

## In this report:

Residential Growth  
Development Case Activity  
Active Residential Subdivisions  
Commercial Development  
Code Enforcement  
New Construction  
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>

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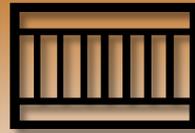
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# Residential Growth



3

NEW RESIDENTIAL PERMITS



6

NEW RESIDENTIAL FENCE PERMITS



18

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,074,469

TOTAL RESIDENTIAL NEW CONSTRUCTION VALUATION

Residential Permits November 2012	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2011	2012	2011	2012	2011	2012	Ave 11/12	2011	2012	Ave 12
New Residential Construction	1	3	48	41	\$393,635	\$1,074,469	\$358,156	\$14,081,595	\$13,623,819	\$332,288
Additions/Alterations	20	18	126	121	\$172,442	\$114,476	\$6,359	\$997,569	\$789,680	\$6,526
Residential Fence Permits	6	6	103	77	\$5,138	\$7,143	\$1,190	\$97,302	\$122,135	\$1,586
Total Residential Permits	27	27	277	239	\$571,215	\$1,198,088		\$15,176,466	\$14,535,634	

# Development Case Activity – Page 1

## Development Review Cases Nov 2012

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-05-SP	Service King	Grubbs Addition, Lot 1, Block B, 1751 Airport Freeway	08/14/2012	10/22/2012	12/04/2012	12/11/2012
#12-06-SP	Hope International Church	6.726 Acres out of the AJ Huitt Survey, Abs No. 684, Tract 4L and SW Mills Subdivision, Block 1, Lots 2-5	08/16/2012	Still in Progress	TBD	TBD
#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	12/18/2012	01/08/2013
#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	11/20/2012	12/18/2012	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	11/20/2012	12/18/2012	01/08/2013
#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	11/20/2012	12/18/2012	01/08/2013
#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	11/20/2012	12/18/2012	01/08/2013
#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	11/20/2012	12/04/2012	N/A
#12-15-CC	Bear Creek Riverwalk Concept Plan	Southwest & Southeast Contiguous Areas	10/31/2012	11/20/2012	TBD	TBD

