

April 2013

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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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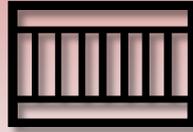
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Residential Growth



1

NEW RESIDENTIAL PERMITS



9

NEW RESIDENTIAL FENCE PERMITS



18

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$415,742

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2013	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 04/13	2012	2013	Ave 13
New Residential Construction	4	1	16	3	\$1,466,905	\$415,742	\$415,742	\$5,543,369	\$1,182,139	\$394,046
Additions/Alterations	10	18	41	51	\$65,449	\$149,913	\$8,329	\$323,360	\$301,695	\$5,916
Residential Fence Permits	9	9	30	24	\$14,175	\$19,546	\$2,172	\$34,165	\$31,205	\$1,300
Total Residential Permits	23	28	87	78	\$1,546,529	\$585,201		\$5,900,834	\$1,515,039	

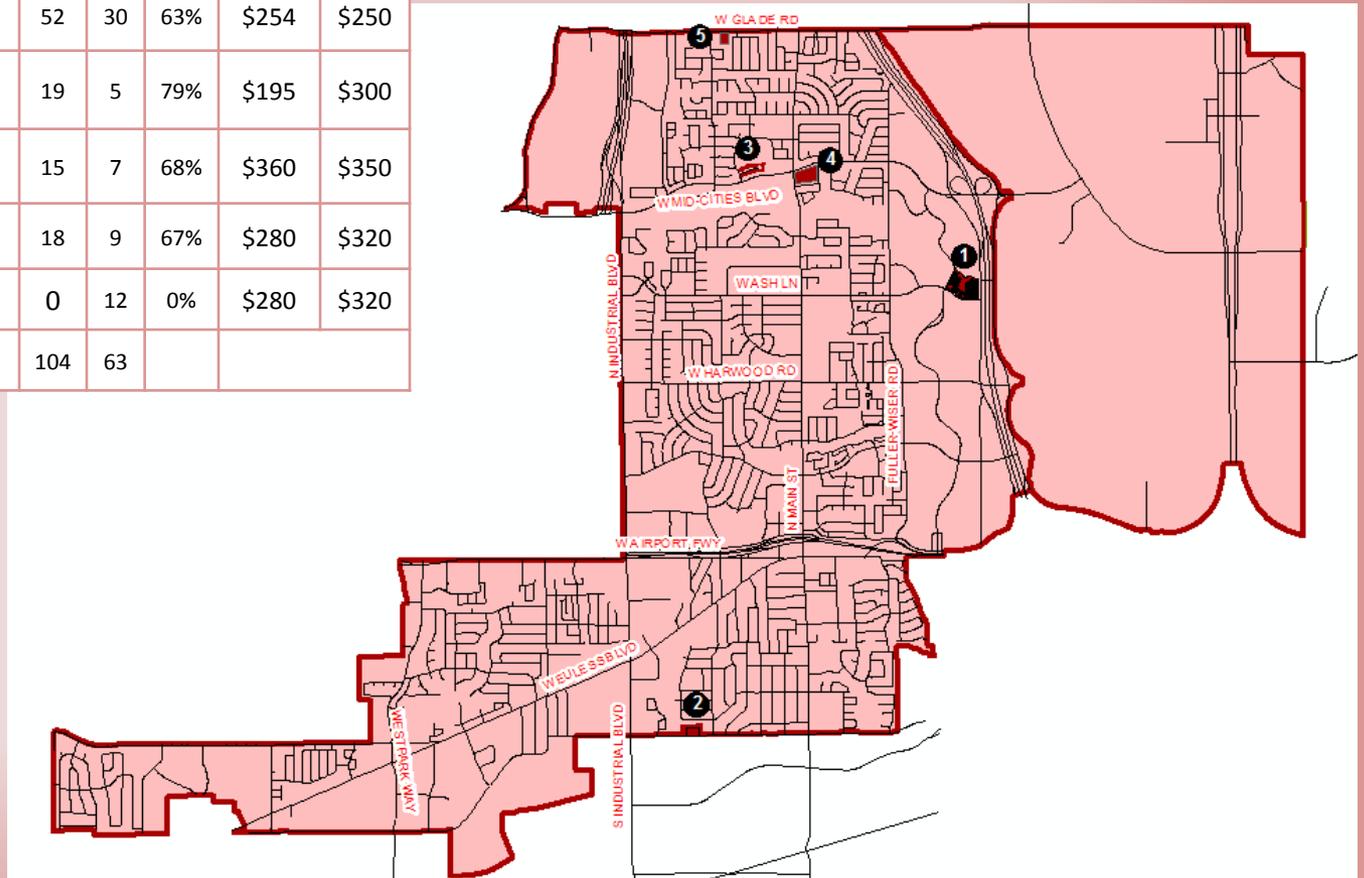
Development Case Activity

Development Review Cases April 2013

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#12-08-FP	Rose Addition	James P Halford Survey, Abs No 711, Tracts 7C & 7C06, 700 N Industrial Blvd	12/04/2012	03/26/2013	04/02/2013	N/A
#13-01-RP	Gurudwara Sikh Sangat	Alexander & Cullum Addition, Lots 20, 21, and Part of Lot 22, 200 E Euless Blvd	01/29/2013	Still in Progress	TBD	TBD
#13-01-SUP	Ten Minute Oil	Plaza on the Lake Addition, Block A, Lot 1, 401 S Industrial Blvd	02/11/2013	03/08/2013	03/19/2013	04/09/2013
#13-01-SP	Gurudwara Sikh Sangat	Alexander & Cullum Addition, Lots 20, 21, and Part of Lot 22, 200 E Euless	03/12/2013	04/02/2013	04/16/2013	05/14/2013
