

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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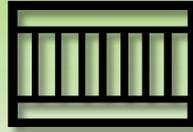
In this report:
Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Enforcement
Demographics and Data

Residential Growth



0

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



9

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

 \$60,031

TOTAL ADDITION / ALTERATION VALUATION

Residential Permits December 2012	Permits in Dec		Permits YTD		Value in Dec			Value YTD		
	2011	2012	2011	2012	2011	2012	Ave 12/12	2011	2012	Ave 12
New Residential Construction	2	0	50	41	\$661,055	\$ -	\$ -	\$14,742,650	\$13,623,819	\$332,288
Additions/Alterations	9	9	135	130	\$67,825	\$60,031	\$6,670	\$1,065,394	\$849,711	\$6,536
Residential Fence Permits	3	7	106	84	\$4,931	\$9,110	\$1,301	\$102,233	\$131,245	\$1,562
Total Residential Permits	14	16	291	255	\$733,811	\$69,141		\$15,910,277	\$14,604,	

Development Case Activity

Development Review Cases Dec 2012

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-05-FP	Glade Parks	John H. Havens Survey, Abstract No. 685, Lot 1, Block G, 2801 Brazos Blvd	07/31/2012	Still In Progress	TBD	TBD
#12-06-FP	Glade Parks	John H. Havens Survey, Abstract No. 685, Lot 1, Block H, 2800 Brazos Boulevard	07/31/2012	Still In Progress	TBD	TBD
#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	01/22/2013
#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	01/22/2013
#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	1/2013	01/15/2013	1/22/2013
#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	01/22/2013
#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	12/18/2012	01/08/2013
#12-14-SUP	Tires & Wheels for Less	Crethaven Addition, Block 1, Lot A1, 1511 W Eules Boulevard	10/26/2012	11/20/2012	12/18/2012	01/22/2013

