

OCTOBER 2015

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Enforcement
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
Mollie Snapp
(817) 685-1623
msnapp@eulesstx.gov

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

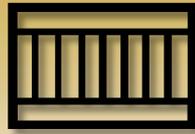
**General Contact
Director**
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



9

NEW RESIDENTIAL PERMITS



17

NEW RESIDENTIAL FENCE PERMITS



17

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,091,385

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits October 2015	Permits in Oct		Permits YTD		Value in October			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 10/15	2014	2015	Ave 15
New Residential Construction	27	9	93	145	\$10,492,720	\$3,091,385	\$343,487	\$28,404,076	\$54,135,829	\$373,351
Additions/Alterations	16	17	168	87	\$103,961	\$320,895	\$18,876	\$1,473,270	\$1,572,379	\$18,073
Residential Fence Permits	26	17	109	145	\$69,465	\$46,635	\$2,743	\$681,019	\$915,119	\$6,311
Total Residential Permits	69	43	370	377	\$10,666,146	\$3,458,915		\$30,558,365	\$56,623,327	

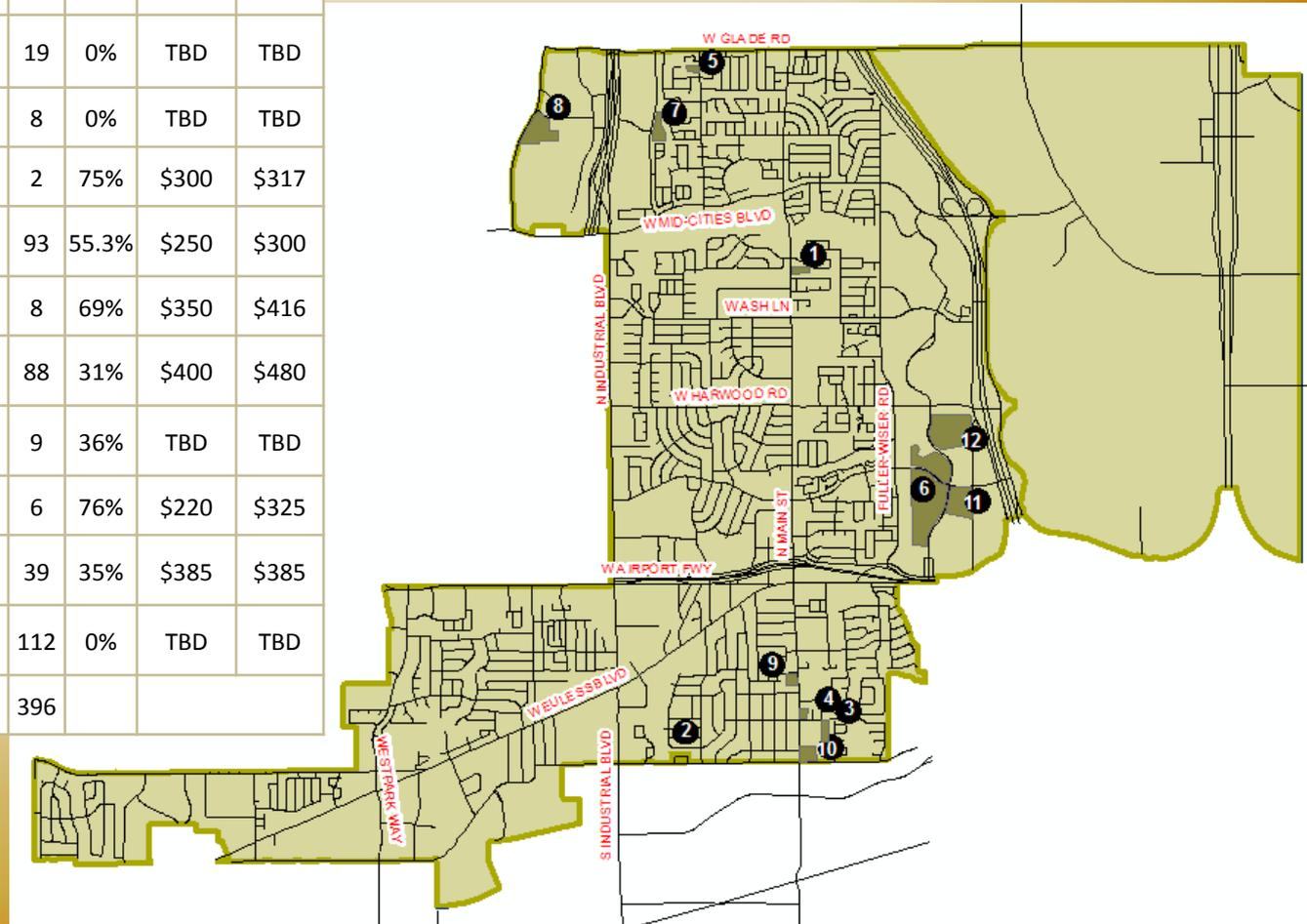
Development Case Activity

Development Review Cases October 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-09-PD	Beden Enterprises Assisted Living	345 Westpark Way	07/31/2015	09/15/2015	10/06/2015	10/27/2015
15-02-PP	Gala at Oak Crest Estates	SW Corner of E Euless Blvd and Dickey Dr	08/17/2015	09/29/2015	10/06/2015	NA
