

APRIL 2015

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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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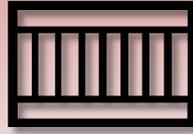
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# Residential Growth



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NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,925,828

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2015	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 04/15	2014	2015	Ave 15
New Residential Construction	2	10	17	51	\$655,990	\$2,925,828	\$292,582	\$2,384,706	\$18,810,576	\$368,835
Additions/Alterations	20	5	65	22	\$182,651	\$85,669	\$17,133	\$534,820	\$335,614	\$15,255
Residential Fence Permits	7	19	46	59	\$17,161	\$207,740	\$10,933	\$57,206	\$297,704	\$5,046
Total Residential Permits	29	34	128	132	\$855,802	\$3,219,237		\$2,976,732	\$19,443,894	

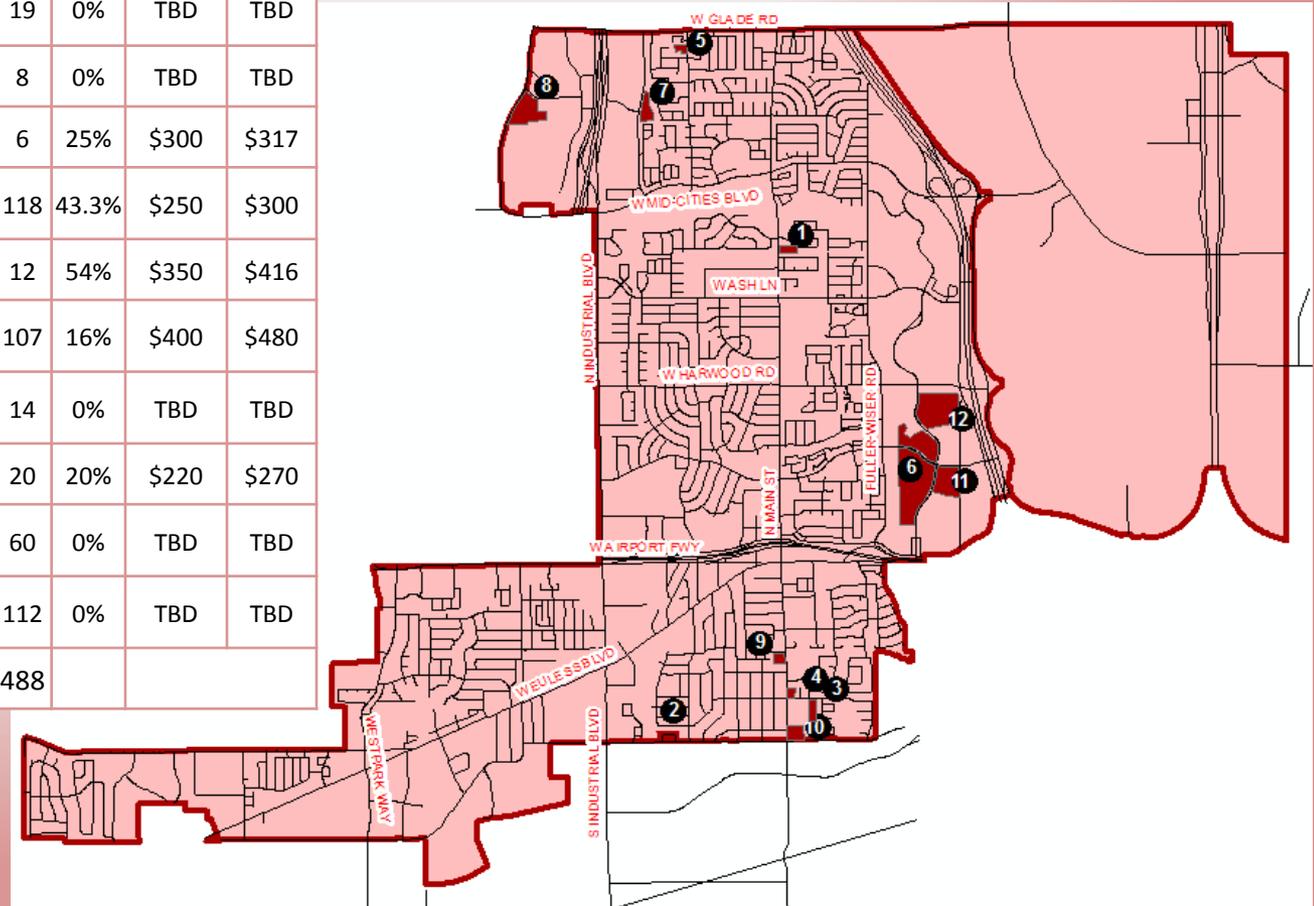
# Development Case Activity

## Development Review Cases April 2015

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
15-03-FP	Villas at Bear Creek	Bear Creek Pkwy at Midway Dr.	03/27/2015	Still Pending		
15-05-PD	Hearthstone	212 E Whitener Rd	03/24/2015	Still Pending		
15-02-SUP	A&A Tire and Wheel	801 S Industrial	03/14/2015	04/14/2015	05/05/2015	TBD
15-05-SUP	Entire Auto Center	316 N Main St	03/14/2015	04/07/2015	04/21/2015	05/26/2015
14-14-SP	Ferguson Addition	2683 W Euless Blvd	09/21/2014	03/31/2015	04/07/2015	04/14/2015
14-17-SP	Jimmy Johns	2301 W Airport Freeway	12/15/2014	03/31/2015	04/07/2015	04/28/2015
15-02-SP	Fineline Productions	2221 Regal Parkway	01/15/2015	03/31/2015	04/07/2015	04/28/2015
15-04-SP	Dunkin Donuts	700 S Industrial	04/06/2015	Still Pending		
