

SEPTEMBER 2014

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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

**Building Permits and
Certificates of Occupancy**
Michele Crooks
(817) 685-1630
mcrooks@eulesstx.gov

Development Review Status
Alicia Davenport
(817) 685-1623
adavenport@eulesstx.gov

**Development Review and
Demographics**
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

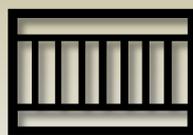
**General Contact
Director**
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



2

NEW RESIDENTIAL PERMITS



14

NEW RESIDENTIAL FENCE PERMITS



17

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$700,480

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits September 2014	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 09/14	2013	2014	Ave 14
New Residential Construction	4	2	37	66	\$1,365,000	\$700,480	\$350,240	\$10,315,310	\$17,911,356	\$271,384
Additions/Alterations	14	17	123	152	\$106,084	\$194,020	\$11,412	\$699,165	\$1,369,309	\$9,009
Residential Fence Permits	7	14	52	83	\$16,675	\$89,951	\$6,425	\$85,402	\$611,554	\$7,368
Total Residential Permits	25	33	212	301	\$1,487,759	\$984,451		\$11,099,877	\$19,892,219	

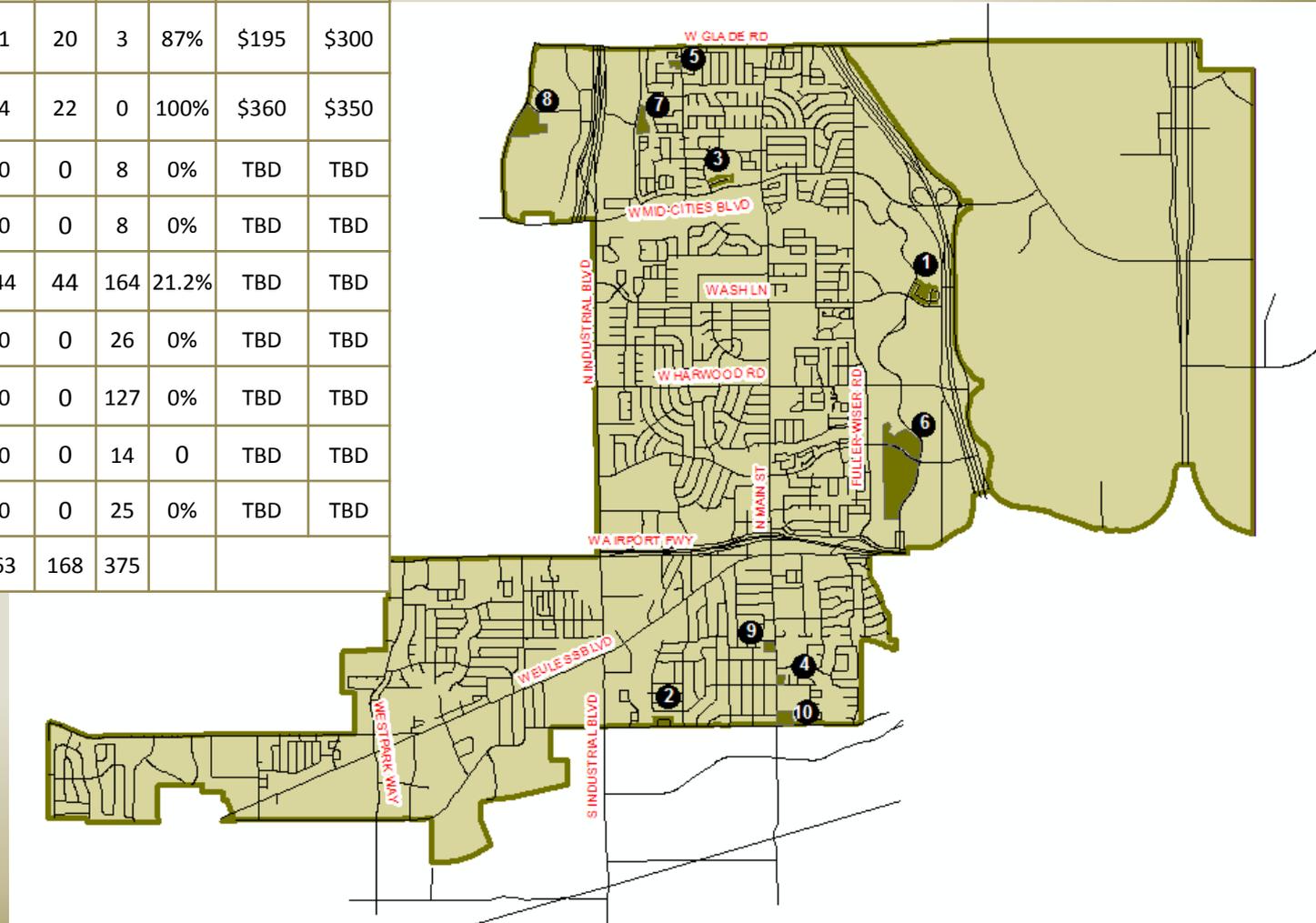
Development Case Activity

Development Review Cases September 2014

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-01-SP	Eules Guns and Ammo	1201 W Eules Blvd	01/06/2014	08/26/2014	09/16/2014	10/14/2014
14-08-SUP	JRs Transmission	130 Vine Street Ste 2 &3	05/27/2014	08/26/2014	08/19/2014	09/09/2014
14-04-RP	HEB Auxiliary Facility	1350 W Eules Blvd	07/29/2014	Still in Progress		NA
14-03-FP	Dominion at Bear Creek PH II	Bear Creek Pkwy at Midway Drive	07/29/2014	08/26/2014	09/16/2014	NA
