

July 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

**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

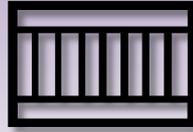
**Development Review and
Demographics**
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

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

Residential Growth



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NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,809,931

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits July 2015	Permits in July		Permits YTD		Value in July			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 07/15	2014	2015	Ave 15
New Residential Construction	9	15	48	98	\$2,975,037	\$5,809,931	\$387,329	\$12,054,254	\$23,882,792	\$386,559
Additions/Alterations	22	12	121	48	\$224,864	\$251,727	\$20,977	\$1,026,137	\$893,756	\$18,620
Residential Fence Permits	5	16	63	101	\$247,685	\$28,461	\$1,779	\$517,603	\$714,587	\$7,075
Total Residential Permits	36	43	232	247	\$3,447,586	\$6,090,119		\$13,597,994	\$39,491,135	

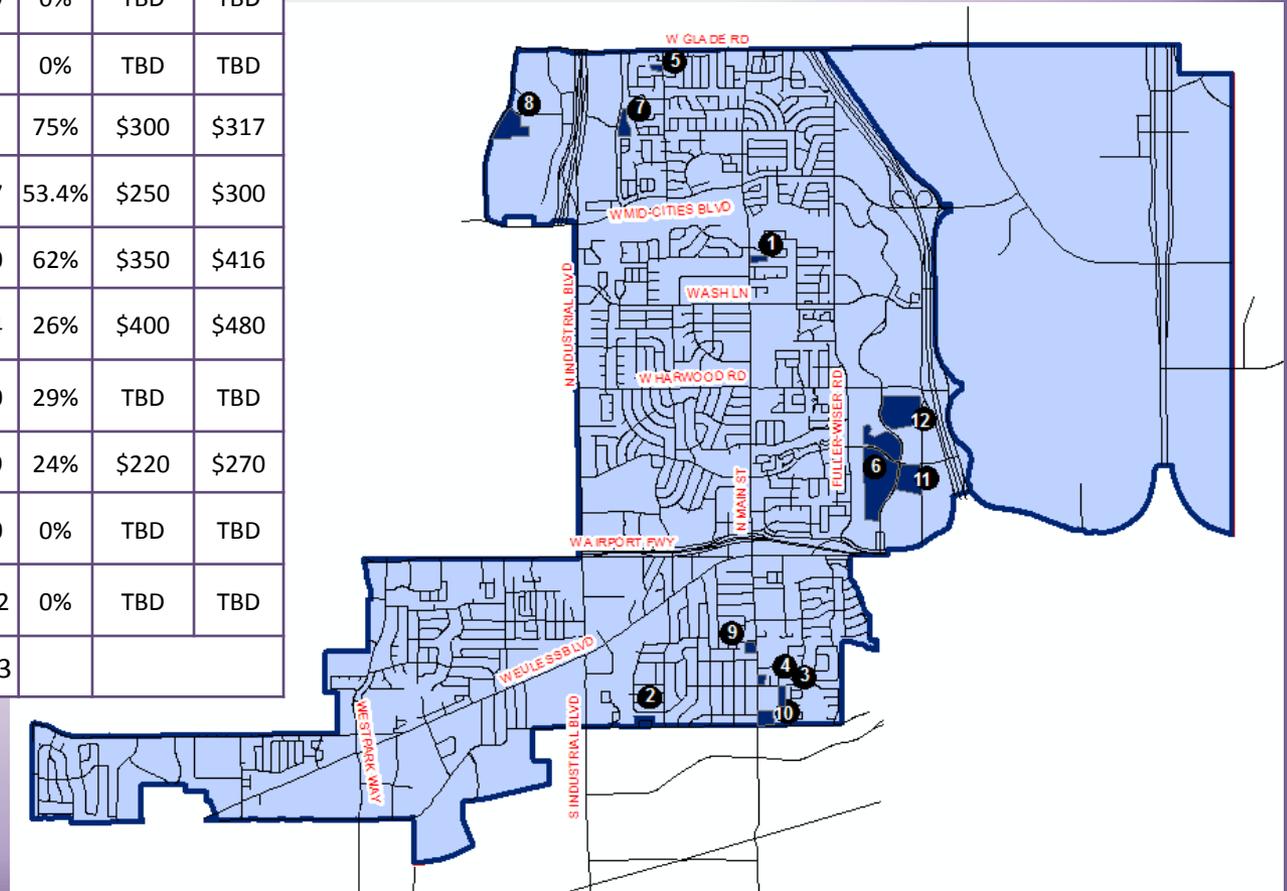
Development Case Activity

Development Review Cases July 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-04-FP	Glade Parks South Conveyance Plat	17.8 acres north of Cheek-Sparger west of Rio Grande	06/01/2015	07/07/2015	07/21/2015	NA
15-06-SP	Glade Parks South Commercial Site Plan	17.8 acres north of Cheek-Sparger, west of Rio Grande	06/01/2015	07/07/2015	07/21/2015	08/11/2015
15-09-SUP	GRACEful Buys	700 W. Euleless Blvd	06/01/2015	07/07/2015	07/21/2015	08/11/2015
15-11-SUP	Once Upon a Child	3001 W Glade Road	07/20/2015	08/04/2015	08/18/2015	09/08/2015
15-08-PD	Blue Lagoon Court	S. Pipeline Road, E of S. Main St	07/20/2015	In Process		
15-09-PD	Beden Enterprises Assisted Living	345 Westpark Way	07/31/2015	In Process		
15-05-FP	Dave and Busters	2525 Rio Grande Blvd	07/20/2015	08/04/2015	08/18/2015	
15-06-FP	Substation Minor Plat	SE Corner Mid-Cities / N Industrial	07/20/2015	In Process		

Active Residential Subdivisions

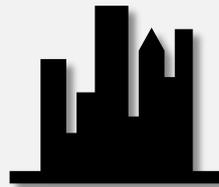
Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	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	10	47	111	97	53.4%	\$250	\$300
7	Gateway Court	26	0	5	16	10	62%	\$350	\$416
