

AUGUST 2013

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
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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Residential Growth



6

NEW RESIDENTIAL PERMITS



5

NEW RESIDENTIAL FENCE PERMITS



16

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,010,260

TOTAL NEW RESIDENTIAL VALUATION

Residential Permits August 2013	Permits in Aug		Permits YTD		Value in August			Value YTD		
	2012	2013	2012	2013	2012	2013	Ave 08/13	2012	2013	Ave 13
New Residential Construction	8	6	35	33	\$2,097,625	\$2,010,260	\$335,043	\$11,593,318	\$8,950,310	\$271,222
Additions/Alterations	8	16	82	109	\$27,387	\$85,827	\$5,364	\$558,914	\$593,081	\$5,441
Residential Fence Permits	13	5	59	45	\$37,517	\$6,130	\$1,226	\$100,142	\$68,727	\$1,527
Total Residential Permits	29	27	176	187	\$2,162,529	\$2,102,217		\$12,252,374	\$9,612,118	

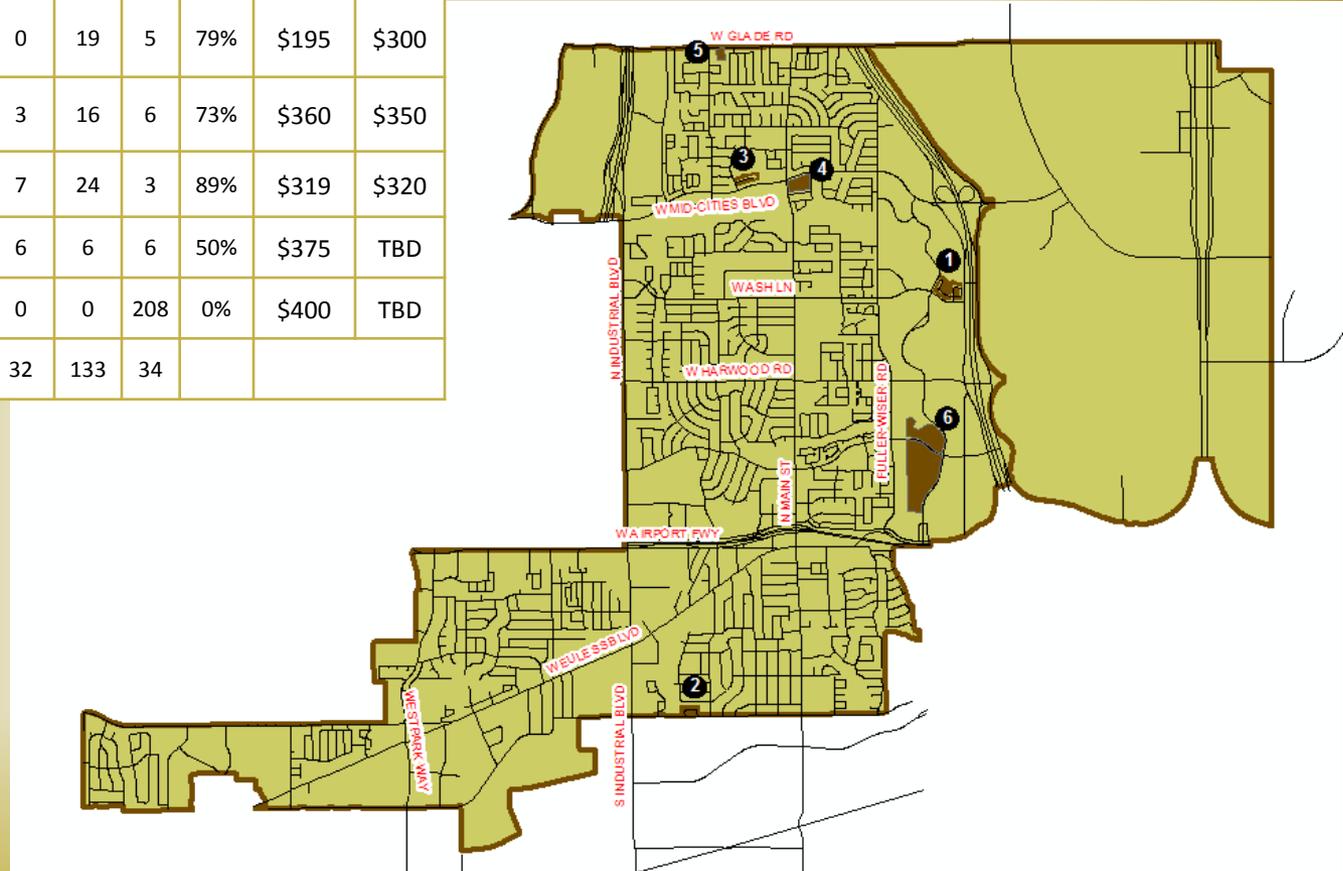
Development Case Activity

Development Review Cases August 2013

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
13-05-SP	HEB Dental	220 W Harwood Road	06/26/2013	07/22/2013	08/06/2013	08/27/2013
13-08-SUP	Calvary Pentecostal Church	204 N Ector	06/09/2013	07/08/2013	08/06/2013	08/27/2013
13-01-CC	Glade Parks Gas Well Pad Site	2800 Heritage	05/26/2013	07/29/2013	N/A	N/A
13-01-PD	Gateway Court	Gateway Boulevard	07/28/2013	08/05/2013	10/01/2013	10/08/2013
13-04-FP	Glade Parks Residential	2800 Heritage	07/28/2013	07/28/2013	08/06/2013	N/A
13-06-SP	Riverwalk Multi-Family	Bear Creek Parkway	07/31/2013	Still in Progress		
13-05-FP	Riverwalk Plat	Bear Creek Parkway	07/31/2013	Still in Progress		