14-13-SP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	09/23/2014	10/07/2014	10/28/2014
14-05-RP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	Still in Progress		NA
14-14-SP	Ferguson Expansion	2683 W Eules Blvd	07/29/2014	Still in Progress		
14-09-SUP	ABC Auto Credit	1105 Pamela	06/28/2014	09/02/2014	09/16/2014	09/23/2014
14-02-PD	Hearthstone	200 Block E Whitener Rd	07/01/2014	08/26/2014	09/09/2014	09/23/2014
14-03 PD	Griffith Parc	1804 N Main St	07/01/2014	08/26/2014	09/09/2014	09/23/2014
14-12-SP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	09/30/2014	10/07/2014	10/28/2014
14-05-PP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	09/30/2014	10/07/2014	NA
14-12-SUP	Kickin' Kids Taekwoando	501 N Main St	09/16/2014	09/16/2014	10/07/2014	10/28/2014
14-04-FP	Gateway Court	Gateway Blvd at Centurion Way	09/16/2014	09/30/2014	10/07/2014	NA
14-15-SP	Ricochet Fuel	1201 Royal Parkway	09/16/2014	Still in Progress		
14-16-SP	RonParco	900 Marlene	09/16/2014	Still in Progress		
14-06-CC	Greek Food Festival	300 Cullum Dr	09/09/2014	09/16/2014	NA	09/23/2014
14-07-CC	FUMC Sale	106 N Main St	09/16/2014	09/23/2014	NA	10/14/2014

Active Residential Subdivisions

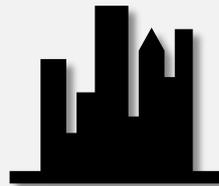
Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	1	20	3	87%	\$195	\$300
3	Running Bear Estates	22	0	4	22	0	100%	\$360	\$350
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	0	0	8	0%	TBD	TBD
6	Dominion at Bear Creek	208	2	44	44	164	21.2%	TBD	TBD
7	Gateway Court	26	0	0	0	26	0%	TBD	TBD
8	Glade Parks Residential	127	0	0	0	127	0%	TBD	TBD
9	Cannon Gardens	14	0	0	0	14	0	TBD	TBD
10	Silver Crest	25	0	0	0	25	0%	TBD	TBD
Totals:		543	2	63	168	375			