#13-02-RP	Ferguson Addition	John Groves Survey, Abstract No 599, Block 1, Lot 1R	03/12/2013	Still in Progress	TBD	N/A
#13-04-SUP	Word of Life Interdenominational Church	Andrew Huitt Survey, Abstract No. 684, Tracts 4A2, 4A3, and 4A10, 720 W Euless Boulevard	03/19/2013	Still in Progress	TBD	TBD
#13-01-FP	Verizon Bear Creek Addition	Block A, Lot 1, A Portion of A Bradford Survey, Abstract No. 152, 1001 Bear Creek	03/19/2013	Still in Progress	TBD	N/A
#13-02-SP	Site Plan – Emergency Access Plan	Regency Center Addition, Phase 1, Lot 1, Block 2	03/19/2013	04/30/2013	05/21/2013	05/28/2013
#13-02-PP	Fountain Center Addition	Allen M. Downen Survey, Abstract 415, Tract 4A01, 1200 W Euless Boulevard	03/27/2013	Still in Progress	TBD	TBD
#13-05-SUP	Church of Tonga	Cresthaven Addition, Block 1, Lot 19, 1000 Cresthaven	03/26/2013	Still in Progress	TBD	TBD
#13-03-SP	Ferguson Yard Expansion	One Lot Located on 19.162 Acres, John Groves Survey, Abstract No. 599	04/25/2014	Still in Progress	TBD	TBD

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	52	30	63%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	1	2	15	7	68%	\$360	\$350
4	Ridgecrest Estates	27	0	1	18	9	67%	\$280	\$320
5	Starlight Court	12	0	0	0	12	0%	\$280	\$320
Totals:		167	1	3	104	63			



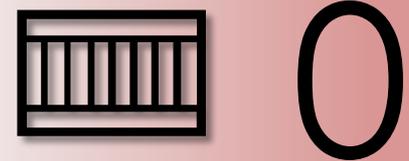
Commercial Development

Commercial Permits April 2013	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	3	0	6	3	\$6,770,000	\$ -	\$9,787,340	\$18,148,621
Additions/Alterations	4	10	22	35	\$20,620	\$426,449	\$2,096,525	\$1,603,839
Comm. Fence Permits	0	0	3	4	\$ -	\$ -	\$30,650	\$54,400
Total Commercial Permits	7	10	31	42	\$6,790,620	\$426,449	\$11,914,515	\$19,806,660

