

JULY 2014

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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:

**[www.eulesstx.gov/planning/devserv.htm](http://www.eulesstx.gov/planning/devserv.htm)**

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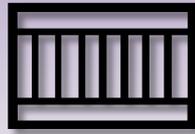
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# Residential Growth



9

NEW RESIDENTIAL PERMITS



5

NEW RESIDENTIAL FENCE PERMITS



22

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,975,037

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits July 2014	Permits in July		Permits YTD		Value in July			Value YTD		
	2013	2014	2013	2014	2013	2014	Ave 07/14	2013	2014	Ave 14
New Residential Construction	12	9	27	48	\$2,657,305	\$2,975,037	\$330,560	\$6,940,050	\$12,054,254	\$251,130
Additions/Alterations	16	22	93	121	\$71,317	\$224,864	\$10,221	\$507,254	\$1,026,137	\$8,480
Residential Fence Permits	6	5	40	63	\$9,517	\$247,685	\$49,537	\$62,597	\$517,603	\$8,216
Total Residential Permits	34	36	160	232	\$2,738,139	\$3,447,586		\$7,509,901	\$13,597,994	

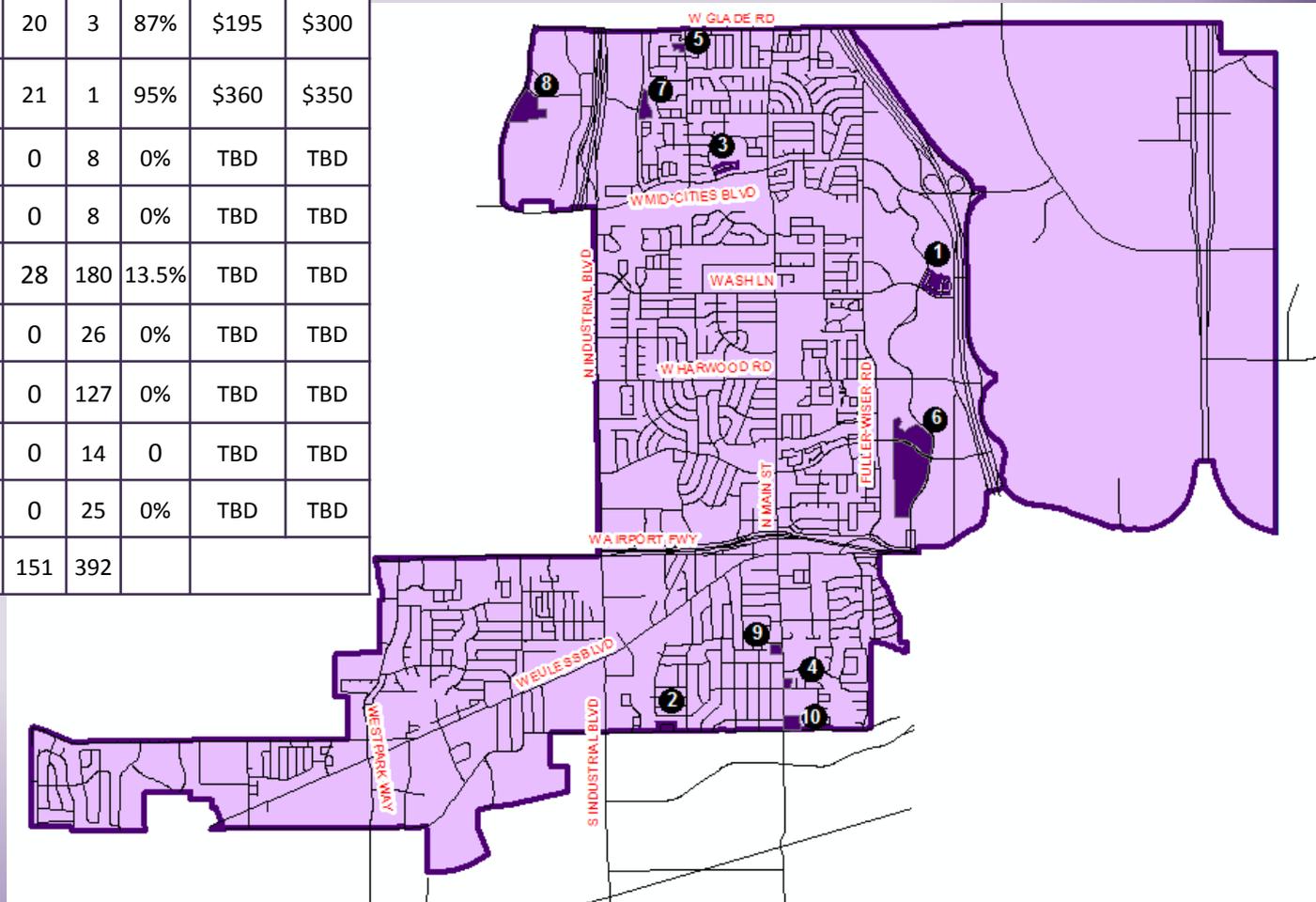
# Development Case Activity

## Development Review Cases July 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	Still in Progress		
14-11-SP	Glade Parks Phase I Inline Retail	2000 Block Rio Grande Blvd	05/06/2014	07/09/2014	07/15/2014	08/12/2014
14-08-SUP	JRs Transmission	130 Vine Street Ste 2 &3	05/27/2014	Still in Progress		
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	Still in Progress		NA
14-06-CC	Temporary Concrete Batch Plant	Rio Grande Blvd (Glade Parks)	07/29/2014	07/29/2014	NA	08/12/2014
14-13-SP	Harwood Crossing Subdivision	1060 N Main Street	07/29/2014	Still in Progress		
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	Still in Progress		
14-02-PD	Hearthstone	200 Block E Whitener Rd	07/01/2014	Still in Progress		
14-03 PD	Griffith Parc	1804 N Main St	07/01/2014	Still in Progress		
14-12-SP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	Still in Progress		
14-05-PP	The Estates at Bear Creek	Harwood Road at Bear Creek Pkwy	06/28/2014	Still in Progress		NA