8	Glade Parks Residential	127	3	26	33	94	26%	\$400	\$480
9	Cannon Gardens	14	0	4	4	10	29%	TBD	TBD
10	Silver Crest	25	1	6	6	19	24%	\$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	14	94	195	443			



Commercial Development

Commercial Permits July 2015	Permits in July		Permits YTD		Value in July		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	3	6	17	15	\$869,000	\$6,016,921	\$28,000,576	\$12,376,274
Additions/Alterations	3	9	61	47	\$791,337	\$1,094,075	\$4,412,037	\$8,976,256
Comm. Fence Permits	1	0	4	0	\$6,000	\$-	\$71,529	\$-
\$Total Commercial Permits	7	15	82	62	\$1,666,337	\$7,110,996	\$32,484,142	\$21,352,530

Miscellaneous Permits	Permits in July		Permits YTD	
	2014	2015	2014	2015
Accessory Building	0	1	7	4
Com. Electrical Permit	11	12	64	82
Res. Electrical Permit	13	13	82	67
Garage Sale	89	121	592	444
Lawn Sprinkler	6	17	39	101
Com. Mech. Permit	1	8	29	41
Res. Mech. Permit	26	27	140	148
Com. Plumbing Permit	6	5	54	59
Res. Plumbing Permit	23	19	138	130
Res. Water Heater	16	11	142	132
Roofing Permit	0	0	28	7
Sign Permit	11	15	93	151
Total Misc. Permits	202	249	1408	1366



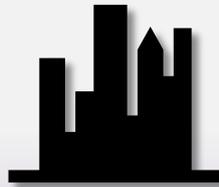
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NEW COMMERCIAL PERMITS



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NEW COMMERCIAL FENCE PERMITS



\$6,016,921

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits July 2015			
Issue Date	Business Type	Address	Permit Type
7/2/2015	Retail	2701 Rio Grande Blvd	New Commercial
7/8/2015	Retail	2911 SH 121	New Commercial
7/9/2015	Office	2221 Regal Pkwy	Commercial Remodel
7/16/2015	Church	208 Nutmeg Ln	Commercial Remodel
7/17/2015	City of Euless	1400 N Main St	Commercial Remodel
7/17/2015	Retail	217 Martha St	Commercial Remodel
7/17/2015	City of Euless	2700 N Main St	New Commercial
7/21/2015	Office	1441 W Airport Frwy	Commercial Remodel
7/21/2015	Office	701 S Industrial Blvd #105	Commercial Remodel
7/22/2015	Industrial	1441 S Airport Cir	Commercial Remodel
7/28/2015	Medical Office	323 Westpark Way	Commercial Remodel
7/30/2015	Apartments	900 Grange Hall Rd	New Commercial
7/31/2015	City of Euless	1400 N Main St	New Commercial
7/31/2015	City of Euless	201 Cullum Dr	New Commercial
7/31/2015	City of Euless	2700 N Main St	Commercial Remodel