15-01-RP	Glade Parks Retail Block A Lot 2 Retail Pad Site Bldg 20	2700 Block SH 121	08/17/2015	09/29/2015	10/06/2015	NA
15-09-FP	Glade Parks Retail Block A, Lot 3 Retail Pad Site Bldg 29	2700 Block SH 121	08/17/2015	09/29/2015	10/06/2015	NA
15-10-FP	Glade Parks Retail Block B, Lot 3 Retail Pad Site Bldg 19	2800 Block SH 121	08/17/2015	09/29/2015	10/06/2015	NA
15-11-FP	Glade Parks Retail Block K, Lots 1-2 Inline Retail	2700-2900 Rio Grande Dr	08/17/2015	09/29/2015	10/06/2015	NA
15-08-SP	Gala at Oak Crest Estates	SW Corner of E Euless Blvd and Dickey Dr	08/17/2015	09/29/2015	10/06/2015	10/27/2015
15-01-PP	Autozone Preliminary Plat	800 Block S. Industrial Blvd	07/30/2015	10/13/2015	10/20/2015	NA
15-07-SP	Autozone Site Plan	800 Block S. Industrial Blvd	07/30/2015	10/13/2015	10/20/2015	11/10/2015
15-12-FP	Estates at Bear Creek	SE Corner Bear Creek Pkwy and Harwood Road	09/23/2015	10/13/2015	10/20/2015	NA
15-02-RP	Glade Parks Residential	East of Heritage Ave, South of Red River	08/03/2015	10/6/2015	10/20/2015	NA
15-03-FP	Dominion at Bear Creek Ph 3	SW Corner of Midway Dr and Bear Creek Pkwy	10/01/2015	10/27/2015	11/03/2015	NA
15-10-SP	Glade Parks Theater	Brazos Blvd	10/20/2015	Still in Process		
15-11-SP	Lazy Dog Restaurant	Chisholm Trl at SH 121	11/03/2015	Still in Process		
15-14-FP	Trinity Courts Addition	S. Main St at E. Whitener	11/10/2015	Still in Process		