# Active Residential Subdivisions

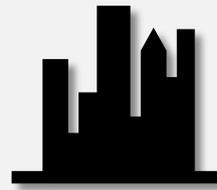
Map Ref #	Most Active Subdivisions	Platted Lots	July Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Brookside at Bear Creek	82	0	14	82	0	100%	\$254	\$250
2	Courtyards Addition	24	0	1	20	3	87%	\$195	\$300
3	Running Bear Estates	22	1	3	21	1	95%	\$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	8	28	28	180	13.5%	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	9	46	151	392			



# Commercial Development

Commercial Permits July 2014	Permits in July		Permits YTD		Value in July		Value YTD	
	2013	2014	2013	2014	2013	2014	2013	2014
New Commercial Construction	1	3	5	17	\$7,500	\$869,000	\$18,221,121	\$28,000,576
Additions/Alterations	6	3	56	61	\$115,509	\$791,337	\$10,934,695	\$4,412,037
Comm. Fence Permits	0	1	7	4	\$-	\$6,000	\$68,025	\$71,529
Total Commercial Permits	7	7	68	82	\$123,009	\$1,666,337	\$29,223,841	\$32,484,142

Miscellaneous Permits	Permits in July		Permits YTD	
	2013	2014	2013	2014
Accessory Building	2	0	19	7
Com. Electrical Permit	5	11	41	64
Res. Electrical Permit	2	13	40	82
Garage Sale	83	89	485	592
Lawn Sprinkler	3	6	42	39
Com. Mech. Permit	0	1	22	29
Res. Mech. Permit	34	26	128	140
Com. Plumbing Permit	2	6	30	54
Res. Plumbing Permit	7	23	72	138
Res. Water Heater	12	16	109	142
Roofing Permit	0	0	11	28
Sign Permit	8	11	100	93
Total Misc. Permits	158	202	1099	1408



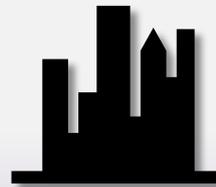
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NEW COMMERCIAL PERMITS



1

NEW COMMERCIAL FENCE PERMITS



\$869,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development - Permits

<b>Commercial Permits July 2014</b>			
<b>Issue Date</b>	<b>Business Name</b>	<b>Address</b>	<b>Permit Type</b>
7/10/2014	Trinity High School	500 N Industrial	Commercial Remodel
7/11/2014	City of Eules	201 W Eules Blvd	Commercial Remodel
7/15/2014	Medical Office	425 Westpark Way	Commercial Remodel
7/22/2014	Dollar General	1640 W Eules Blvd	New Commercial
7/23/2014	Cell Tower	199 Dock McGinnis Dr	New Commercial
7/29/2014	Retail Center	2721 SH 121 STE 100	New Commercial