13-02-PD	Trinity Court	S. Main Street at Whitener Blvd	07/31/2013	08/26/2013	09/17/2013	10/08/2013
13-03-PP	Harwood Plaza	900 Block N Industrial Blvd	08/25/2013	09/02/2013	09/17/2013	

Active Residential Subdivisions

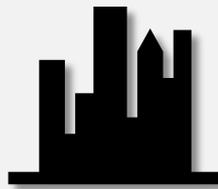
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	16	68	14	83%	\$254	\$250
2	Courtyards Addition	24	0	0	19	5	79%	\$195	\$300
3	Running Bear Estates	22	0	3	16	6	73%	\$360	\$350
4	Ridgecrest Estates	27	0	7	24	3	89%	\$319	\$320
5	Starlight Court	12	6	6	6	6	50%	\$375	TBD
6	Dominion	208	0	0	0	208	0%	\$400	TBD
Totals:			6	32	133	34			



Commercial Development

Commercial Permits August 2013	Permits in August		Permits YTD		Value in August		Value YTD	
	2012	2013	2012	2013	2012	2013	2012	2013
New Commercial Construction	14	3	27	8	\$13,762,367	\$547,865	\$25,122,978	\$18,768,986
Additions/Alterations	13	6	58	62	\$522,825	\$832,600	\$3,342,416	\$11,767,295
Comm. Fence Permits	1	2	4	9	\$983	\$390,000	\$31,633	\$458,025
Total Commercial Permits	28	11	89	79	\$14,286,175	\$1,770,465	\$28,497,027	\$30,994,306

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2012	2013	2012	2013
Accessory Building	3	1	18	20
Com. Electrical Permit	3	5	59	46
Res. Electrical Permit	2	8	51	48
Garage Sale	69	73	558	558
Lawn Sprinkler	7	6	53	48
Com. Mech. Permit	15	1	34	23
Res. Mech. Permit	24	20	148	148
Com. Plumbing Permit	6	6	28	36
Res. Plumbing Permit	11	7	102	79
Res. Water Heater	14	18	127	127
Roofing Permit	1	0	20	11
Sign Permit	17	8	108	108
Total Misc. Permits	172	150	1306	1249



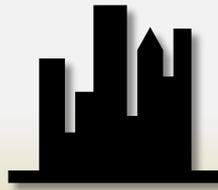
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NEW COMMERCIAL PERMITS