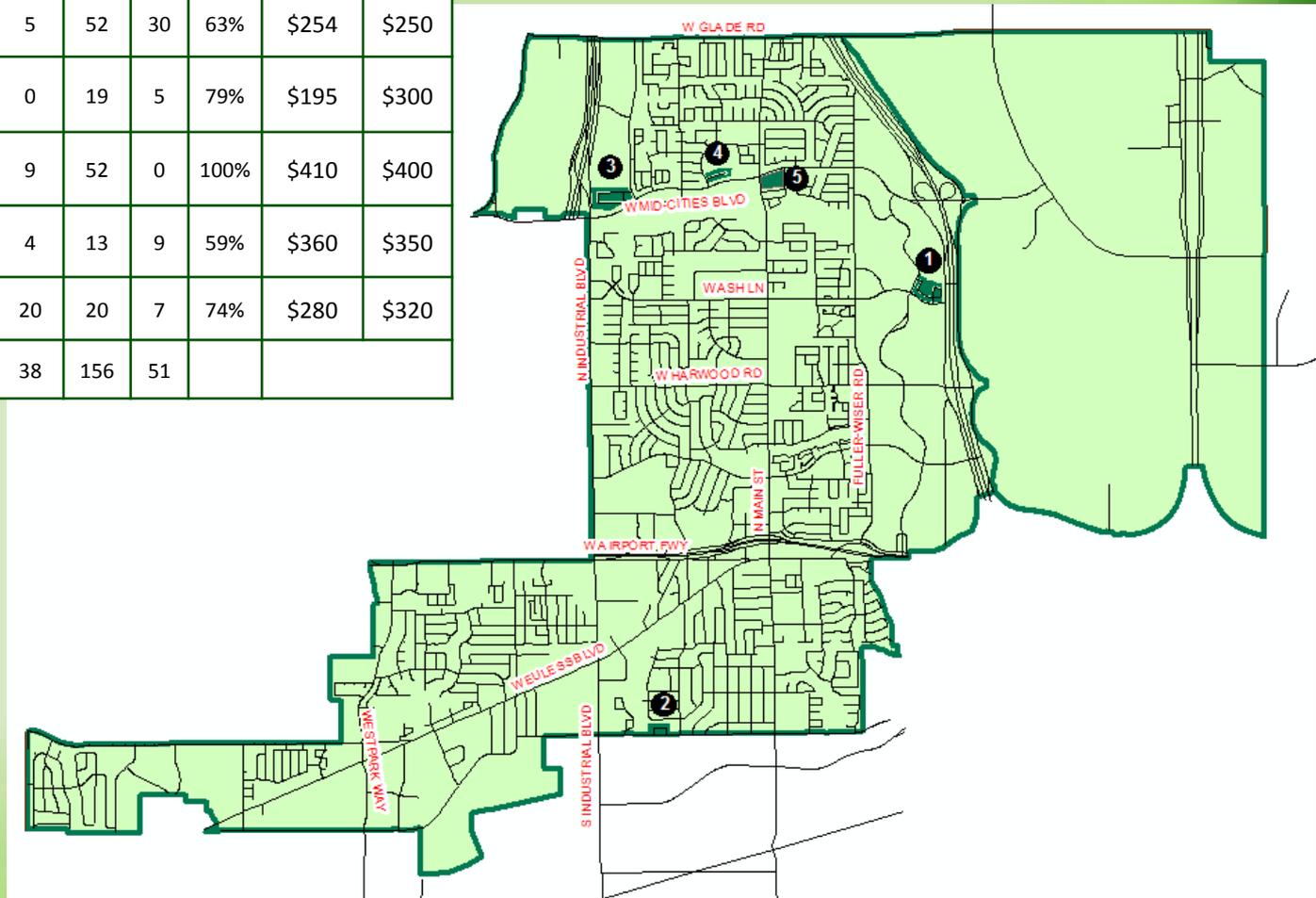
Development Case Activity

Development Review Cases Dec 2012

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#12-13-SUP	JR's Euless Transmission	Oakwood Terrace Addition, Block 1, Lot A43R, 230 Vine Street	10/25/2012	Still in Progress	TBD	TBD
#12-15-CC	Bear Creek Riverwalk Concept Plan	Southwest & Southeast Contiguous Areas	10/31/2012	11/20/2012	TBD	TBD
#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	01/22/2013
#12-16-SUP	Metro Events	Puente Del Oeste Addition, Lot 1C1, 801 S Industrial Blvd	11/12/2012	11/20/2012	12/18/2012	01/22/2013
#12-17-SUP	White Appliance	Puente Del Oeste Addition, Lot 1C1, 801 S Industrial Blvd	11/12/2012	11/20/2012	12/18/2012	01/22/2013
#12-04-SP	Whataburger	Westpark Central, Lot 4Ar1A. 2155 Airport Freeway	11/16/2012	Still in Progress	TBD	TBD
#12-05-PD	Gateway Court	Bryant Harrington Survey Abs No. 808, Tracts 2&3, 2550 Gateway Boulevard	12/17/2012	Still in Progress	TBD	TBD
#12-08-FP	Rose Addition	James P Halford Survey, Abs No 711, Tracts 7C & 7C06, N Industrial Blvd	12/04/2012	Still in Progress	TBD	TBD
#12-18-SUP	Verizon Cell Tower	Westpark Professional Centre Addition, Block 1, Lot 2R	12/10/2012	Still in Progress	TBD	TBD
#12-16-CC	Chapter 84 Amendment UDC by Amending Special Conditions by Use Type.	City of Euless, 201 N Ector	N/A	N/A	12/04/2012	12/11/2012
#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

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	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	4	13	9	59%	\$360	\$350
5	Ridgecrest Estates	27	0	20	20	7	74%	\$280	\$320
Totals:		392	0	38	156	51			



Commercial Development

Commercial Permits December 2012	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2011	2012	2011	2012	2011	2012	2011	2012
New Commercial Construction	1	1	13	36	\$1,845,340	\$15,000	\$6,591,538	\$37,581,561
Additions/Alterations	2	4	49	89	\$29,500	\$79,000	\$2,104,822	\$6,028,266
Comm. Fence Permits	3	1	13	11	\$49,600	\$3,000	\$472,773	\$219,322
Total Commercial Permits	6	8	75	138	\$1,924,440	\$97,000	\$9,169,133	\$43,829,149

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2011	2012	2011	2012
Accessory Building	3	0	18	25
Com. Electrical Permit	14	7	167	93
Res. Electrical Permit	19	4	846	83
Garage Sale	1	38	103	896
Lawn Sprinkler	11	4	247	76
Com. Mech. Permit	20	0	213	55
Res. Mech. Permit	3	6	56	185
Com. Plumbing Permit	0	7	13	51
Res. Plumbing Permit	7	19	130	160
Res. Water Heater	1	19	41	180
Roofing Permit	0	0	6	22
Sign Permit	5	18	131	180
Total Misc. Permits	84	122	1971	2006