# Commercial Development – Certificates of Occupancy

<b>Commercial Certificates of Occupancy July 2014</b>				
<b>Issue Date</b>	<b>Business Name</b>	<b>Address</b>	<b>Classification</b>	<b>Type</b>
7/2/2014	RD Auto Group LLC	2811 W Eules Blvd	Auto Repair	Change in Ownership
7/2/2014	Spirit Star	1201 W Airport Frwy #205	Advertising	New Business
7/2/2014	Source Refrigeration & HVAC	1114 S Airport Cir #160	Contractor	New Business
7/2/2014	Wilshire Manor Apartmetns	1450 Sagebrush Trl	Apartments	Change in Ownership
7/2/2014	Mcarthur Medical Center PLLC	323 Westpark Way	Medical Office	New Business
7/2/2014	Legacy Innovations Inc	1001 W Eules Blvd	Office	New Business
7/2/2014	Tow Star Inc, DBA Tow Jam	1717 W Eules Blvd #101 and #102	Office	New Business
7/2/2014	Tijeritas Hair Salon	305 W Eules Blvd	Beauty Shop	New Business
7/2/2014	Bear Creek Apartments	605 Del Paso St	Apartments	Change in Ownership
7/2/2014	Wingstop HEB	1060 N Main St #101B	Restaurant	Change in Ownership
7/2/2014	Super Wash	117 W Harwood Rd	Laundry	Change in Ownership
7/2/2014	DFW Bimmer	1361 W Eules Blvd #205	Auto Repair	New Business
7/2/2014	New Beginnings Fellowship	709 Midway Dr	Place of Worship	New Business
7/9/2014	Nicole Orr	404 E Denton Dr #29	Apartments	Change in Ownership
7/9/2014	Costmartusa.com	1101 Royal Pkwy #115	Retail	New Business
7/9/2014	Texas Health Resources DBA Dhingra	350 Westpark Way #203	Medical Office	New Business
7/16/2014	Jiffy Enterprise	203 Martha St #A and #B	Laundry	Change in Ownership
7/16/2014	Sudden Service	204 S Ector Dr	Refrigeration and Air Service	Change in Business Name
7/17/2014	Come Read With Me	901 Clinic Dr #D109	Theapist	Change in Location
7/17/2014	American Mobile Petroleum, Inc	2800 S Pipeline Rd	Transportation Services	New Business
7/17/2014	Bay Autos	1316 W Eules Blvd #300	Auto Sales Office	New Business
7/17/2014	Lifair	416 N Main St #233	Office	New Business
7/17/2014	Skechers USA	1201 W Airport Frwy #185	Retail Apparel	New Business
7/24/2014	Orion Laboratory Solutions	1001 W Eules Blvd #105	Medical Laboratory	New Business
7/24/2014	Fortitude Multifamily Inc	1001 W Eules Blvd #215	Office	New Business
7/24/2014	United Compounding Pharmacy	425 Westpark Way #2	Medical Laboratory	New Business
7/24/2014	Comfort Keepers	1105 Arwine Ct	Adult Care	New Business
7/24/2014	Cricket Wireless	1101 N Main St #200	Retail	New Business
7/24/2014	El Saber Enterprises Inc	901 N Main St	Office	New Business
7/24/2014	Ezzy Garza	2815 W Eules Blvd	Storage	New Business
7/24/2014	Performance Experience LLC	1131 S Airport Cir #130	Fitness	New Business
7/24/2014	Tex-Son Services, DBA All Seasons	1101 Arwine Ct #102	Office	New Business