15-04-CC	Pride of Texas Festival	1201 W Airport Frwy	04/06/2015	04/14/2015	NA	04/28/2015
15-06-SUP	State Inspection and Tires Shop	407 W Euless Blvd	04/10/2015	04/14/2015	05/05/2015	05/26/2015
15-07-SUP	DFW Bimmer	1363 W Euless Blvd	04/10/2015	04/14/2015	05/05/2015	05/26/2015

# Active Residential Subdivisions

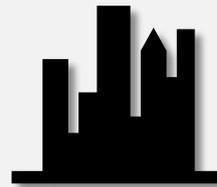
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	2	6	25%	\$300	\$317
6	Dominion at Bear Creek	208	3	26	90	118	43.3%	\$250	\$300
7	Gateway Court	26	0	3	14	12	54%	\$350	\$416
8	Glade Parks Residential	127	1	13	20	107	16%	\$400	\$480
9	Cannon Gardens	14	0	0	0	14	0%	TBD	TBD
10	Silver Crest	25	4	5	5	20	20%	\$220	\$270
11	Villas at Bear Creek	60	0	0	0	60	0%	TBD	TBD
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	8	49	150	488			



# Commercial Development

Commercial Permits Apr2015	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	0	2	7	6	\$ -	\$1,215,229	\$1,431,576	\$5,599,353
Additions/Alterations	0	8	40	26	\$ -	\$1,513,800	\$1,688,530	\$3,250,275
Comm. Fence Permits	0	0	2	0	\$ -	\$ -	\$51,675	\$ -
Total Commercial Permits	0	10	49	32	\$ -	\$2,729,029	\$3,171,781	\$8,849,628

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2014	2015	2014	2015
Accessory Building	4	2	6	2
Com. Electrical Permit	6	11	34	50
Res. Electrical Permit	12	11	45	35
Garage Sale	109	49	257	136
Lawn Sprinkler	4	19	22	60
Com. Mech. Permit	0	9	14	23
Res. Mech. Permit	27	29	70	65
Com. Plumbing Permit	4	11	25	37
Res. Plumbing Permit	14	25	74	75
Res. Water Heater	19	24	83	96
Roofing Permit	1	1	27	6
Sign Permit	9	45	55	105
Total Misc. Permits	209	236	712	690



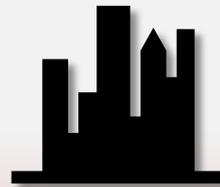
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

