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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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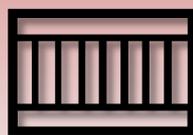
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Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



10

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,466,905

TOTAL RESIDENTIAL ALTERATION VALUATION

Residential Permits April 2012	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2011	2012	2011	2012	2011	2012	Ave 04/12	2011	2012	Ave 12
New Residential Construction	7	4	20	16	\$2,287,486	\$1,466,905	\$366,726	\$6,810,374	\$5,543,369	\$346,461
Additions/Alterations	11	10	28	41	\$55,272	\$65,449	\$6,545	\$253,789	\$323,360	\$7,887
Residential Fence Permits	16	9	40	30	\$24,791	\$14,175	\$1,575	\$51,789	\$34,165	\$1,139
Total Residential Permits	34	23	88	87	\$2,367,549	\$1,546,529		\$7,115,952		

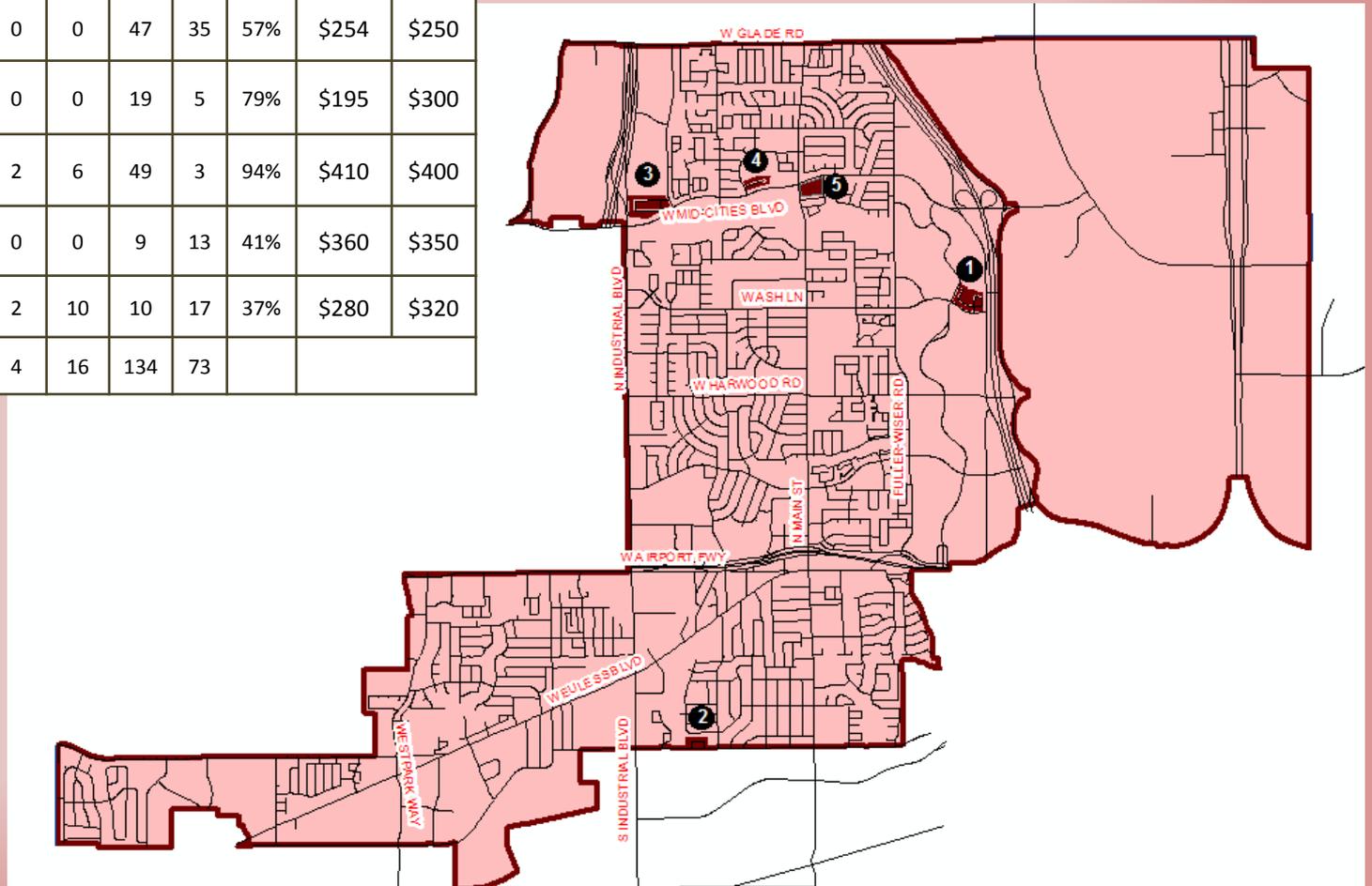
Development Case Activity

Development Review Cases April 2012

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
#11-06-SUP	Absolute Auto Care	Plaza on the Lake Addition Block A, Lot 1	04/11/2011	04/03/2012	04/17/2012	05/08/2012
#12-02-FP	Puente Del Oeste	Remainder of Tract 5 of Puente Del Oeste Lot 5R3 701 S. Industrial Boulevard	01/30/2012	03/14/2012	04/17/2012	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
#12-02-SP	R.P. & Associates	Lot 4, Block A, St Michaels Subdivision, 2720 W Eules Blvd	02/08/2012	03/27/2012	04/17/2012	04/24/2012
#12-01-ZBA	Eules Guns & Ammo	Allen M Downen Survey A-415, Tract 4A01, 1200 W. Eules Boulevard	03/20/2012	03/27/2012	ZBA Date 05/10/2012	N/A

Active Residential Subdivisions

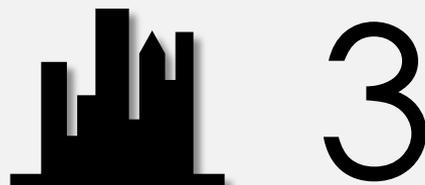
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
(In Thousands)									
1	Brookside at Bear Creek	82	0	0	47	35	57%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Creekwood Estates	52	2	6	49	3	94%	\$410	\$400