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2012	2013	2012	2013
Accessory Building	0	5	12	9
Com. Electrical Permit	11	3	31	23
Res. Electrical Permit	8	5	27	26
Garage Sale	102	93	254	205
Lawn Sprinkler	5	10	18	26
Com. Mech. Permit	3	4	6	11
Res. Mech. Permit	21	23	53	47
Com. Plumbing Permit	2	3	12	18
Res. Plumbing Permit	15	13	56	42
Res. Water Heater	8	19	73	67
Roofing Permit	0	2	5	7
Sign Permit	13	20	58	69
Total Misc. Permits	188	200	605	550



COMMERCIAL REMODEL PERMITS

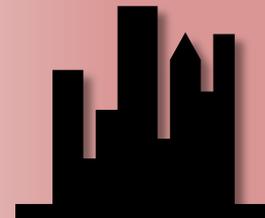


NEW COMMERCIAL FENCE PERMITS

Commercial Development

Commercial Permits April 2013

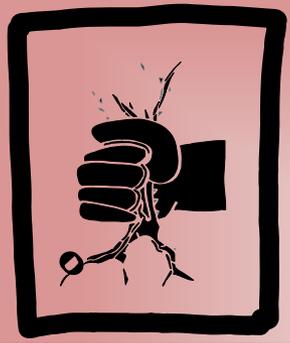
Issue Date	Business Name	Address	Permit Type
4/1/2013	Dairy Queen	700 N Industrial Blvd	Commercial Remodel
4/1/2013	Next Step	2219 W Eules Blvd	Commercial Remodel
4/2/2013	Apartments	301 Fair Oaks	Commercial Remodel
4/4/2013	Apartments	1401 Sotogrande Blvd	Commercial Remodel
4/23/2013	Apartments	700 E Ash	Commercial Remodel
4/26/2013	Redi-Mix	331 N Main	Commercial Remodel
4/29/2013	Apartments	1401 Sotogrande Blvd	Commercial Remodel



Commercial Certificates of Occupancy April 2013

Issue Date	Business Name	Address	Classification	Type
4/2/2013	A.G.H Industries	1103-1105 Stanley	Manufacturing	New Business
4/2/2013	Miland Home Construction	1401 Royal Pkwy	Construction	New Business
4/10/2013	Absolute Crane	1118 S Airport Cir #140	Equipment Repair	New Business
4/17/2013	Joseph Zadeh DO	354 E Glade Rd	Optometrist	New Business
4/19/2013	State Inspection and Tire Shop	407 W Eules Blvd	Auto Repair	New Business
4/23/2013	Dairy Queen	700 N Industrial	Restaurant	New Business
4/23/2013	Moon Donut Palace	101 W Glade Rd #107	Restaurant	Owner Change
4/24/2013	Fairway Landscaping	1114 S Airport Cir #100	Landscaping	New Business
4/24/2013	Ten Minute Oil Change	401 S Industrial Blvd	Auto Repair	Owner Change
4/25/2013	Bridgelink Tech LLC	901 Clinic Dr	Office	New Business
4/29/2013	Creative Concept Studios, LLC	1101 Arwine Ct #101	Photography Studio	New Business
4/30/2013	JAMMCPartners LTD	1118 S Airport Cir #150	Internet Auto Sales	New Business