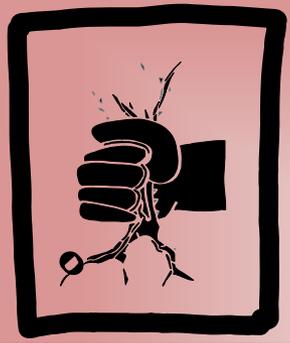
Commercial Permits April 2015			
Issue Date	Business Type	Address	Permit Type
4/1/2015	Retail Center	2911 Rio Grande Blvd 100	Commercial Remodel
4/1/2015	Retail Center	2911 Rio Grande Blvd 300	Commercial Remodel
4/9/2015	Retail Center	2911 Rio Grande Blvd 200	Commercial Remodel
4/9/2015	Office Building	400 Fuller Wisser Rd	Commercial Remodel
4/9/2015	Restaurant	2701 SH 121	New Commercial
4/14/2015	Office Building	1350 W Eules Blvd	Commercial Remodel
4/17/2015	Apartments	304 Norman DR	Commercial Remodel
4/20/2015	Office Building	2219 W Eules Blvd	Commercial Remodel
4/20/2015	Retail Center	2921 SH 121	New Commercial
4/27/2015	Retail Center	1060 N Main St 113	Commercial Remodel



Commercial Certificates of Occupancy April 2015				
Issue Date	Business Name	Address	Classification	Type
4/6/2015	St. Mark Specialty Food LLC	501 N Main St #139	Convenience Store	New Business
4/6/2015	Galt Strategies Inc	610 S Industrial Blvd #255	Office	New Business
4/6/2015	Rodney D. Young	1060 N Main St #104	Insurance Agent	New Business
4/13/2015	AADFV Inc.	1350 Westpark Way	Testing Laboratory	New Business
4/13/2015	Hillside Village Apartments	306 Vine St	Apartments	Change in Ownership
4/13/2015	Legacy Texas Bank	3040 SH 121	Financial Services	Change in Ownership
4/13/2015	Lodge at Main	301 Fair Oaks Blvd	Apartments	Change in Ownership
4/13/2015	Stella Salon	101 W Glade Rd #105	Beauty Services	New Business
4/13/2015	Domino's	1101 N Main St	Restaurant	Change in Address
4/13/2015	Dixie House Café	2051 W Airport Frwy	Restaurant	Change in Ownership
4/16/2015	Tall Timbers Apartments	501 Sycamore Ln	Apartments	Change in Ownership
4/23/2015	Come N Get It	3260 W Eules Blvd #7	Restaurant	New Business
4/23/2015	G&G Upholstery	1118 S Airport Cir #140	Upholstery	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Apr	2015
New Business	7	27
Change in Ownership	5	12
Change in Address	1	4
Change in Business Name	0	0
<b>Total</b>	<b>13</b>	<b>43</b>

# Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



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MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases April 2015		Cases in Apr		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	1
	Plumbing Violation	3	0	5	1
	Electrical Violation	1	3	6	5
	Property Maintenance	10	19	32	60
	Minimum Housing	0	1	9	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	1
	Accessory Buildings	0	0	0	2
	Permit Required for Sales	0	1	0	1
Health	Nuisance - Pools/Spas Clarity	10	3	12	5
	No Food Handler Card	3	5	23	9
	Other Health Equipment Issue	1	15	55	32
	Approved Source / Labeling	3	6	23	8
	Food Contact Surfaces / Cleaning	5	2	14	5
	No Health License / Expired	2	1	9	2
	Evidence of Insect / Rodent Contamination	0	2	1	2
	No Alcohol License / Expired	0	1	4	1
Littering and Trash	Trash/Littering	14	14	57	54
	Junked Vehicles	6	5	28	15
	Littering/Life Safety (24hrs)	0	1	0	3
	High Grass and Weeds	197	111	245	313
Water	Watering Violations	4	5	13	6
Zoning Violations	Nuisance Other	1	2	26	9
	Garbage Collection/Pick Up Req.	0	0	0	1
	Solid Waste Other	2	0	5	3
	Illegal Outdoor Storage (Non Res)	1	1	5	5
	Illegal Outdoor Storage (Res)	11	10	32	22
	Fences/Walls In Disrepair	7	2	26	19
	Parking on Unpaved Surfaces	7	3	12	15
	Street and Sidewalk Obstruction	2	6	6	10
	Landscaping (Residential)	11	3	15	4
	Zoning Violation (Other)	1	5	10	9
	Signs/Billboards	3	7	6	49
	Poss Illegal Home Occupation	0	1	2	5
Materials on ROW/Street	0	0	0	0	
TOTALS		305	235	681	680