Commercial Development

Commercial Permits Sep 2014	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	0	1	8	21	\$ -	\$10,000	\$18,768,986	\$28,435,576
Additions/Alterations	6	13	68	80	\$437,326	\$425,805	\$12,204,621	\$6,103,367
Comm. Fence Permits	1	1	10	5	\$5,000	\$12,500	\$463,025	\$84,029
Total Commercial Permits	7	15	86	106	\$442,326	\$448,305	\$31,436,632	\$34,622,972

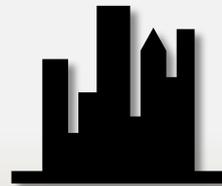
Miscellaneous Permits	Permits in Sep		Permits YTD	
	2013	2014	2013	2014
Accessory Building	2	1	22	9
Com. Electrical Permit	8	7	54	83
Res. Electrical Permit	9	6	57	97
Garage Sale	69	99	627	754
Lawn Sprinkler	6	0	54	50
Com. Mech. Permit	3	3	26	42
Res. Mech. Permit	16	20	164	185
Com. Plumbing Permit	5	14	41	76
Res. Plumbing Permit	19	20	98	173
Res. Water Heater	8	17	135	175
Roofing Permit	1	0	12	28
Sign Permit	8	11	116	108
Total Misc. Permits	154	198	1406	1780



NEW COMMERCIAL PERMITS



NEW COMMERCIAL FENCE PERMITS



\$10,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development - Permits

Commercial Permits September 2014			
Issue Date	Business Name	Address	Permit Type
9/4/2014	Industrial Building	1101 Pamela Dr	Commercial Remodel
9/4/2014	Industrial Building	1100 S Pipeline Rd	Commercial Remodel
9/10/2014	Target	1401 W Glade Rd	Commercial Remodel
9/11/2014	Retail Center	4317 W Pipeline Rd	Commercial Remodel
9/12/2014	Congregation of Jehovahs Witnesses	490 Westpark Way	Commercial Remodel
9/15/2014	City of Euless	1400 N Main	Commercial Remodel
9/17/2014	Office Building	720 W Euless Blvd	Commercial Remodel
9/18/2014	AT&T Wireless	2721 SH 121 #100	Commercial Remodel
9/19/2014	Retail Center	1301 W Glade Rd	Commercial Remodel
9/24/2014	Retail Center	105 Westpark Way	Commercial Remodel
9/25/2014	Apartments	1130 Bear Creek Pkwy	Commercial Remodel
9/26/2014	Retail Center	2501 N Main St	Commercial Remodel
9/30/2014	Commercial Center	1103 Texas Star Pkwy	Commercial Remodel



Commercial Development – Certificates of Occupancy

Commercial Certificates of Occupancy September 2014				
Issue Date	Business Name	Address	Classification	Type
9/4/2014	Suite 2801	2801 Brazos Blvd	Apartments	Change in Ownership
9/8/2014	Quest Diagnostics	307 Westpark Way	Medical Laboratory	New Business
9/16/2014	Trophies & More	1101 Royal Pkwy #113	Advertising	New Business

Certificates of Occupancy by Type	Month Sept	Year to Date 2014
New Business	2	80
Change in Address	0	6
Change in Ownership	1	27
Change in Business Name	0	3
Total	3	116

