Park	2001 SH 360	Commercial Remodel
10/17/2012	JLB Apartments	2800 Brazos Blvd	New Commercial
10/18/2012	Verizon Antenna	1400 Texas Star Pkwy	Commercial Remodel
10/19/2012	Aspen Oaks Apartments	905 W Ash Ln	Commercial Remodel
10/19/2012	Concord Terrace	306 Park Dr	Commercial Remodel
10/22/2012	Wilshire Quads	136 Wilshire Dr	Commercial Remodel
10/30/2012	7-11	101 W Glade	Commercial Remodel

Commercial Certificates of Occupancy October 2012

Issue Date	Business Name	Address	Classification	Type
10/8/2012	Ten Minute Oil Change	103 E Harwood Rd	Auto Service	New Business
10/9/2012	BuyMyTronics	1301 W Glade Rd #166	Retail Electronics	New Business
10/9/2012	Shrouds Landscape	416 N Main St #233	Office	New Business
10/15/2012	Flint Hills Resources	350 Westpark Way #112	Office	New Business
10/15/2012	Harmony Science Academy - Eules	701 S Industrial #115	School	Change of Name
10/15/2012	Harmony Science Academy - Eules	701 S industrial #105	School	Change of Name
10/17/2012	Pioneer Fasteners & Tool	200 S Ector Dr	Hardware	New Business
10/17/2012	Subway	305 W Eules Blvd	Restaurant	Owner Change
10/31/2012	Friendly Market	116 W Eules Blvd	Custom Tailor	New Business
10/31/2012	T Tabor Consulting	1131 S Airport Cir #110	Engineering Consulting	Name Change

Code Enforcement



107

HIGH GRASS AND WEEDS



27

TRASH/LITTERING VIOLATIONS



20

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Oct 2012		Cases in Oct		Cases YTD	
Case Type	Common Violation	2011	2012	2011	2012
Building Cases	No Building Permit	2	0	13	10
	Plumbing Violation	0	1	4	6
	Electrical Violation	0	2	3	7
	Property Maintenance	4	6	51	56
	Minimum Housing	5	20	70	160
	Dangerous Conditions/Structures	0	2	1	3
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	1	1
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	2	18	38
Littering and Trash	Trash/Littering	18	27	153	295
	Littering/Life Safety (24hrs)	0	0	0	1
Property Maintenance (Weeds)	High Grass and Weeds	92	107	390	1255
Water	Watering Violations	30	0	121	0
Zoning Violations	Nuisance Other	0	1	4	41
	Garbage Collection/Pick Up Req.	2	1	36	21
	Solid Waste Other	0	0	3	0
	Illegal Outdoor Storage (Non Res)	1	0	6	14
	Illegal Outdoor Storage (Res)	9	20	116	186
	Fences/Walls In Disrepair	7	18	82	124
	Parking on Unpaved Surfaces	1	2	32	25
	Zoning Violation (Other)	8	14	74	133
	Signs/Billboards	1	3	4	43
	Poss Illegal Home Occupation	0	0	5	10
	Materials on ROW/Street	1	0	7	9
TOTALS		181	226	1194	2438