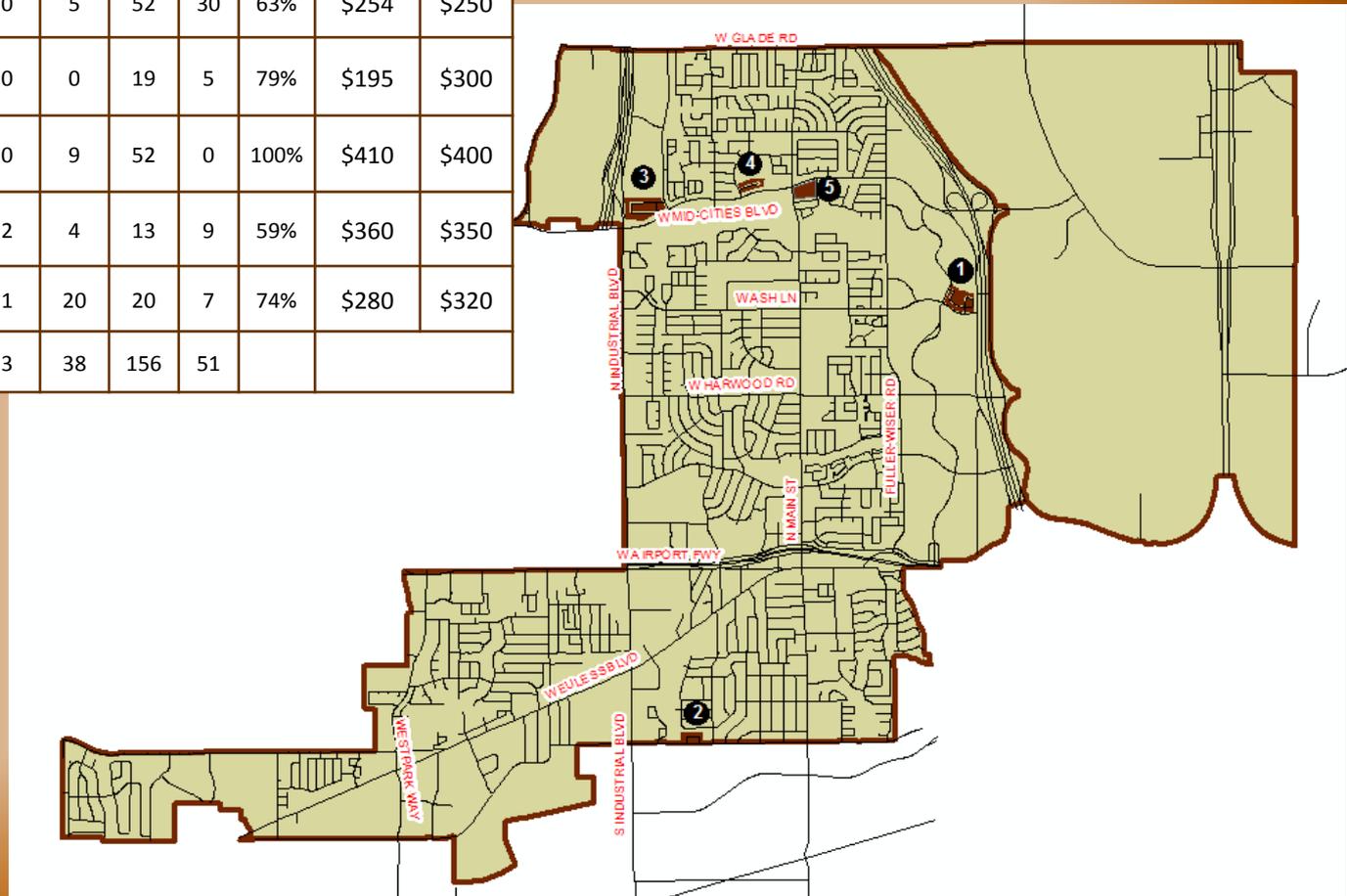
# Development Case Activity – Page 2

## Development Review Cases Nov 2012

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-11-CC	Chapter 84 Amendment UDC by Adopting New Definitions, Uses and Special Conditions by Use Type for Tobacco Products Stores	City of Euless, 201 N Ector	10/20/2012	10/20/2012	11/06/2012	11/27/2012
#12-12-CC	Chapter 84 Amendment UDC by Adopting New Definitions, Uses and Special Conditions by Use Type for Tattoo and/or Body Modification Studios.	City of Euless, 201 N Ector	10/20/2012	10/20/2012	11/06/2012	11/13/2012
#12-13-CC	Chapter 84 Amendment UDC by Adopting New Definitions, Uses and Special Conditions by Use Type for Non-Depository Financial Institutions.	City of Euless, 201 N Ector	10/20/2012	10/20/2012	11/06/2012	11/13/2012
#12-16-CC	Chapter 84 Amendment UDC by Amending Special Conditions by Use Type.	City of Euless, 201 N Ector			12/04/2012	12/11/2012
#12-03-ZC	Zoning Change	Oak Crest Estates, Part of Commercial Tract A, Andrew J Huitt Survey, Abstract No. 709, Lots A1, A2, & A3, E Euless Boulevard	11/09/2012	11/09/2012	11/20/2012	11/27/2012
#12-14-SUP	Tires 4 Less	Cresthaven Addition Block 1, Lot A1 1511 W Euless Boulevard	10/26/2012	11/20/2012	12/18/2012	01/08/2013
#12-15-SUP	Plato's Closet	Heritage Towne Crossing, Block B, Lot 1, 1301 W Glade Road, Suite 210	N/A	N/A	11/20/2012	11/27/2012
#12-16-SUP	Metro Events	Puente Del Oeste Addition, Lot 1C1, 801 S Industrial Blvd	11/12/2012	11/20/2012	12/18/2012	01/08/2013
#12-17-SUP	White Appliance	Puente Del Oeste Addition, Lot 1C1, 801 S Industrial Blvd	11/12/2012	11/20/2012	12/18/2012	01/08/2013
#12-04-SP	Whataburger	Westpark Central, Lot 4Ar1A. 2155 Airport Freeway	11/16/2012	Still in Progress	TBD	TBD

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Nov 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	2	4	13	9	59%	\$360	\$350
5	Ridgecrest Estates	27	1	20	20	7	74%	\$280	\$320
Totals:		392	3	38	156	51			