Code Enforcement



127

HIGH GRASS AND WEEDS



27

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases September 2014		Cases in Sep	YTD
Case Type	Common Violation	2014	2014
Building Cases	No Building Permit	0	0
	Plumbing Violation	3	9
	Electrical Violation	3	13
	Property Maintenance	19	133
	Minimum Housing	0	12
	Dangerous Conditions/Structures	0	1
	Screening Swimming Pools/Spa	0	1
	Accessory Buildings	0	1
	Permit Required for Sales	0	0
	Health	Nuisance - Pools/Spas Clarity	26
No Food Handler Card		6	59
Other Health Equipment Issue		9	123
Approved Source / Labeling		1	45
Food Contact Surfaces / Cleaning		2	30
No Health License / Expired		1	23
Evidence of Insect / Rodent Contamination		0	3
No Alcohol License / Expired		0	8
Littering and Trash	Trash/Littering	27	190
	Junked Vehicles	12	71
	Littering/Life Safety (24hrs)	0	4
	High Grass and Weeds	127	833
Water	Watering Violations	51	149
Zoning Violations	Nuisance Other	4	67
	Garbage Collection/Pick Up Req.	0	0
	Solid Waste Other	3	13
	Illegal Outdoor Storage (Non Res)	1	8
	Illegal Outdoor Storage (Res)	21	100
	Fences/Walls In Disrepair	5	80
	Parking on Unpaved Surfaces	5	49
	Street and Sidewalk Obstruction	4	27
	Landscaping (Residential)	1	45
	Zoning Violation (Other)	1	21
	Signs/Billboards	5	24
	Poss Illegal Home Occupation	0	9
	Materials on ROW/Street	1	7
TOTALS		338	2216

