

May 2015

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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

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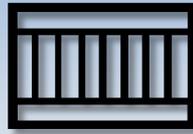
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Residential Growth



16

NEW RESIDENTIAL PERMITS



11

NEW RESIDENTIAL FENCE PERMITS



5

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$6,905,768

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2015	Permits in May		Permits YTD		Value in May			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 05/15	2014	2015	Ave 15
New Residential Construction	12	16	29	67	\$3,523,250	\$6,905,768	\$220,203	\$5,907,956	\$25,716,344	\$383,826
Additions/Alterations	18	5	83	27	\$110,286	\$190,064	\$22,057	\$645,106	\$525,678	\$19,470
Residential Fence Permits	8	11	54	70	\$15,410	\$21,125	\$1,400	\$72,616	\$318,829	\$4,555
Total Residential Permits	38	32	166	164	\$3,648,946	\$7,116,957		\$6,625,678	\$26,560,851	

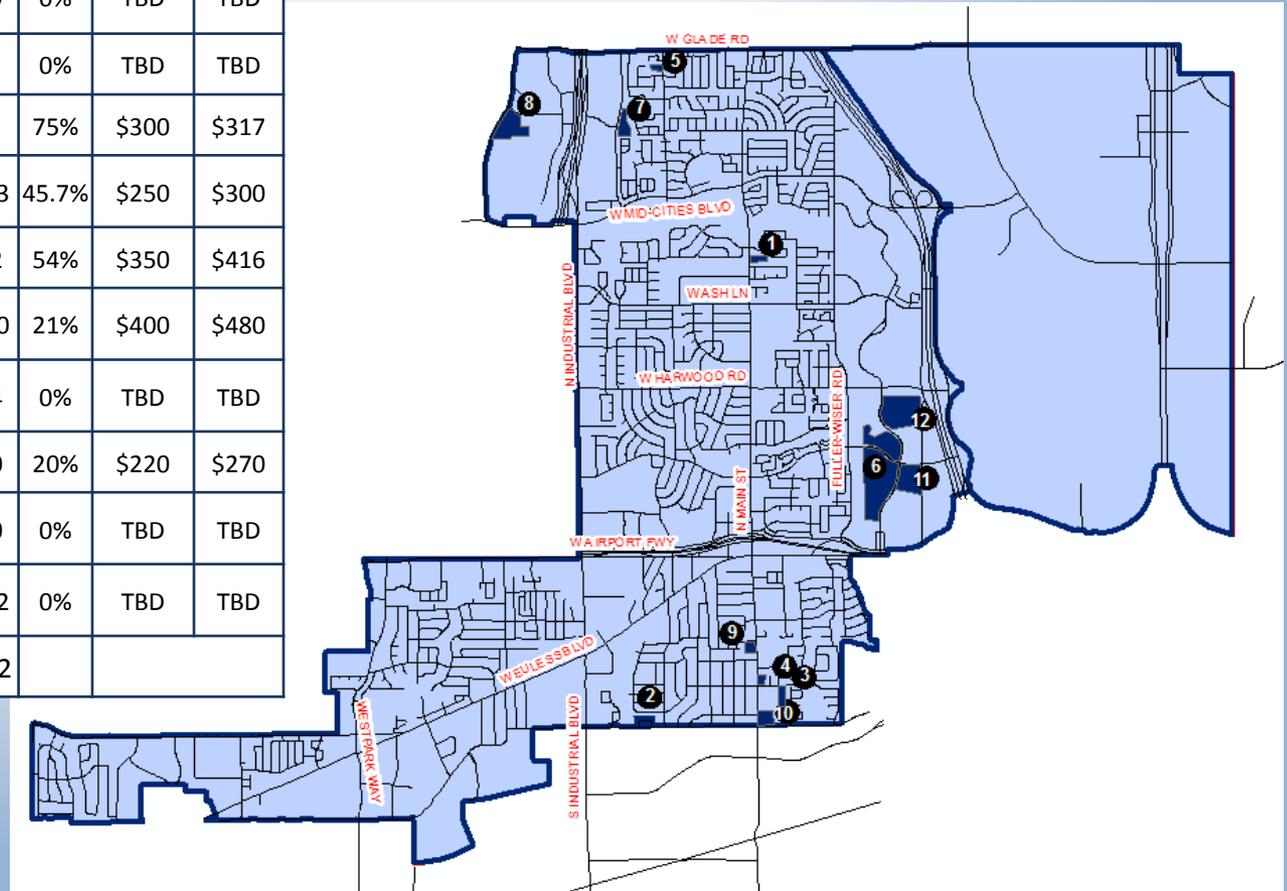
Development Case Activity

Development Review Cases May 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-03-FP	Villas at Bear Creek	Bear Creek Pkwy at Midway Dr.	03/27/2015	05/19/2015	06/02/2015	NA
15-05-PD	Hearthstone	212 E Whitener Rd	03/24/2015	05/19/2015	06/02/2015	06/23/2015
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
15-04-SP	Dunkin Donuts	700 S Industrial	04/06/2015	05/19/2015	06/02/2015	06/23/2015
15-06-PD	Midtown 60	56 acres east of S. Industrial	05/11/2015	05/26/2015	06/02/2015	06/23/2015
15-03-PD	Oak Crest Estates	14 acres south of E. Euless Blvd	01/14/2015	05/19/2015	06/02/2015	06/23/2015
15-07-PD	Glade Parks Lifestyle	12 acres west of Rio Grande Blvd	04/25/2015	05/19/2015	06/02/2015	06/23/2015
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

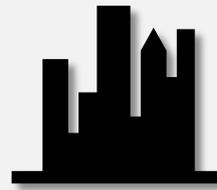
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	4	6	6	2	75%	\$300	\$317
6	Dominion at Bear Creek	208	5	31	95	113	45.7%	\$250	\$300
7	Gateway Court	26	0	3	14	12	54%	\$350	\$416