6

COMMERCIAL REMODEL PERMITS



\$547,865

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development



Commercial Permits August 2013			
Issue Date	Business Name	Address	Permit Type
8/7/2013	Cell Tower	601 E Airport Frwy	New Commercial
8/14/2013	Amenities Center	720 Bear Creek Pkwy	New Commercial
8/14/2013	Cell Tower	201 Cullum Dr	New Commercial
8/16/2013	Retail Center	1010 W Eules Blvd	Commercial Remodel
8/16/2013	Apartments	304 Norman	Commercial Remodel
8/21/2013	Rehabilitation Center	2219 W Eules Blvd	Commercial Remodel
8/23/2013	Midway Park Elem.	409 N Ector	Commercial Remodel
8/29/2013	Restaurant	1201 W Airport Frwy #110	Commercial Remodel
8/30/2013	Midway Park Elem.	409 N Ector	Commercial Remodel

Commercial Certificates of Occupancy August 2013				
Issue Date	Business Name	Address	Classification	Type
8/7/2013	Bunch of Scrubs	218 N Main St	Apparel	New Business

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		

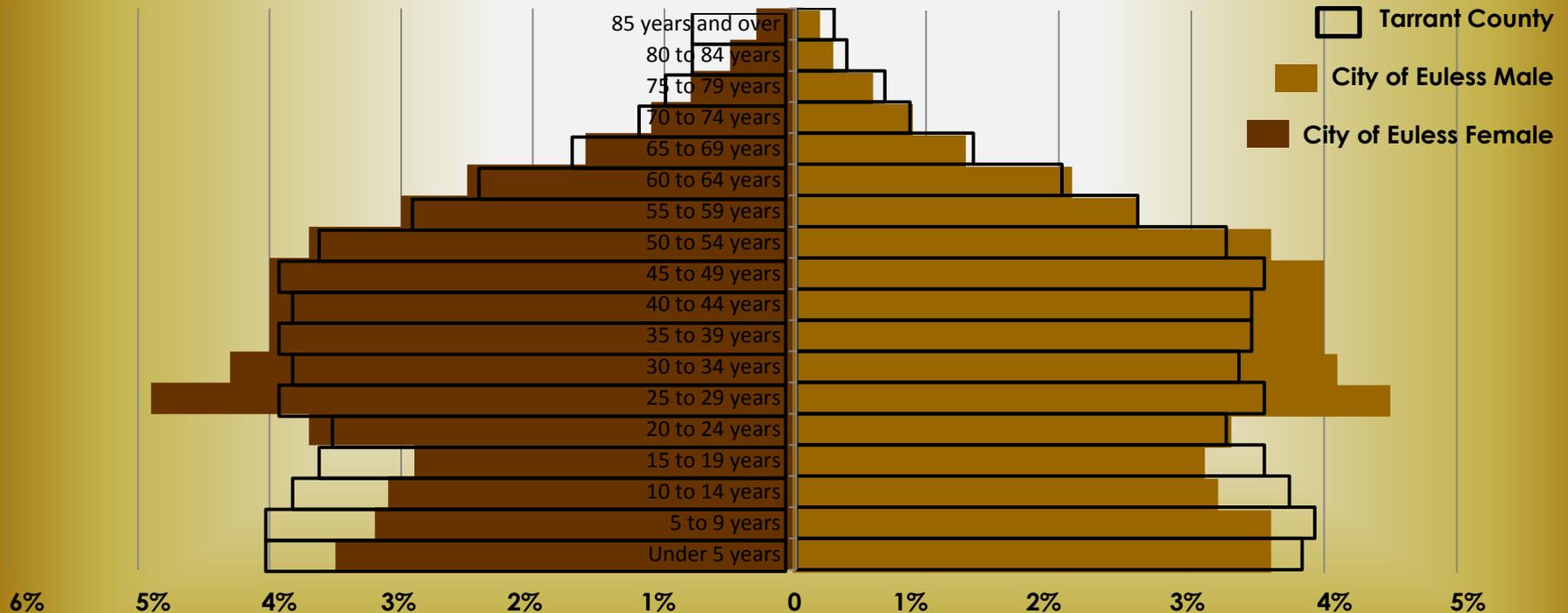
Demographics and Data

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



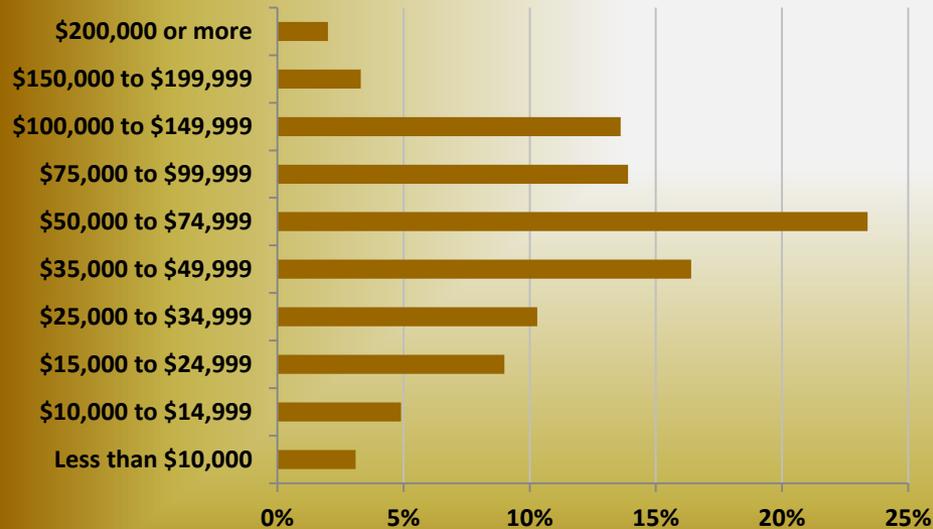
Source: US Bureau of Census 2010

Demographics and Data

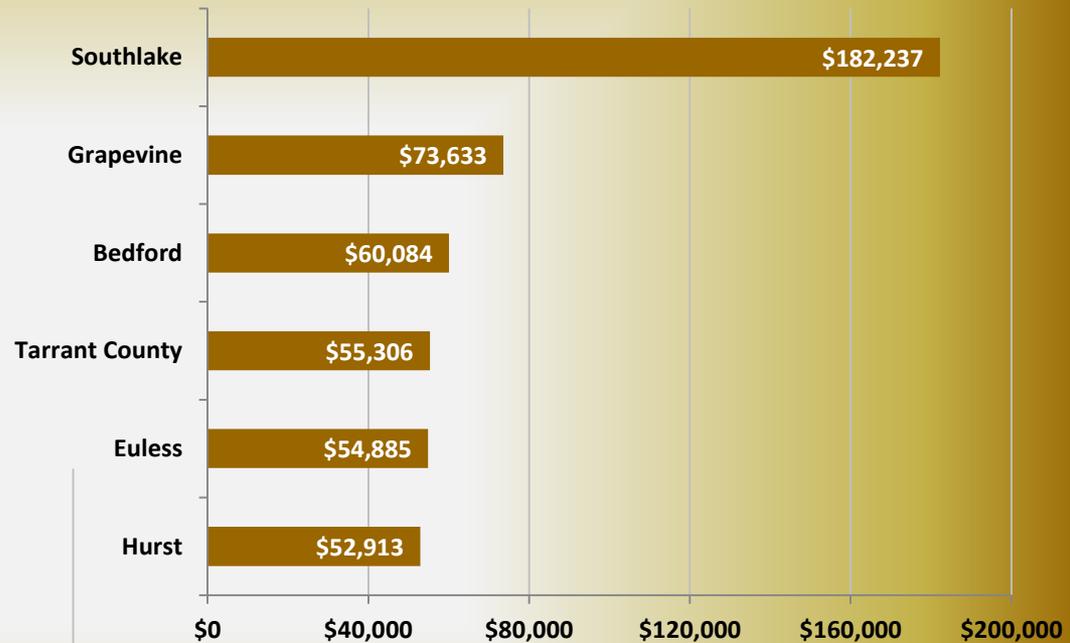
Income -

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