Active Residential Subdivisions

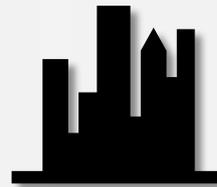
Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	6	6	2	75%	\$300	\$317
6	Dominion at Bear Creek	208	0	51	115	93	55.3%	\$250	\$300
7	Gateway Court	26	2	7	18	8	69%	\$350	\$416
8	Glade Parks Residential	127	1	32	39	88	31%	\$400	\$480
9	Cannon Gardens	14	0	5	5	9	36%	TBD	TBD
10	Silver Crest	25	2	19	19	6	76%	\$220	\$325
11	Villas at Bear Creek	60	4	21	21	39	35%	\$385	\$385
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	9	141	242	396			



Commercial Development

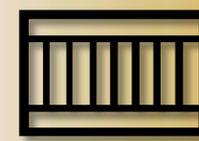
Commercial Permits October 2015	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	6	2	27	19	\$6,266,990	\$715,000	\$34,702,566	\$13,283,774
Additions/Alterations	4	8	84	69	\$51,602	\$53,000	\$6,154,969	\$10,686,580
Comm. Fence Permits	0	0	5	0	\$ -	\$ -	\$84,029	\$ -
\$Total Commercial Permits	10	10	116	88	\$6,318,592	\$768,000	\$40,941,564	\$23,970,354

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2014	2015	2014	2015
Accessory Building	6	0	15	4
Com. Electrical Permit	9	8	92	110
Res. Electrical Permit	15	7	112	96
Garage Sale	115	109	869	705
Lawn Sprinkler	10	13	60	143
Com. Mech. Permit	3	3	45	56
Res. Mech. Permit	12	18	197	209
Com. Plumbing Permit	8	6	84	84
Res. Plumbing Permit	21	17	194	186
Res. Water Heater	14	18	189	184
Roofing Permit	0	3	28	11
Sign Permit	21	15	129	194
Total Misc. Permits	234	217	2014	1982



2

NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$715,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits October 2015			
Issue Date	Business Type	Address	Permit Type
10/2/2015	Apartments	100 Manchester Dr	Commercial Remodel
10/2/2015	Retail	1201 W Airport Frwy #150	Commercial Remodel
10/14/2015	Retail	2911 SH 121	Commercial Remodel
10/15/2015	Retail	711 S Industrial Blvd	New Commercial
10/16/2015	School District Office	1350 W Eules B`	Commercial Remodel
10/16/2015	Retail	1201 W Airport Frwy #150	Commercial Remodel
10/19/2015	Cell Tower	1400 N Main St	New Commercial
10/20/2015	Utility	310 Himes Dr	Commercial Remodel
10/20/2015	Retail	1201 W Airport Frwy #150	Commercial Remodel
10/30/2015	Office	412 N Main St	Commercial Remodel



Commercial Certificates of Occupancy October 2015				
Issue Date	Business Name	Address	Classification	Type
10/9/2015	May Famous LLC	107 W Harwood Rd	Restaurant	New Business
10/9/2015	Intelligent Combustion Control	1118 S Airport Cir #140	Business Service	New Business
10/13/2015	Pie Five Pizza Co	2021 SH 121 #500	Restaurant	New Business
10/23/2015	Graceful Buys	700 W Eules Blvd	Retail	New Business
10/23/2015	Honey Do Partners	1101 Royal Pkwy #101	Office	New Business
10/23/2015	No Name Group	1201 W Airport Frwy #381	Office	Change in Address
10/28/2015	China Dragon, Inc	2103 W Airport Frwy	Restaurant	Change in Ownership

Certificates of Occupancy by Type	Month Year to Date	
	Oct	2015
New Business	5	77
Change in Ownership	1	20
Change in Address	1	7
Change in Business Name	0	6
Total	7	110