# 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
<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		

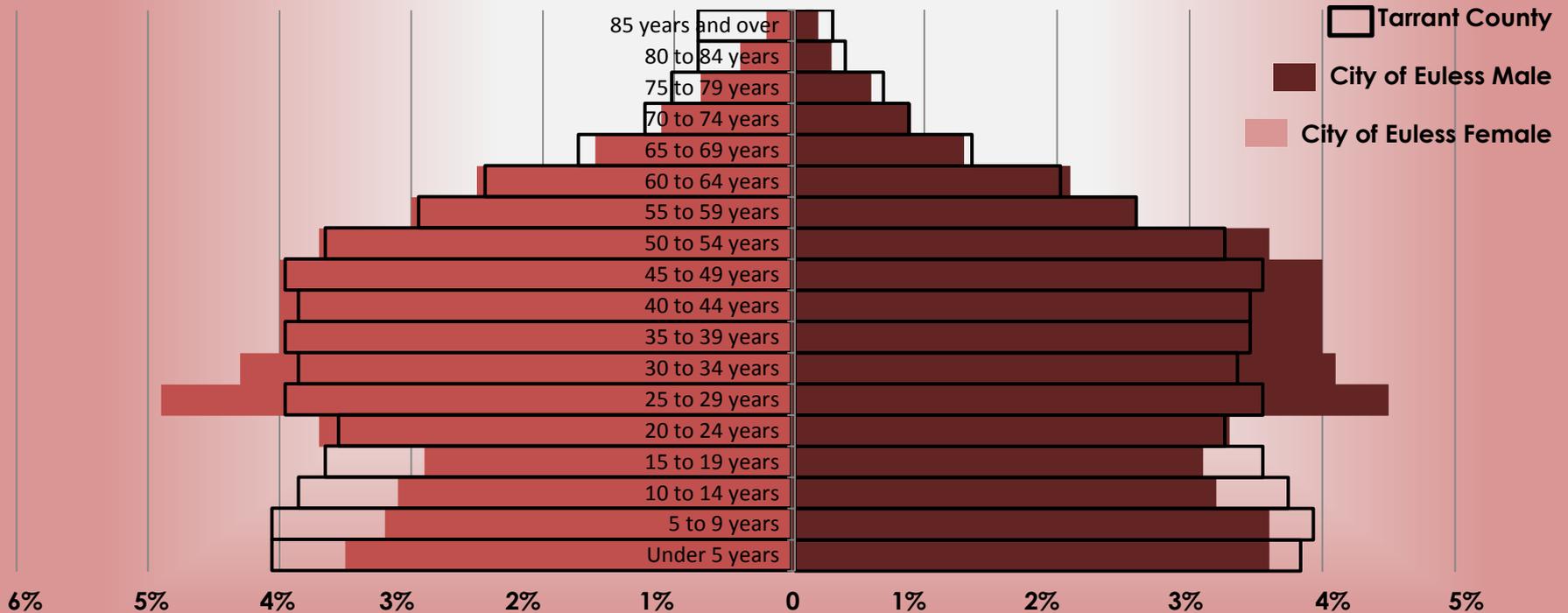
# Demographics and Data

## 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.

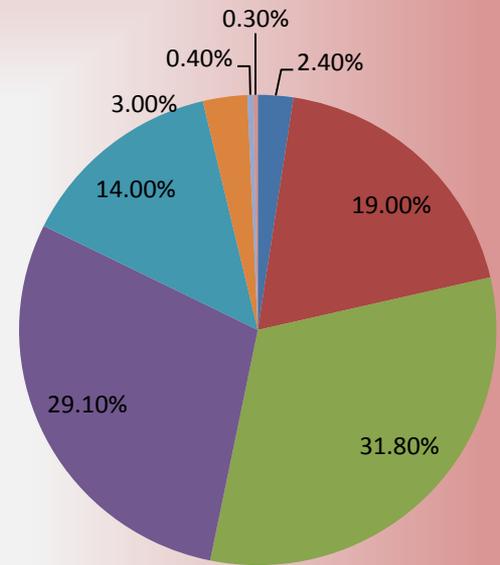