# Code Enforcement



133

HIGH GRASS AND WEEDS



29

TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases July 2014		Cases in Jul		YTD
Case Type	Common Violation	2013	2014	2014
Building Cases	No Building Permit	1	0	0
	Plumbing Violation	0	0	5
	Electrical Violation	0	1	9
	Property Maintenance	3	22	95
	Minimum Housing	0	1	11
	Dangerous Conditions/Structures	0	0	0
	Screening Swimming Pools/Spa	0	0	1
	Accessory Buildings	0	0	1
	Permit Required for Sales	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	6	27
	No Food Handler Card		13	49
	Other Health Equipment Issue		32	114
	Approved Source / Labeling		14	42
	Food Contact Surfaces / Cleaning		6	25
	No Health License / Expired		7	21
	Evidence of Insect / Rodent Contamination		1	2
Littering and Trash	No Alcohol License / Expired		3	7
	Trash/Littering	23	29	139
	Junked Vehicles		8	53
	Littering/Life Safety (24hrs)	0	1	4
Water	High Grass and Weeds	23	133	639
	Watering Violations		28	64
Zoning Violations	Nuisance Other	1	15	63
	Garbage Collection/Pick Up Req.	0	0	0
	Solid Waste Other	0	0	6
	Illegal Outdoor Storage (Non Res)	0	1	6
	Illegal Outdoor Storage (Res)	9	11	68
	Fences/Walls In Disrepair	5	15	67
	Parking on Unpaved Surfaces	3	5	39
	Street and Sidewalk Obstruction		7	23
	Landscaping (Residential)		7	38
	Zoning Violation (Other)	2	3	20
	Signs/Billboards	0	5	17
	Poss Illegal Home Occupation	1	1	6
	Materials on ROW/Street	0	1	6
TOTALS		72	376	1667