# Commercial Development

Commercial Permits November 2012	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2011	2012	2011	2012	2011	2012	2011	2012
New Commercial Construction	2	0	12	35	\$129,500	\$ -	\$4,746,198	\$37,566,561
Additions/Alterations	4	10	47	85	\$111,400	\$486,150	\$2,075,322	\$5,949,266
Comm. Fence Permits	3	2	10	10	\$230,165	\$3,900	\$423,173	\$216,322
Total Commercial Permits	9	12	69	130	\$471,065	\$490,050	\$7,244,693	\$43,732,149

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2011	2012	2011	2012
Accessory Building	0	3	15	25
Com. Electrical Permit	18	14	153	86
Res. Electrical Permit	78	9	827	79
Garage Sale	5	89	102	858
Lawn Sprinkler	21	6	236	72
Com. Mech. Permit	35	13	193	55
Res. Mech. Permit	4	11	53	179
Com. Plumbing Permit	0	4	13	44
Res. Plumbing Permit	10	17	123	141
Res. Water Heater	0	7	40	161
Roofing Permit	0	2	6	22
Sign Permit	10	13	126	162
Total Misc. Permits	181	188	1887	1884



# Commercial Development



## Commercial Permits November 2012

Issue Date	Business Name	Address	Permit Type
11/6/2012	Chiptole	3010 SH 121 #800	Commercial Remodel
11/6/2012	MacArthur Gauge	1523 Baccarac Ct	Commercial Remodel
11/8/2012	CF Electric	2812 S Pipeline Rd	Commercial Remodel
11/15/2012	Apartments	1450 Sagebrush	Commercial Remodel
11/19/2012	Apartments	1001 Fuller Wisser Rd	Commercial Remodel
11/26/2012	First Cash Financial	701 S Industrial #105	Commercial Remodel
11/27/2012	Extra Space Self Storage	1204 W Euleless Blvd	Commercial Remodel
11/28/2012	Fountain Wood Apartments	750 E Mid Cities Blvd	Commercial Remodel
11/30/2012	Apartments	1500 Sagebrush	Commercial Remodel

## Commercial Certificates of Occupancy November 2012

Issue Date	Business Name	Address	Classification	Type
11/12/2012	Sczahndz Tattoos	4307 W Pipeline Rd	Tattoo Studio	New Business
11/30/2012	Sunset Logistics	1001 W Euleless Blvd #400	Administrative Offices	New Business

# Code Enforcement



62

HIGH GRASS AND WEEDS



6

TRASH/LITTERING VIOLATIONS



3

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Nov 2012		Cases in Nov		Cases YTD	
Case Type	Common Violation	2011	2012	2011	2012
Building Cases	No Building Permit	2	0	15	10
	Plumbing Violation	0	1	4	7
	Electrical Violation	0	0	3	7
	Property Maintenance	1	5	52	61
	Minimum Housing	6	3	76	163
	Dangerous Conditions/Structures	0	0	1	3
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	2	0	3	1
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	1	19	39
Littering and Trash	Trash/Littering	6	20	159	315
	Littering/Life Safety (24hrs)	0	0	0	1
Property Maintenance (Weeds)	High Grass and Weeds	62	39	452	1294
Water	Watering Violations	4	0	125	0
Zoning Violations	Nuisance Other	1	1	5	42
	Garbage Collection/Pick Up Req.	1	1	37	22
	Solid Waste Other	0	0	3	0
	Illegal Outdoor Storage (Non Res)	0	0	6	14
	Illegal Outdoor Storage (Res)	8	7	124	193
	Fences/Walls In Disrepair	6	8	88	132
	Parking on Unpaved Surfaces	1	2	33	27
	Zoning Violation (Other)	5	9	79	142
	Signs/Billboards	1	2	5	45
	Poss Illegal Home Occupation	0	0	5	10
	Materials on ROW/Street	0	2	7	11
TOTALS		107	101	1301	2539