Commercial Development

Commercial Certificates of Occupancy July 2015				
Issue Date	Business Name	Address	Classification	Type
7/1/2015	Oakwood Crest Apartments	231 Martha	Apartments	Change in Ownership
7/1/2015	Ivy Children's Clinic	350 Westpark Way #123	Medical Office	New Business
7/1/2015	Hidden Hunger Global	610 S Industrial Blvd #110	Office	New Business
7/1/2015	Xtitch Customs	2103 W Eules Blvd	Apparel	New Business
7/1/2015	Southside Bank	2311 W Eules Blvd	Financial Services	Change in Business
7/1/2015	Green Tree Landscape	1310 W Eules Blvd #300	Office	New Business
7/1/2015	Munamu Salon & Tax Services	4317 W Pipeline Rd	Beauty Services	Change in Business
7/1/2015	Lorlyn, Inc. DBA Right at Home	4215 W Pipeline Rd	Office	Change in Address
7/1/2015	J.A.W. Automotive Inc. - Hondtune	1107 S Airport Cir #D	Auto Service	Change in Business
7/1/2015	Commscope	1101 Royal Parkway #115	Office	New Business
7/1/2015	Quick-Way Manufacturing, Inc	915 Stanley	Manufacturing	Change in Business
7/1/2015	Fairytale Princess Parties DFW	1308 W Eules Blvd #200	Office	New Business
7/21/2015	Associated Supply Co., Inc.	2019 W Airport Frwy	Equipment Sales	Change in Ownership
7/21/2015	Niroj Corporation DBA Cigarette Mart	612 N Industrial Blvd	Convenience Store	Change in Ownership
7/21/2015	Royal Terrace Apartments	306 Martha St	Apartments	Change in Ownership
7/21/2015	STI Concrete	1006 Pamela Dr	Contractor	New Business
7/21/2015	Texoma Vector Marketing	2275 Westpark Ct	Office	New Business
7/21/2015	Southwest Apartments	304 Nortman	Apartments	Change in Ownership
7/21/2015	Crosslife and Hope Church	151 S Pipeline Rd E	Church	Change in Business
7/21/2015	Super Cuts	2721 SH 121 #200	Beauty Services	New Business
7/21/2015	Activate Ya	820 Wilshire Dr #C	Fitness	New Business
7/22/2015	Babin Insurance Agency	309 N Byers St # B	Insurance Agent	New Business
7/22/2015	Chad's Shred'n Service	1304 W. Eules Blvd	Business Service	New Business
7/22/2015	SFS International, Inc.	4221 W. Pipeline Rd.	Office	New Business
7/27/2015	State Inspection and Tire Shop	407 W Eules Blvd	Auto Service	Change in Ownership

Certificates of Occupancy by Type	Month Year to Date	
	July	2015
New Business	13	53
Change in Ownership	6	19
Change in Address	1	5
Change in Business Name	5	5
Total	25	82

Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



3

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases July 2015		Cases in July		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	3	0	4
	Plumbing Violation	0	1	5	7
	Electrical Violation	1	7	9	17
	Property Maintenance	22	37	95	164
	Minimum Housing	1	3	11	6
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	1	2
	Accessory Buildings	0	0	1	5
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	6	7	27	21
	No Food Handler Card	13	3	49	25
	Other Health Equipment Issue	32	20	114	88
	Approved Source / Labeling	14	9	42	34
	Food Contact Surfaces / Cleaning	6	7	25	19
	No Health License / Expired	7	3	21	18
	Evidence of Insect / Rodent Contamination	1	2	2	5
	No Alcohol License / Expired	3	2	7	4
Littering and Trash	Trash/Littering	29	12	139	106
	Junked Vehicles	8	9	53	37
	Littering/Life Safety (24hrs)	1	1	4	4
Water	High Grass and Weeds	133	118	639	657
Zoning Violations	Watering Violations	28	8	64	20
	Nuisance Other	15	9	63	32
	Garbage Collection/Pick Up Req.	0	0	0	1
	Solid Waste Other	0	2	6	6
	Illegal Outdoor Storage (Non Res)	1	2	6	9
	Illegal Outdoor Storage (Res)	11	13	68	62
	Fences/Walls In Disrepair	15	9	67	45
	Parking on Unpaved Surfaces	5	8	39	31
	Street and Sidewalk Obstruction	7	3	23	16
	Landscaping (Residential)	7	0	38	13
	Zoning Violation (Other)	3	0	20	11
	Signs/Billboards	5	1	17	65
Poss Illegal Home Occupation	1	1	6	8	
Materials on ROW/Street	1	0	6	0	
TOTALS		376	300	1667	1543