4	Running Bear Estates	22	0	0	9	13	41%	\$360	\$350
5	Ridgecrest Estates	27	2	10	10	17	37%	\$280	\$320
Totals:		392	4	16	134	73			



Commercial Development

Commercial Permits April 2012	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2011	2012	2011	2012	2011	2012	2011	2012
New Commercial Construction	2	3	4	6	\$989,400	\$6,770,000	\$2,439,400	\$9,787,340
Additions/Alterations	3	4	17	22	\$25,700	\$20,620	\$1,167,772	\$2,096,525
Comm. Fence Permits	0	0	2	3	\$-	\$-	\$21,090	\$30,650
Total Commercial Permits	5	7	23	31	\$1,015,100	\$6,790,620	\$3,628,262	\$11,914,515

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2011	2012	2011	2012
Accessory Building	0	0	4	12
Com. Electrical Permit	13	11	33	31
Res. Electrical Permit	114	8	205	27
Garage Sale	14	102	44	254
Lawn Sprinkler	12	5	50	18
Com. Mech. Permit	11	3	40	6
Res. Mech. Permit	1	21	29	53
Com. Plumbing Permit	2	2	11	12
Res. Plumbing Permit	16	15	59	56
Res. Water Heater	3	8	35	73
Roofing Permit	0	0	0	5
Sign Permit	17	13	49	58
Total Misc. Permits	203	188	559	605



NEW COMMERCIAL PERMITS



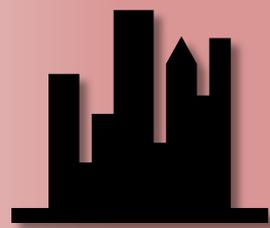
COMMERCIAL REMODEL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Note: This valuation includes construction by school district structures.

Commercial Development



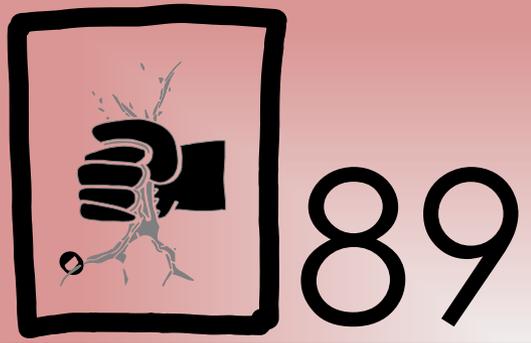
Commercial Permits April 2012

Issue Date	Business Name	Address	Permit Type
4/2/2012	Strip Center	207 Martha	Commercial Remodel
4/4/2012	Westdale Hills Apartments	1401 Sotogrande Blvd	Commercial Remodel
4/12/2012	Trinity High School	500 N Industrial Blvd	New Commercial
4/12/2012	Trinity High School	500 N Industrial Blvd	New Commercial
4/16/2012	Taco Casa	731 S Industrial	New Commercial
4/17/2012	Bear Creek Apartments	605 Del Paso St	Commercial Remodel
4/19/2012	Terrace Apartments	306 Park Dr	Commercial Remodel