8	Glade Parks Residential	127	7	20	27	100	21%	\$400	\$480
9	Cannon Gardens	14	0	0	0	14	0%	TBD	TBD
10	Silver Crest	25	0	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	16	65	166	472			



Commercial Development

Commercial Permits May 2015	Permits in May		Permits YTD		Value in May		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	7	3	14	9	\$25,700,000	\$760,000	\$27,131,576	\$6,359,353
Additions/Alterations	12	8	52	34	\$1,607,170	\$1,447,581	\$3,295,700	\$4,697,856
Comm. Fence Permits	0	0	2	0	\$-	\$-	\$51,675	\$-
Total Commercial Permits	19	11	68	43	\$27,307,170	\$2,207,581	\$30,478,951	\$11,057,209

Miscellaneous Permits	Permits in May		Permits YTD	
	2014	2015	2014	2015
Accessory Building	1	0	7	2
Com. Electrical Permit	12	10	46	60
Res. Electrical Permit	7	6	52	41
Garage Sale	137	83	394	219
Lawn Sprinkler	5	7	27	67
Com. Mech. Permit	11	9	25	32
Res. Mech. Permit	28	28	98	93
Com. Plumbing Permit	15	8	40	45
Res. Plumbing Permit	21	18	95	93
Res. Water Heater	25	15	108	111
Roofing Permit	1	1	28	7
Sign Permit	10	15	65	120
Total Misc. Permits	273	200	985	890



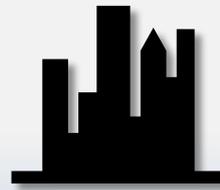
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NEW COMMERCIAL PERMITS



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NEW COMMERCIAL FENCE PERMITS

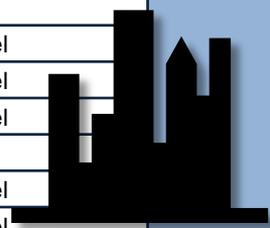


\$760,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits May 2015			
Issue Date	Business Type	Address	Permit Type
5/12/2015	Apartments	501 Sycamore Ln	Commercial Remodel
5/12/2015	City Facility	1400 N Main St	New Commercial
5/12/2015	Office	1441 W Airport Frwy	New Commercial
5/15/2015	Office	913 Highland Dr	Commercial Remodel
5/20/2015	Retail Center	1060 N Main St 117	Commercial Remodel
5/22/2015	Retail Center	2911 Rio Grande Blvd 300	Commercial Remodel
5/22/2015	Restaurant	2301 W Airport Frwy	New Commercial
5/27/2015	Retail Center	1201 W Airport Frwy	Commercial Remodel
5/27/2015	Office	1701 W Eules Blvd	Commercial Remodel
5/28/2015	Retail Center	2901 Rio Grande Blvd	Commercial Remodel
5/28/2015	Auto Repair	316 N Main St	Commercial Remodel