# New Construction

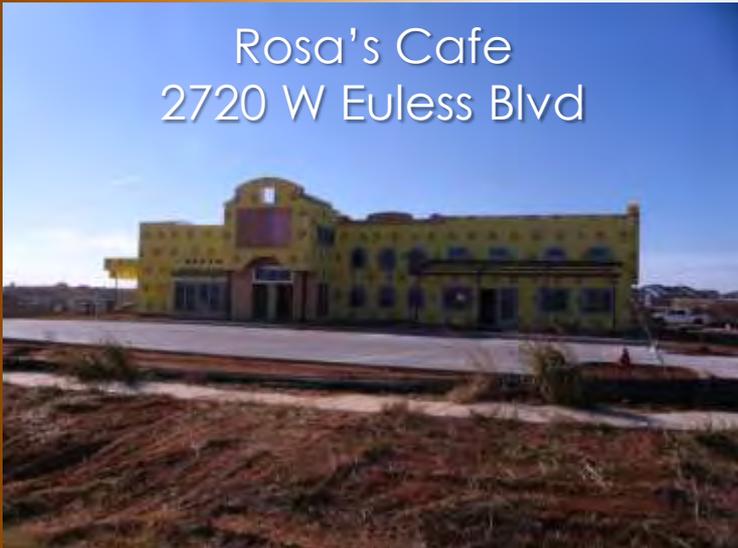
RP & Associates  
2720 W Euless Blvd



JLB Urban Lofts  
Glade Parks – Brazos Blvd



Rosa's Cafe  
2720 W Euless Blvd



# 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

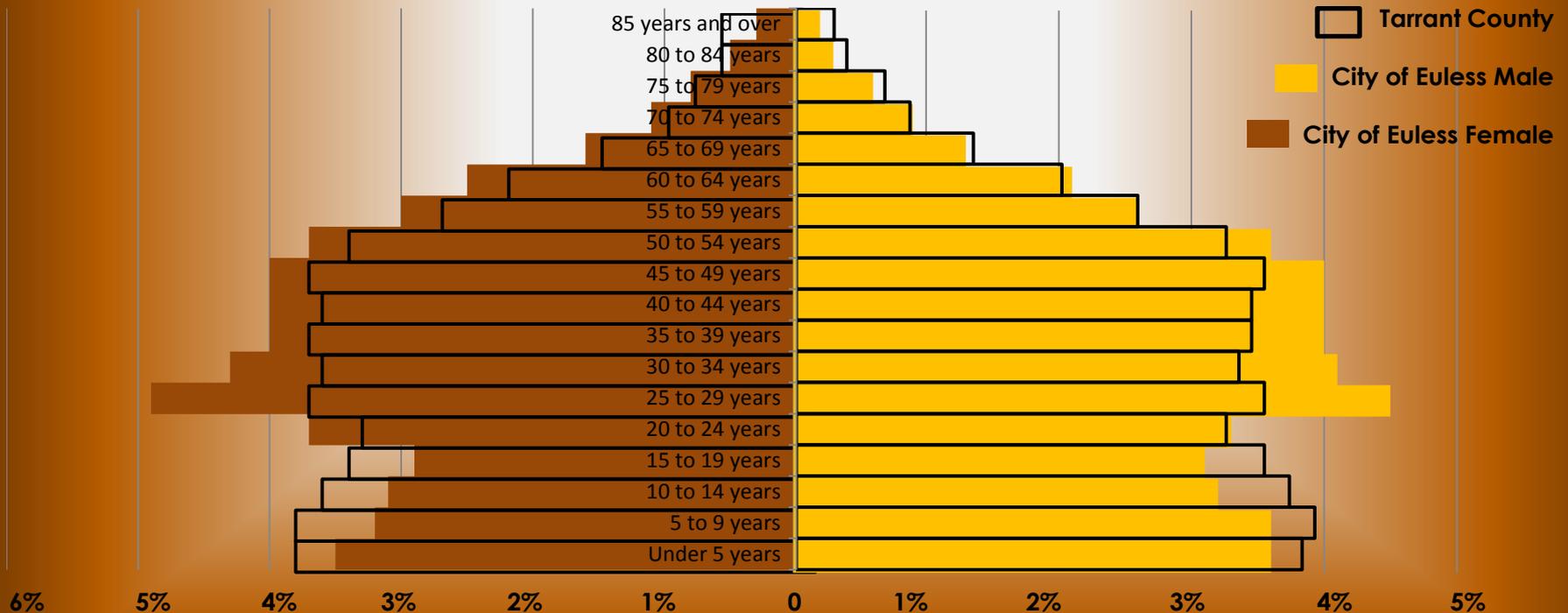