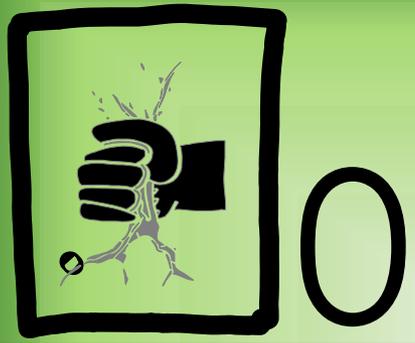
Commercial Development



Commercial Permits December 2012

Issue Date	Business Name	Address	Permit Type
12/4/2012	Quadraplex	512 E Denton Dr	Commercial Remodel
12/6/2012	Cell Tower	3110 S Pipeline Rd	New Commercial
12/20/2012	First Tongan United Methodist Church	304 S Pipeline Rd	Commercial Remodel
12/26/2012	Industrial Building	1400 Westpark Way	Commercial Remodel
12/27/2012	Apartments	1401 Sotogrande Blvd	Commercial Remodel

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases Dec 2012		Cases in Dec		Cases YTD	
Case Type	Common Violation	2011	2012	2011	2012
Building Cases	No Building Permit	0	0	15	10
	Plumbing Violation	0	0	4	7
	Electrical Violation	0	0	3	7
	Property Maintenance	0	1	52	62
	Minimum Housing	3	12	79	175
	Dangerous Conditions/Structures	0	0	1	3
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	3	1
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	0	19	39
Littering and Trash	Trash/Littering	7	12	166	327
	Littering/Life Safety (24hrs)	0	0	0	1
Property Maintenance (Weeds)	High Grass and Weeds	11	0	463	1294
Water	Watering Violations	0	0	125	0
Zoning Violations	Nuisance Other	0	0	5	42
	Garbage Collection/Pick Up Req.	1	0	38	22
	Solid Waste Other	0	0	3	0
	Illegal Outdoor Storage (Non Res)	1	0	7	14
	Illegal Outdoor Storage (Res)	15	3	139	196
	Fences/Walls In Disrepair	5	12	93	144
	Parking on Unpaved Surfaces	2	1	35	28
	Zoning Violation (Other)	14	11	93	153
	Signs/Billboards	2	4	7	49
	Poss Illegal Home Occupation	0	1	5	11
	Materials on ROW/Street	1	1	8	12
TOTALS		62	58	1363	2597

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		

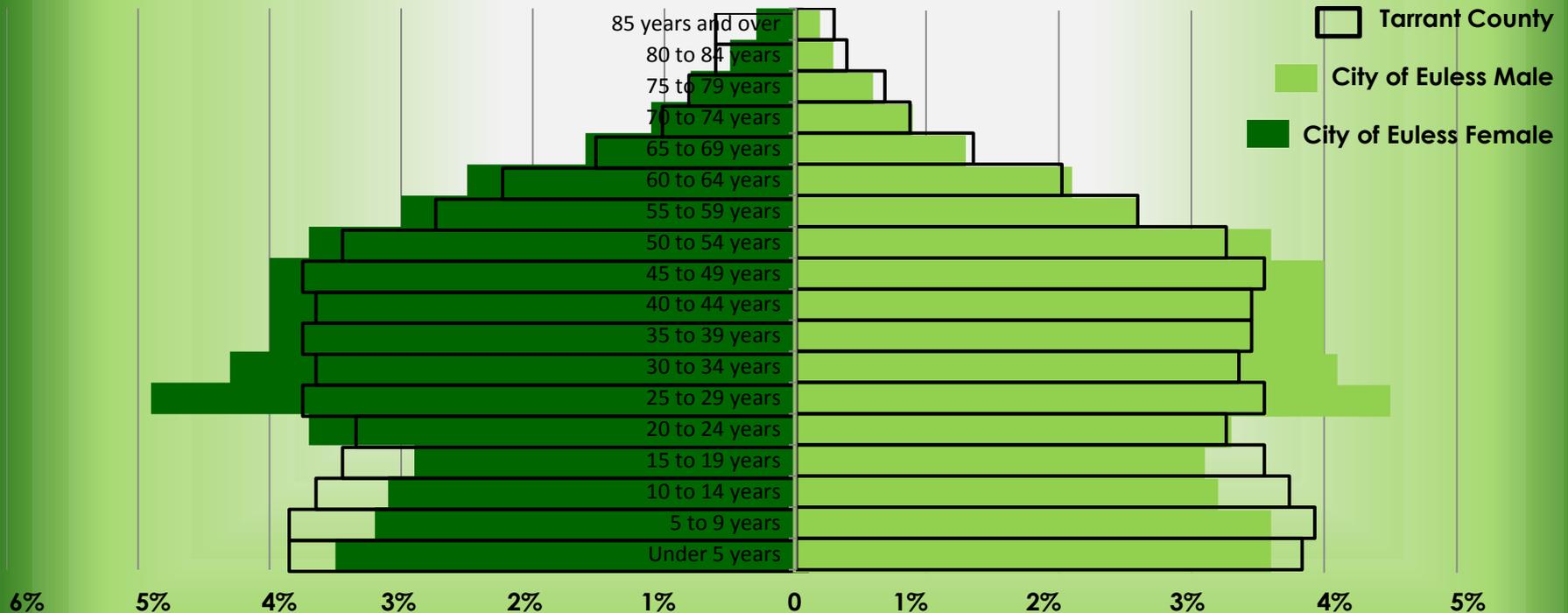
Age -

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.