Code Enforcement



114

HIGH GRASS AND WEEDS



8

TRASH/LITTERING VIOLATIONS



12

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases April 2013		Cases in April		Cases YTD	
Case Type	Common Violation	2012	2013	2012	2013
	No Building Permit	0	0	2	3
	Plumbing Violation	1	0	1	2
	Electrical Violation	0	1	0	4
	Property Maintenance	9	4	16	26
	Minimum Housing	13	12	27	25
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
Building Cases	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	1	6	9
Littering and Trash	Trash/Littering	16	8	55	93
Littering and Trash	Littering/Life Safety (24hrs)	0	0	0	0
Property Maintenance (Weeds)	High Grass and Weeds	89	114	357	180
Water	Watering Violations	0	0	0	0
	Nuisance Other	0	0	8	3
	Garbage Collection/Pick Up Req.	1	1	2	1
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	0	3	6
	Illegal Outdoor Storage (Res)	14	4	44	33
	Fences/Walls In Disrepair	8	12	30	51
	Parking on Unpaved Surfaces	0	0	4	14
	Zoning Violation (Other)	14	1	37	25
	Signs/Billboards	2	0	12	19
Zoning Violations	Poss Illegal Home Occupation	1	2	3	2
Zoning Violations	Materials on ROW/Street	2	1	4	2
TOTALS		172	161	611	498