Commercial Certificates of Occupancy May 2015				
Issue Date	Business Name	Address	Classification	Type
5/4/2015	Westpark Discount Pharmacy	350 Westpark Way #300	Pharmacy	New Business
5/7/2015	Interior Climate Experts	1114 S Airport Cir #110	Contractor	New Business
5/11/2015	Royal Nation	1400 S Pipeline Rd	Retail	New Business
5/11/2015	Van Eeden LLC Star Wellness	451 Westpark Way #1	Medical Office	New Business
5/11/2015	Raw Security LLC	1007 Pamela Dr	Business Service	New Business
5/15/2015	X-Craft Enterprises	1101 Royal Pkwy #111	Furniture Repair	New Business

Certificates of Occupancy by Type	Month Year to Date	
	May	2015
New Business	6	33
Change in Ownership	0	12
Change in Address	0	4
Change in Business Name	0	0
Total	6	49

Code Enforcement



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HIGH GRASS AND WEEDS



15

TRASH/LITTERING VIOLATIONS



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MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases April 2015		Cases in May		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	1
	Plumbing Violation	0	4	5	5
	Electrical Violation	0	4	6	9
	Property Maintenance	15	28	47	88
	Minimum Housing	1	0	10	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	1	1	2
	Accessory Buildings	1	0	1	2
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	5	4	17	9
	No Food Handler Card	4	5	27	14
	Other Health Equipment Issue	9	19	64	51
	Approved Source / Labeling	2	8	25	16
	Food Contact Surfaces / Cleaning	1	3	15	8
	No Health License / Expired	2	9	11	11
	Evidence of Insect / Rodent Contamination	0	1	1	3
No Alcohol License / Expired	0	0	4	1	
Littering and Trash	Trash/Littering	13	15	70	69
	Junked Vehicles	5	0	33	15
	Littering/Life Safety (24hrs)	3	0	3	3
Water	High Grass and Weeds	114	99	359	412
	Watering Violations	7	2	20	8
Zoning Violations	Nuisance Other	3	6	29	15
	Garbage Collection/Pick Up Req.	0	0	0	1
	Solid Waste Other	1	1	6	4
	Illegal Outdoor Storage (Non Res)	0	0	5	5
	Illegal Outdoor Storage (Res)	10	8	42	30
	Fences/Walls In Disrepair	8	4	34	23
	Parking on Unpaved Surfaces	7	2	19	17
	Street and Sidewalk Obstruction	1	3	7	13
	Landscaping (Residential)	6	5	21	9
	Zoning Violation (Other)	1	1	11	10
	Signs/Billboards	1	4	7	53
Poss Illegal Home Occupation	1	0	3	5	
Materials on ROW/Street	3	0	3	0	
TOTALS		225	236	906	916

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
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		