Commercial Certificates of Occupancy April 2012

Issue Date	Business Name	Address	Classification	Type
4/2/2012	Blue Sky Sports Center of Euleess	100 E Midway Dr	Sports Center	New Business
4/3/2012	ABC Auto Credit	1361 W Euleess Blvd #113	Loan Broker	New Business
4/11/2012	Johnny Truck LLC	1338 W Euleess Blvd #110 / 200	Office	New Business
4/11/2012	STI Concrete	2103 W Euleess Blvd	Office	New Business
4/18/2012	Thai Laos Market	209 Martha St	Grocery Store	Change of Location
4/18/2012	Vienna Terrace Apartments	150 S Main St	Apartment	Owner Change
4/19/2012	Quik Food Inc	820 Wilshire Dr	Office	New Business
4/27/2012	AHC Realty	101 W Glade Rd #109	Office	New Business
4/27/2012	B&M Dollar Store	501 N Main #105	Hardware Store	New Business
4/27/2012	Cartmill Ventures	1361 W Euleess Blvd #204	Office	Change of Location
4/27/2012	FIFI Fashion	220 Martha St	Apparal and Accessories	New Business

Code Enforcement



HIGH GRASS AND WEEDS



TRASH/LITTERING VIOLATIONS



MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases April 2012		Cases in April		Cases YTD	
Case Type	Common Violation	2011	2012	2011	2012
Building Cases	No Building Permit	0	0	1	2
	Plumbing Violation	0	1	2	1
	Electrical Violation	0	0	3	0
	Property Maintenance	3	9	20	16
	Minimum Housing	10	13	33	27
	Dangerous Conditions/Structures	0	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	6	1	11	6
Littering and Trash	Trash/Littering	9	16	56	55
	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	75	89	89	357
Water	Watering Violations	0	0	0	0
Zoning Violations	Nuisance Other	0	0	0	8
	Garbage Collection/Pick Up Req.	5	1	23	2
	Solid Waste Other	3	0	3	0
	Illegal Outdoor Storage (Non Res)	1	1	2	3
	Illegal Outdoor Storage (Res)	10	14	53	44
	Fences/Walls In Disrepair	7	8	38	30
	Parking on Unpaved Surfaces	1	0	8	4
	Zoning Violation (Other)	4	14	24	37
	Signs/Billboards	0	2	1	12
	Poss Illegal Home Occupation	0	1	4	3
	Materials on ROW/Street	0	2	5	4
TOTALS		134	172	377	611