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		

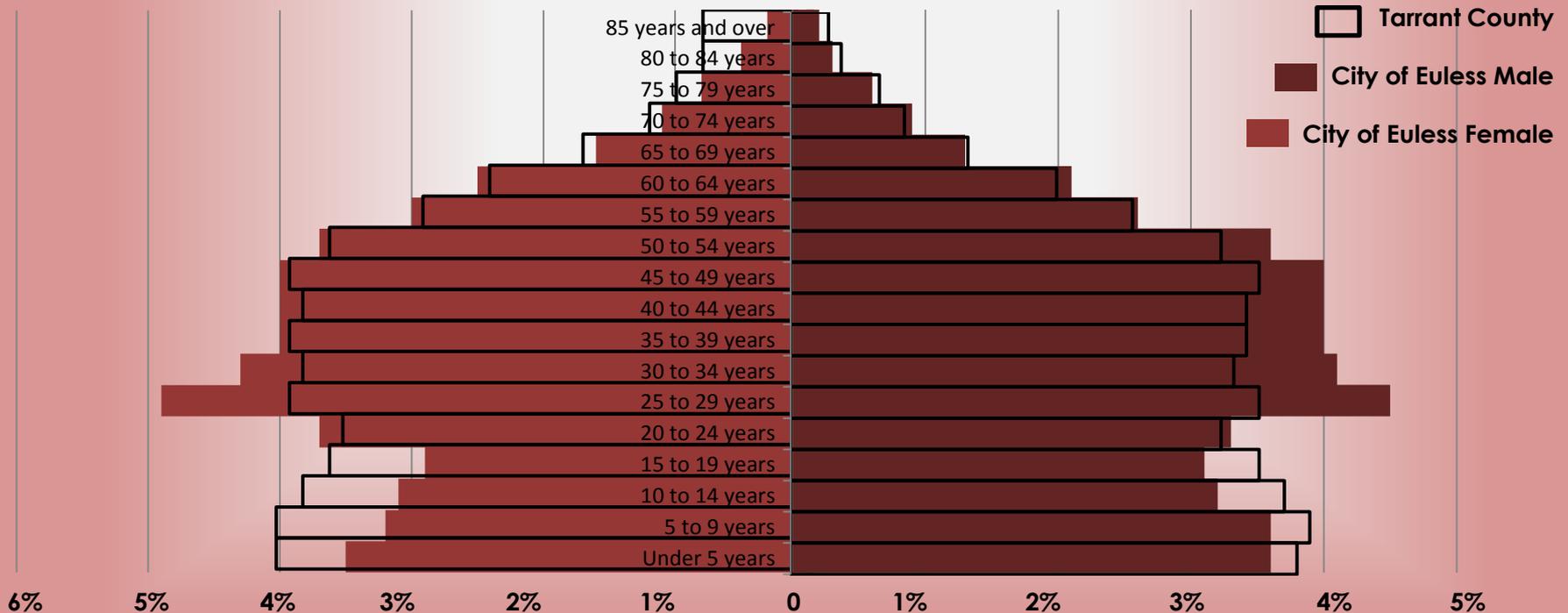
Demographics and Data

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



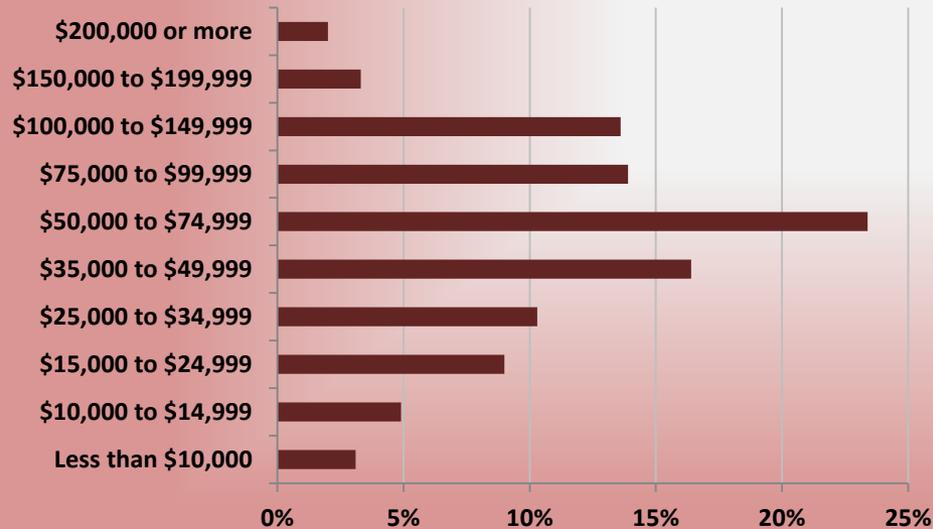
Source: US Bureau of Census 2010

Demographics and Data

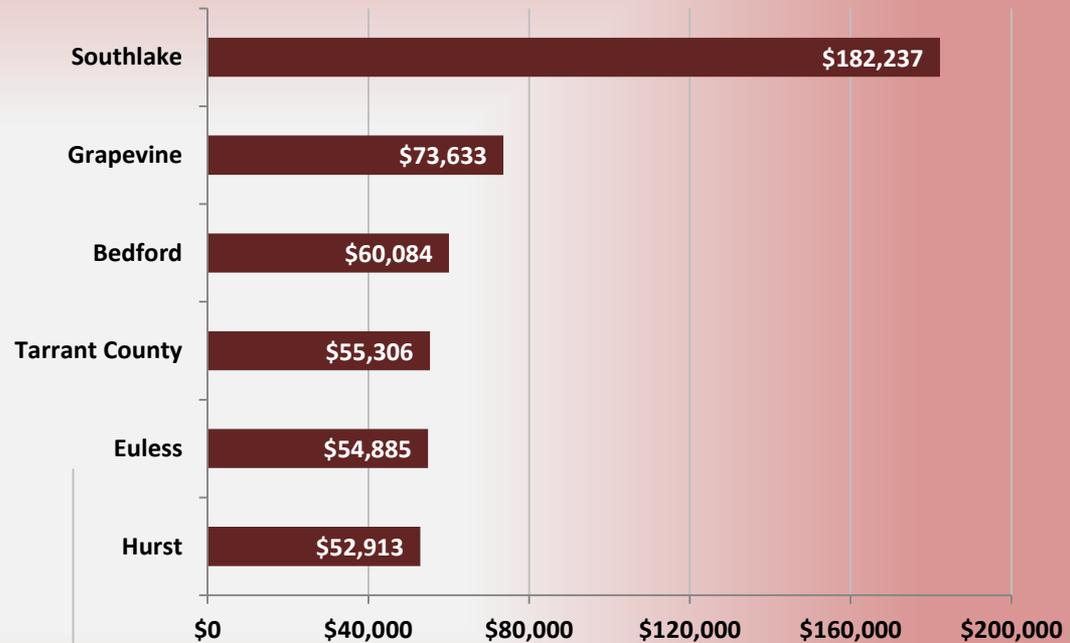
Income -

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