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		

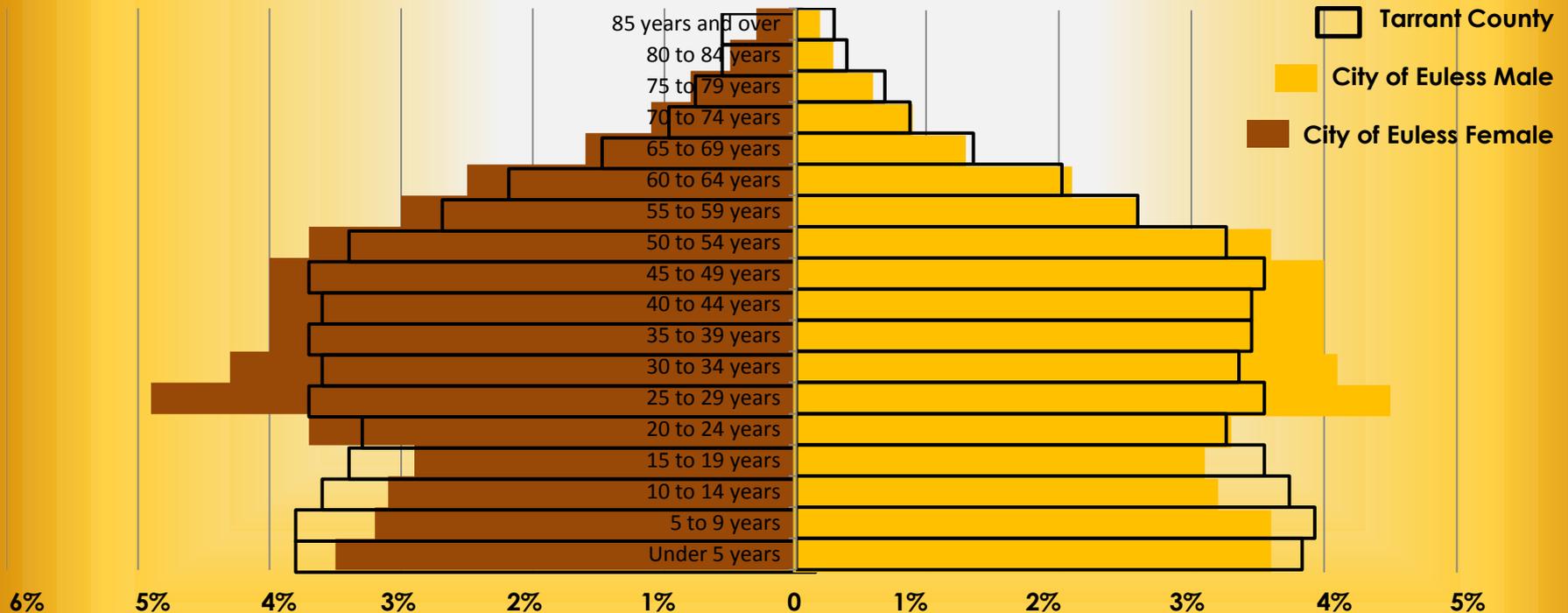
Demographics and Data

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

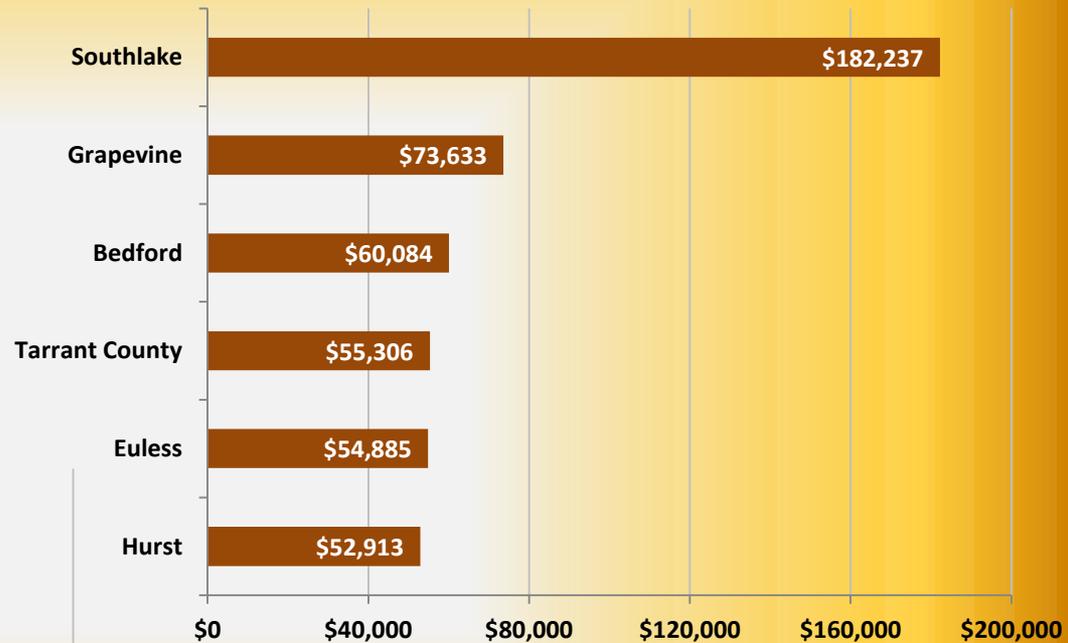
OCTOBER 2012

Demographics and Data

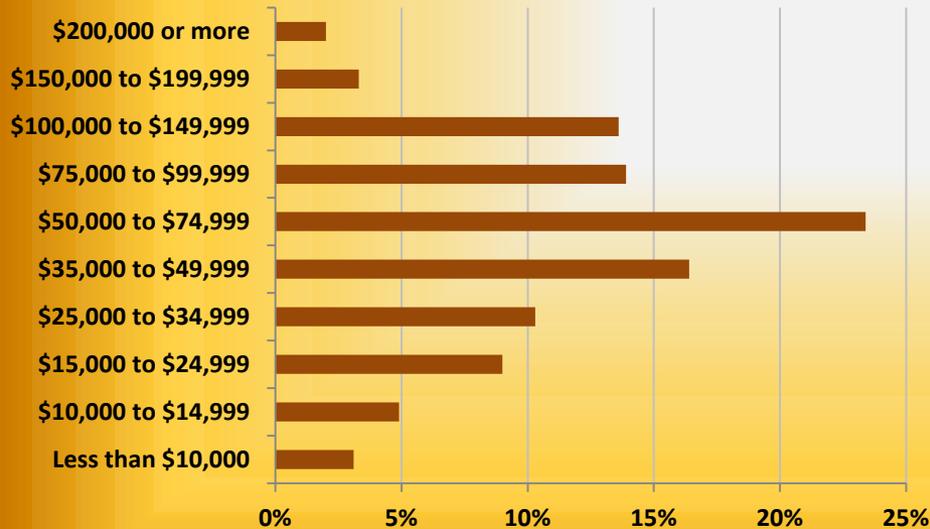
Income -

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



Eules Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2006-2010