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		

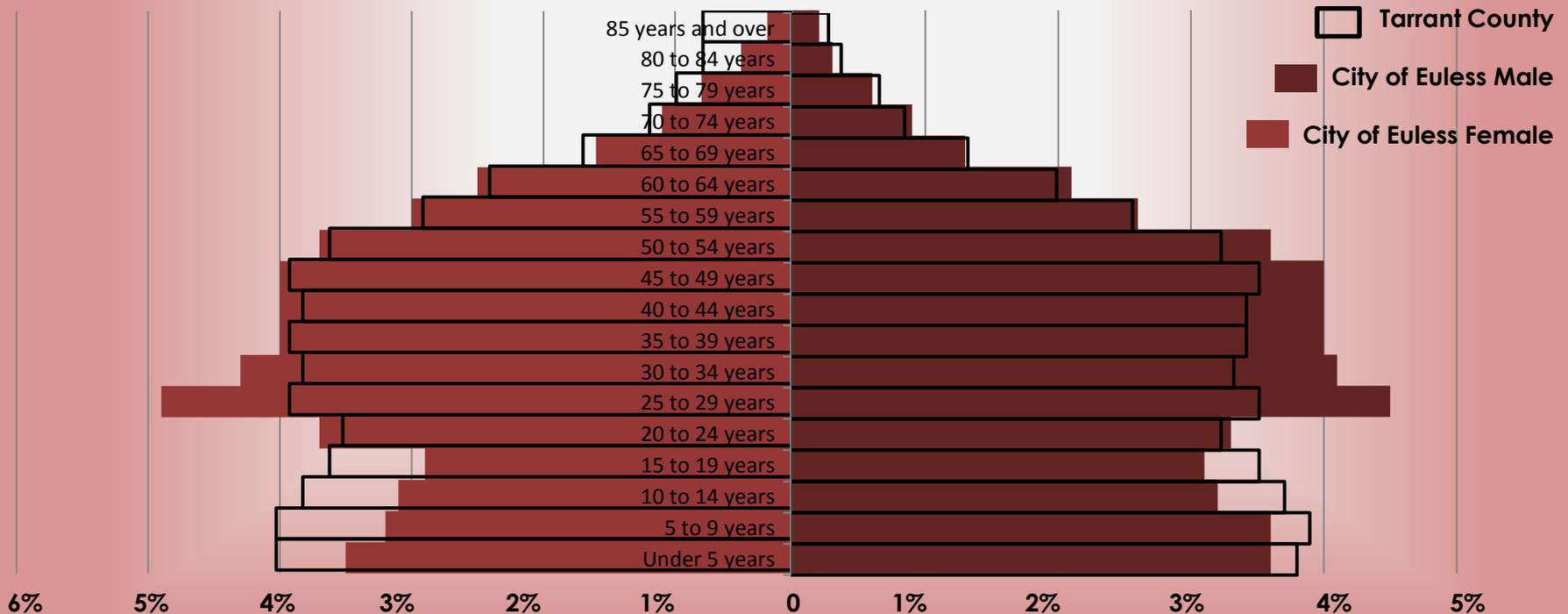
Demographics and Data

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



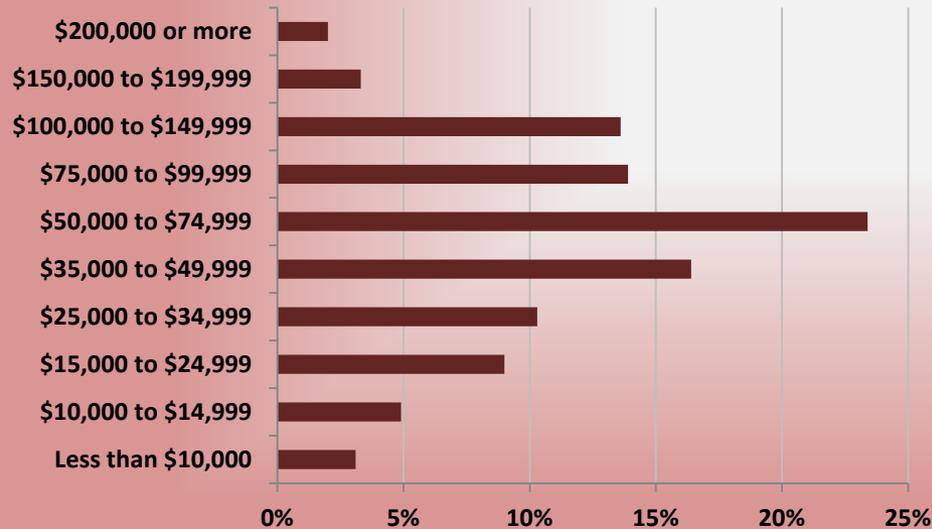
Source: US Bureau of Census 2010

Demographics and Data

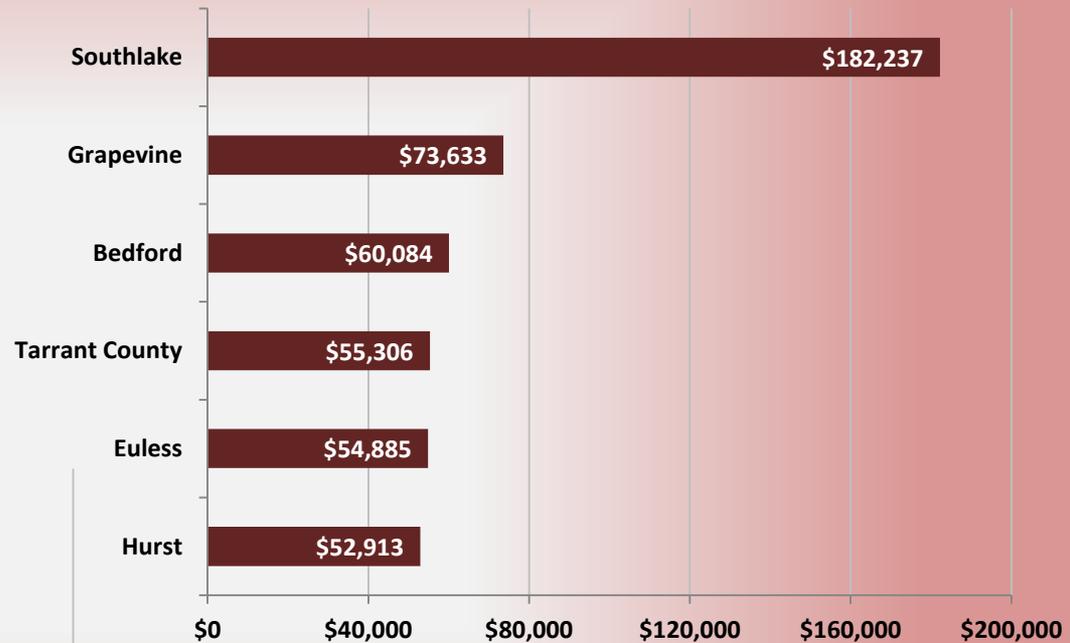
Income -

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