Code Enforcement



57

HIGH GRASS AND WEEDS



18

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases October 2015		Cases in Oct		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	4
	Plumbing Violation	3	2	12	11
	Electrical Violation	3	3	16	24
	Property Maintenance	16	23	149	237
	Minimum Housing	2	0	14	8
	Dangerous Conditions/Structures	0	0	1	0
	Screening Swimming Pools/Spa	0	0	1	3
	Accessory Buildings	0	0	1	5
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	1	4	59	41
	No Food Handler Card	6	1	65	28
	Other Health Equipment Issue	12	8	135	118
	Approved Source / Labeling	3	7	48	50
	Food Contact Surfaces / Cleaning	1	3	31	27
	No Health License / Expired	3	2	26	24
	Evidence of Insect / Rodent Contamination	0	0	3	6
No Alcohol License / Expired	1	0	9	4	
Littering and Trash	Trash/Littering	22	18	212	148
	Junked Vehicles	14	10	85	67
	Littering/Life Safety (24hrs)	1	1	5	6
Water	High Grass and Weeds	72	57	905	829
Zoning Violations	Watering Violations	7	9	156	42
	Nuisance Other	6	10	73	65
	Garbage Collection/Pick Up Req.	0	0	0	3
	Solid Waste Other	1	0	14	6
	Illegal Outdoor Storage (Non Res)	2	0	10	10
	Illegal Outdoor Storage (Res)	13	19	113	105
	Fences/Walls In Disrepair	7	12	87	64
	Parking on Unpaved Surfaces	6	8	55	51
	Street and Sidewalk Obstruction	7	1	34	23
	Landscaping (Residential)	1	0	46	42
	Zoning Violation (Other)	5	5	26	18
	Signs/Billboards	4	5	28	78
	Poss Illegal Home Occupation	2	1	11	10
Materials on ROW/Street	0	0	7	2	
TOTALS		221	209	2437	2160