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		

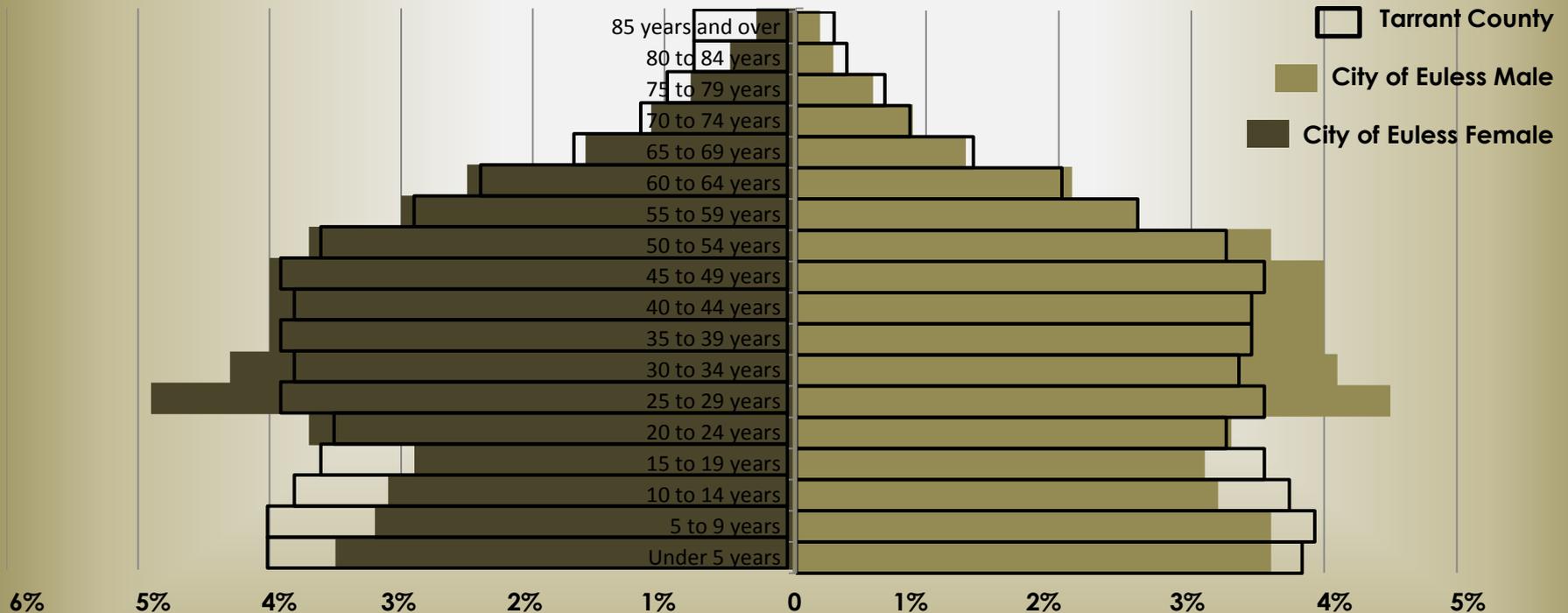
Demographics and Data

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

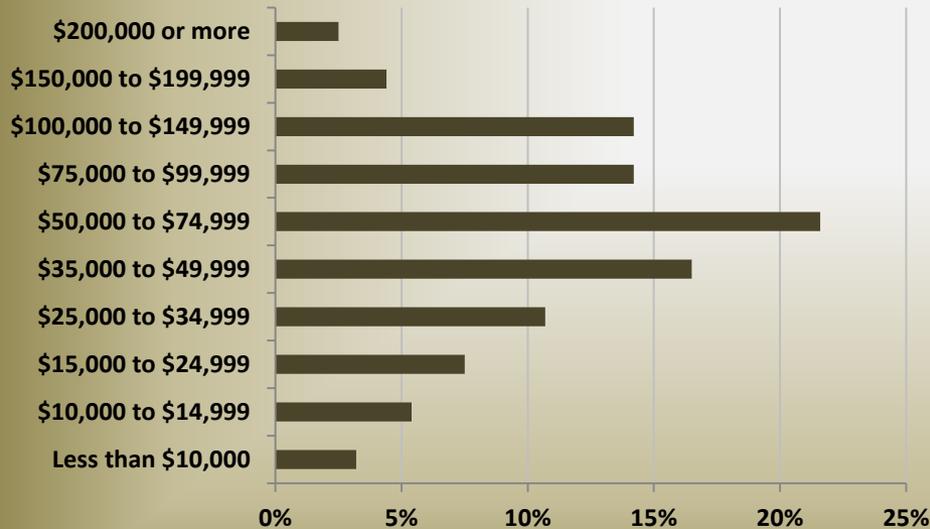
UPDATED MAY 2014

Demographics and Data

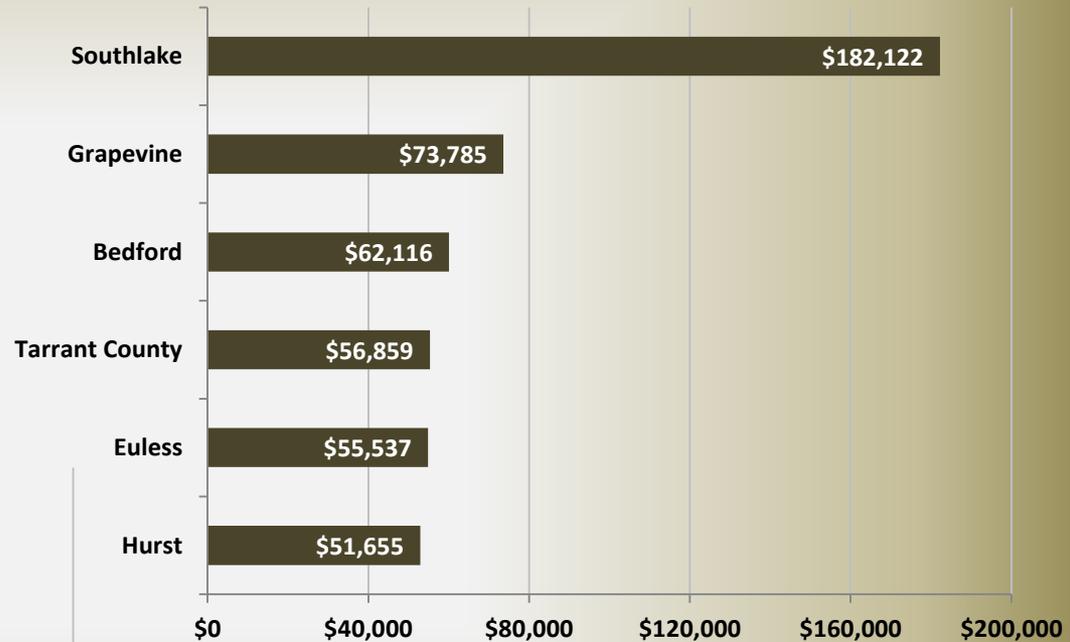
Income -

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 2008-2012