# Demographics and Data

## 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



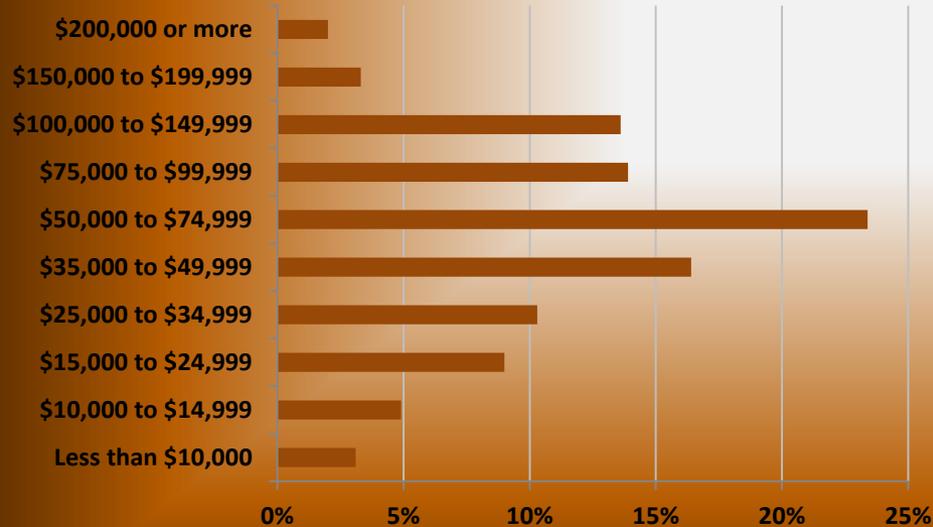
Source: US Bureau of Census 2010

# Demographics and Data

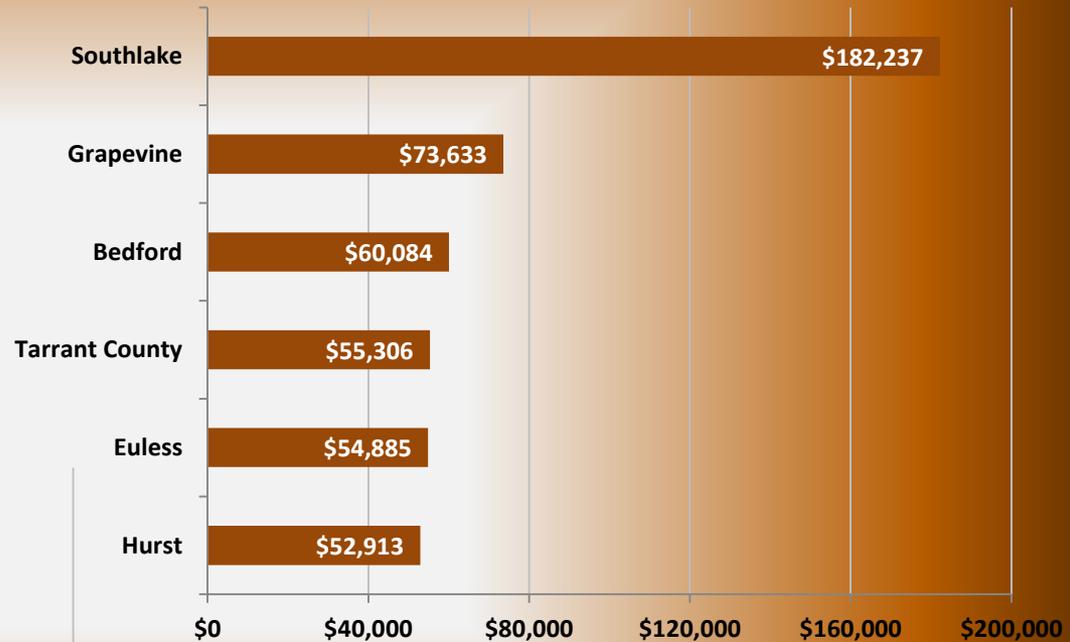
## Income -

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