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		

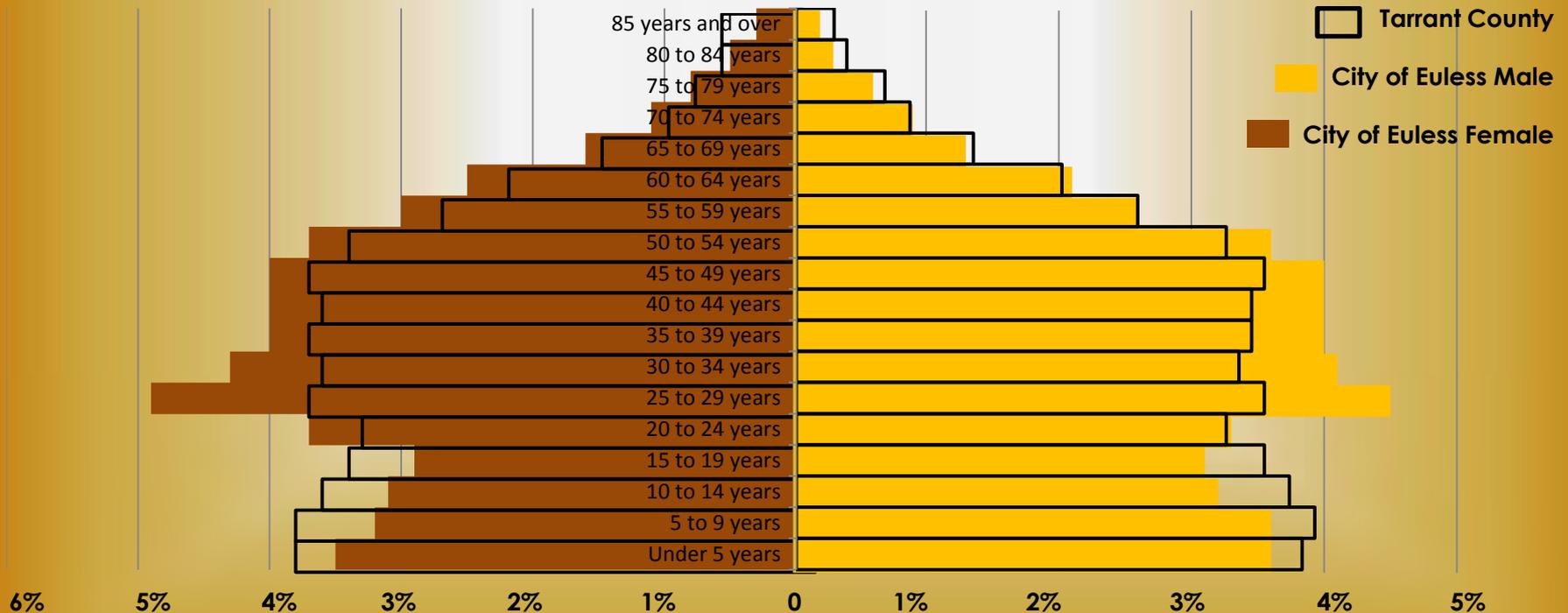
Demographics and Data

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

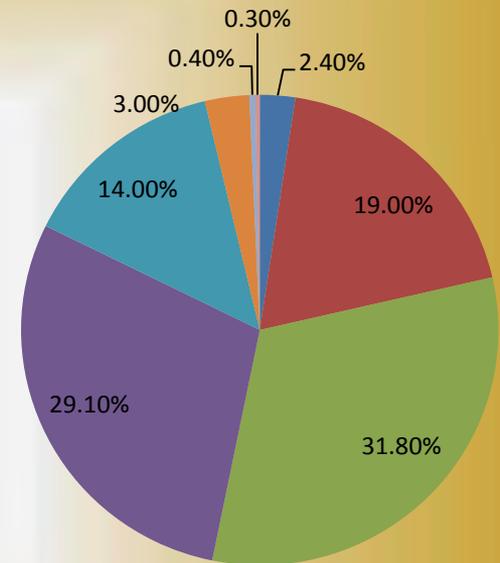
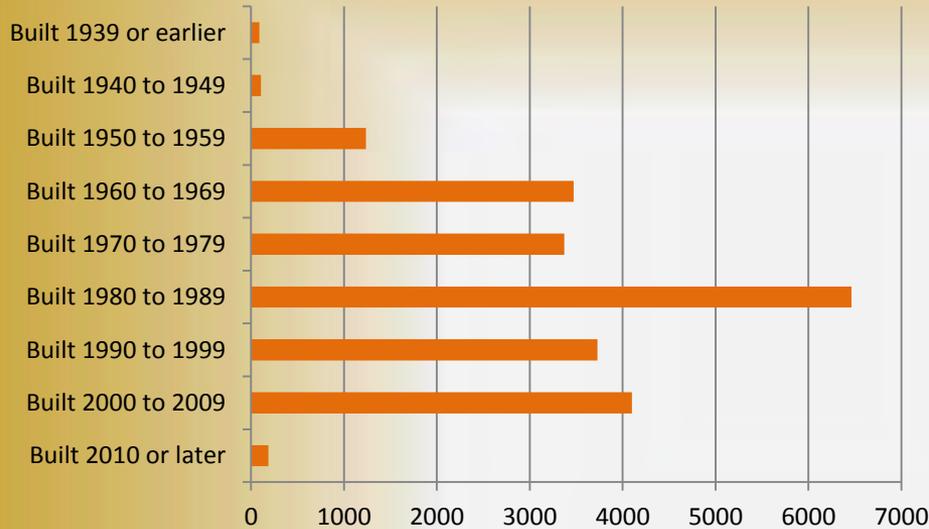


Source: US Bureau of Census 2010

OCTOBER 2015

Demographics and Data

Total Housing Units (2013) 22,728
Year Structure Built



Housing Valuation Percentage of Housing Units (2013)
 2013 Median Home Value \$144,500

- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999
- \$1,000,000 or more

Source: US Bureau of Census ACS 2009-2013

UPDATED March 2015

Demographics and Data

Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

Median Income Levels



Source: US Bureau of Census ACS 2009-2013

Euless Income Levels by Percentage of Households