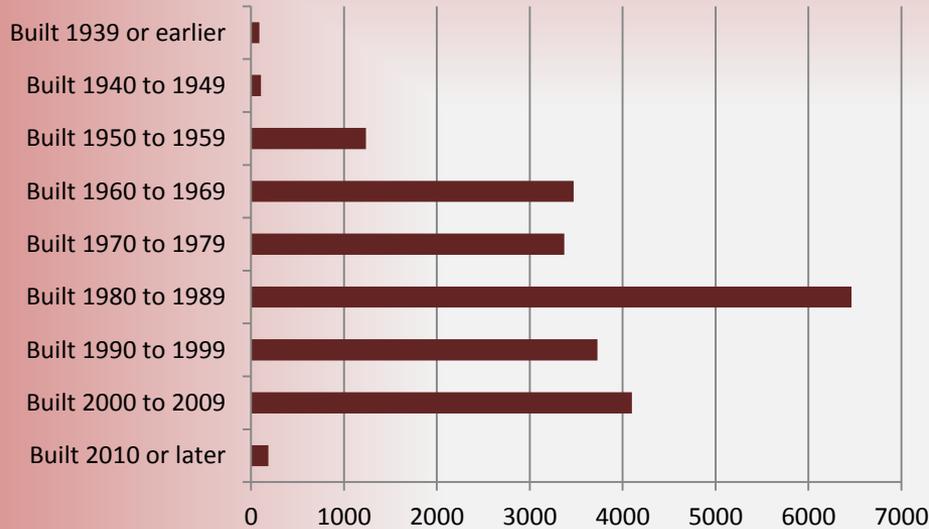
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

# 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

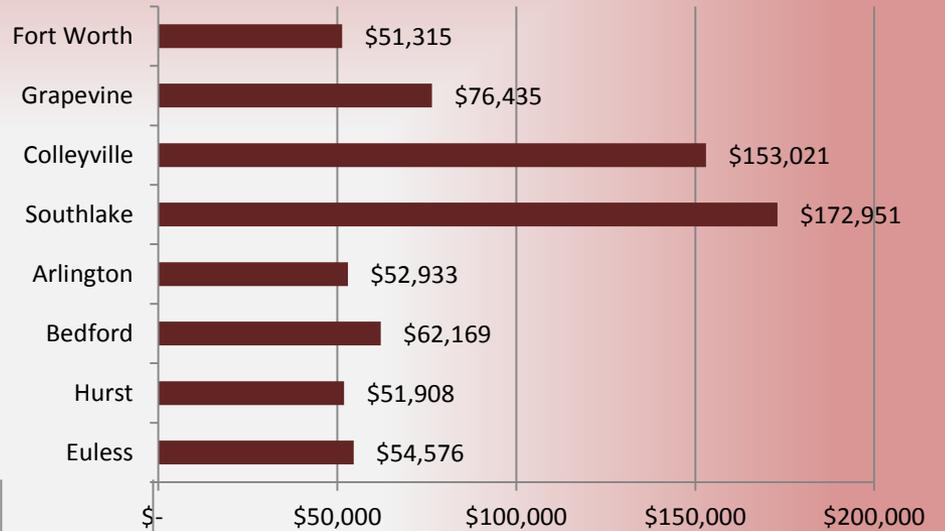
UPDATED March 2015

# 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