# 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

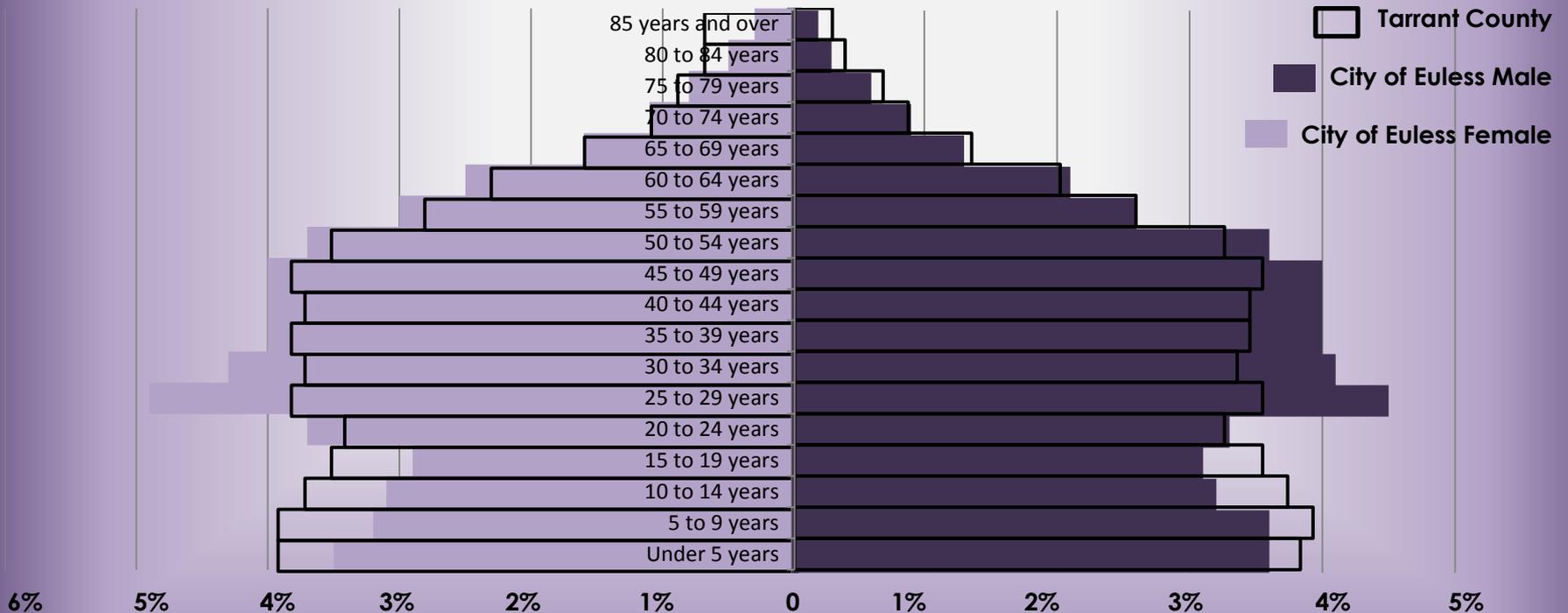
# Demographics and Data

## 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

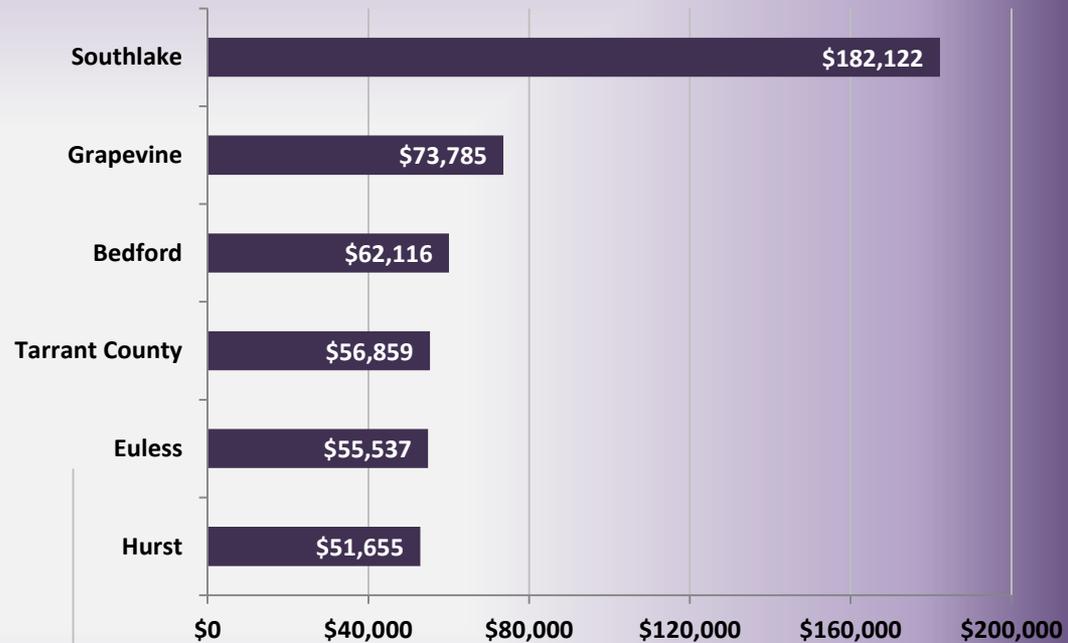
UPDATED MAY 2014

# Demographics and Data

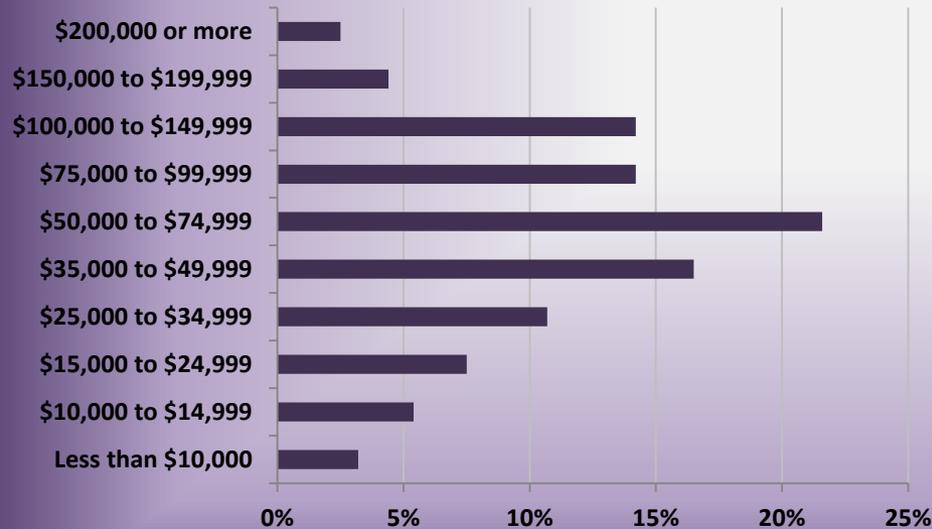
## Income -

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.

Median Income Levels



Eules Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2008-2012