Demographics and Data

City of Euless – Age Cohort Pyramid



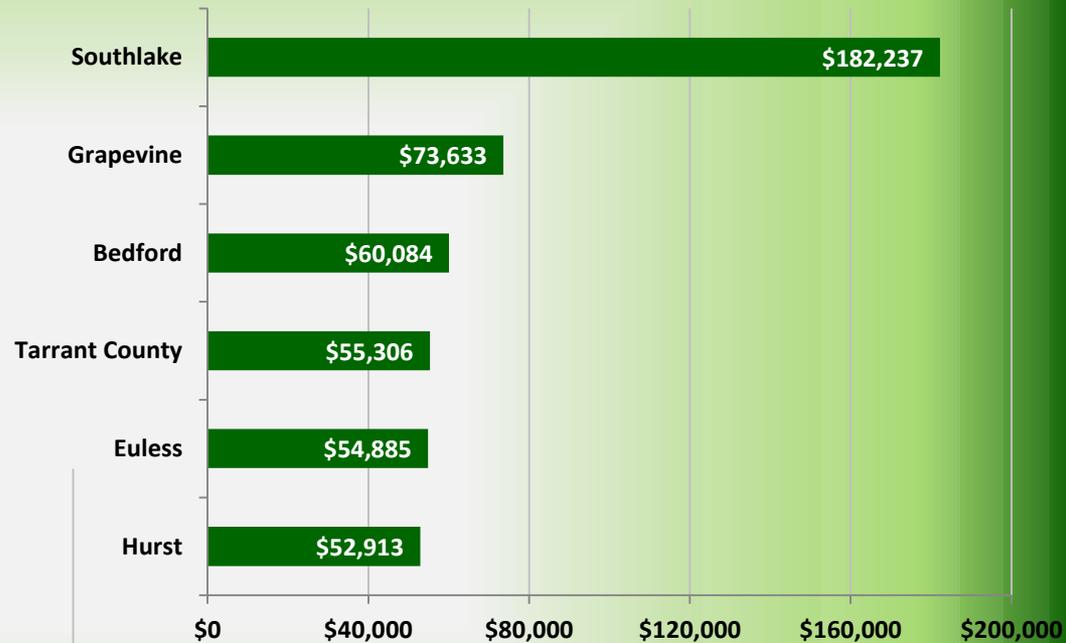
Source: US Bureau of Census 2010

Demographics and Data

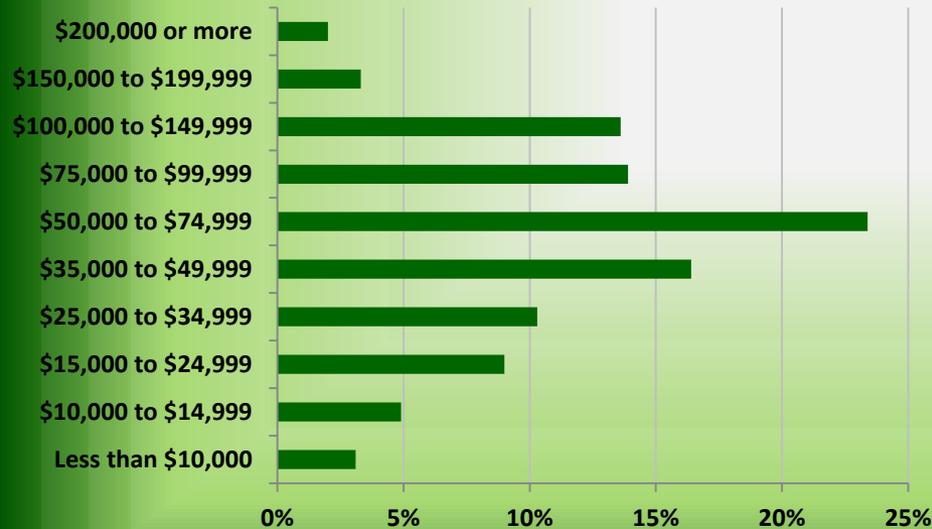
Income -

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



Eules Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2006-2010