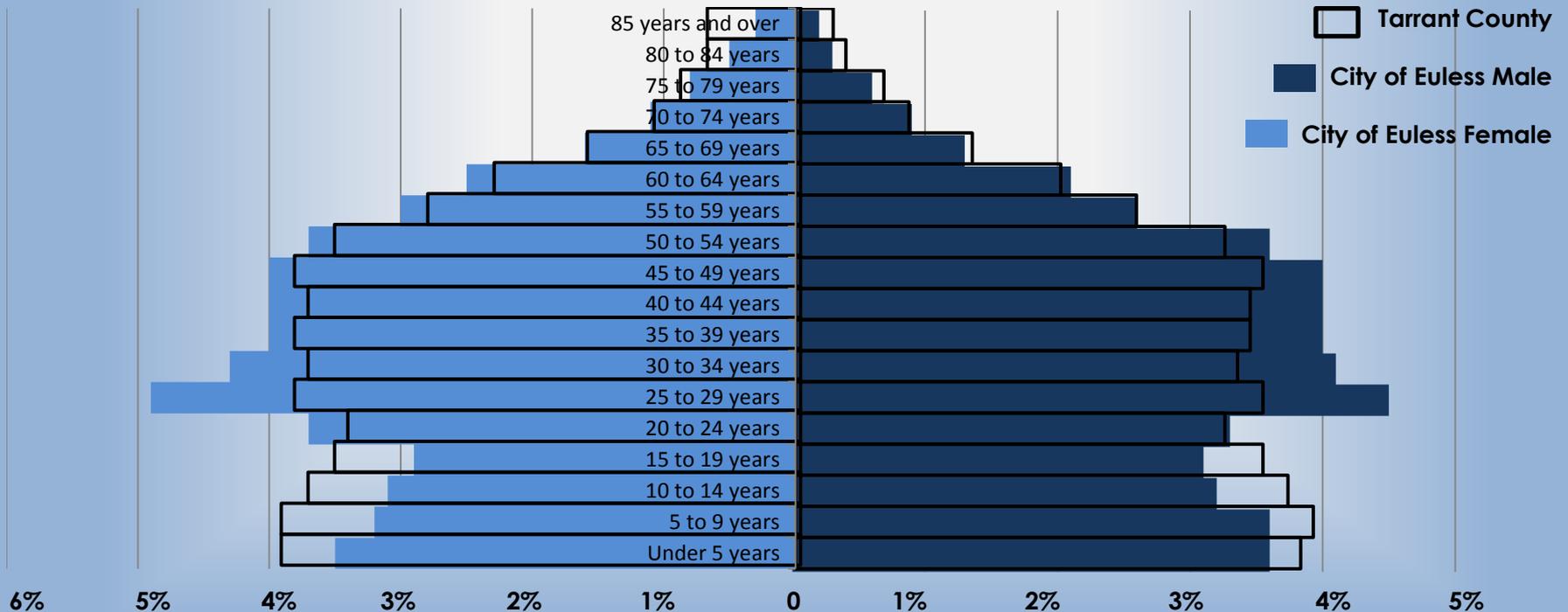
Demographics and Data

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.

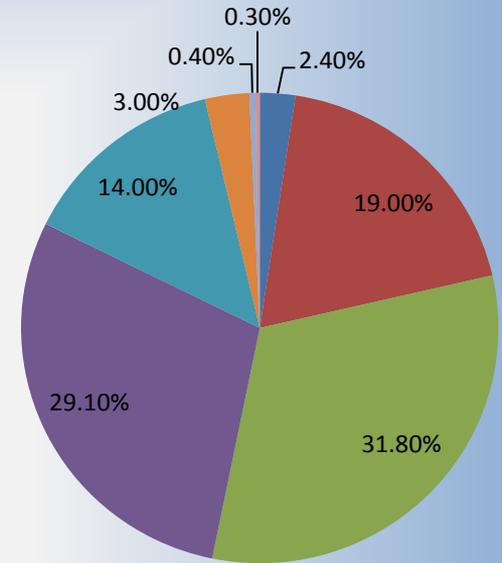
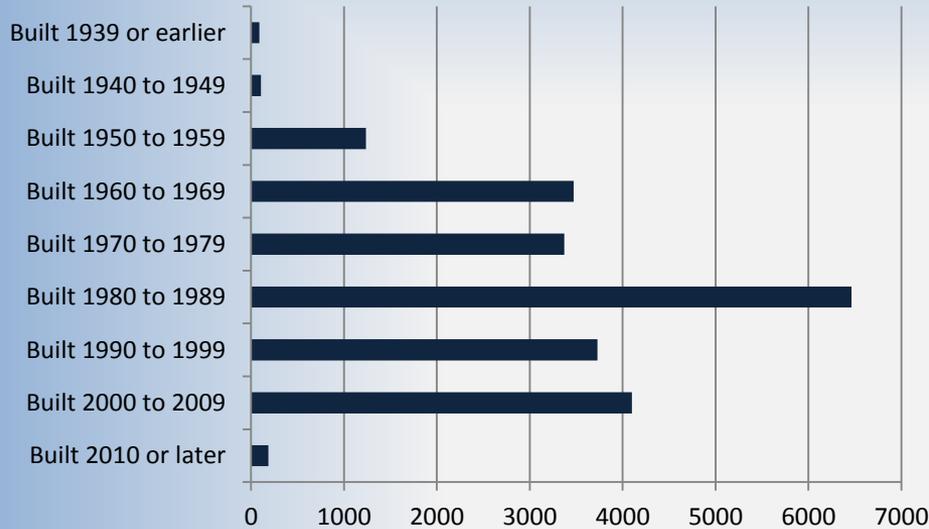
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

Demographics and Data

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