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		

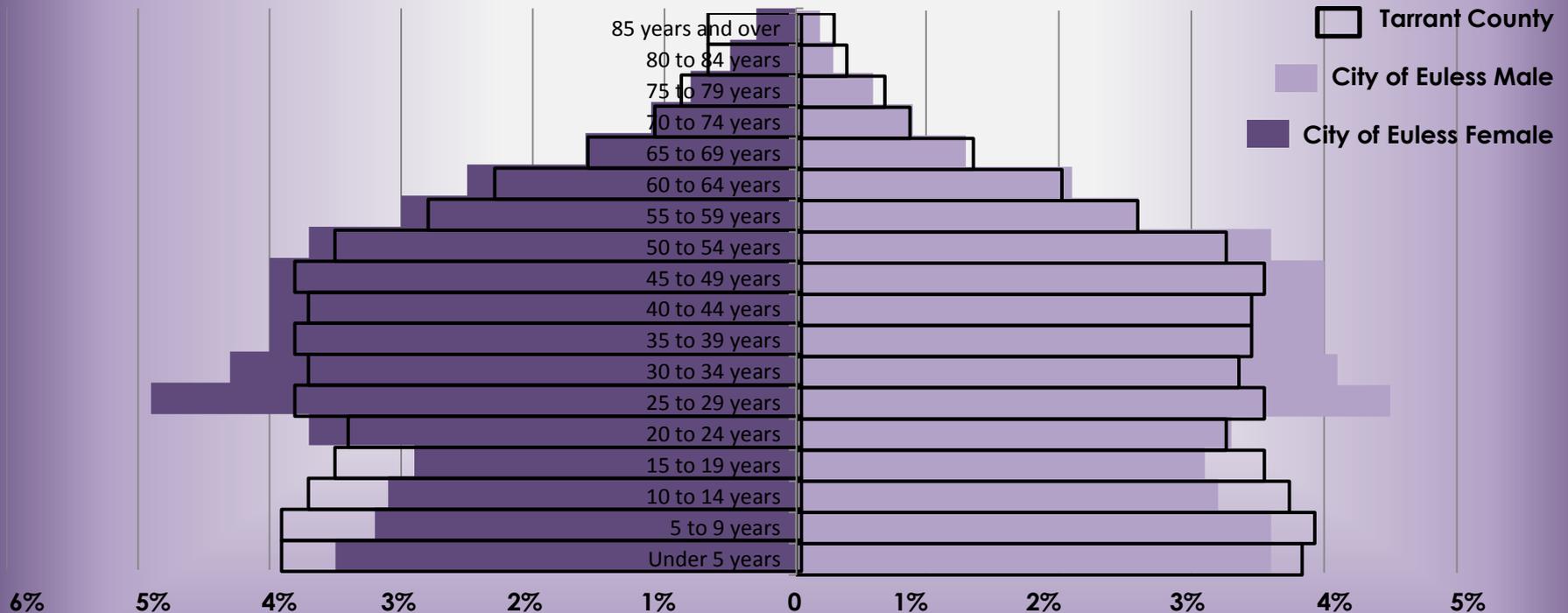
Demographics and Data

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.

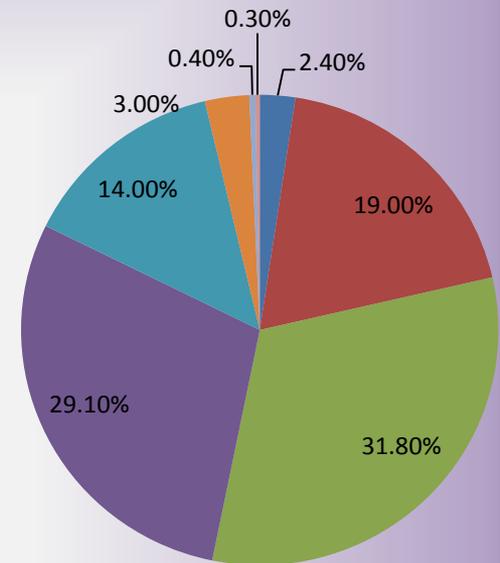
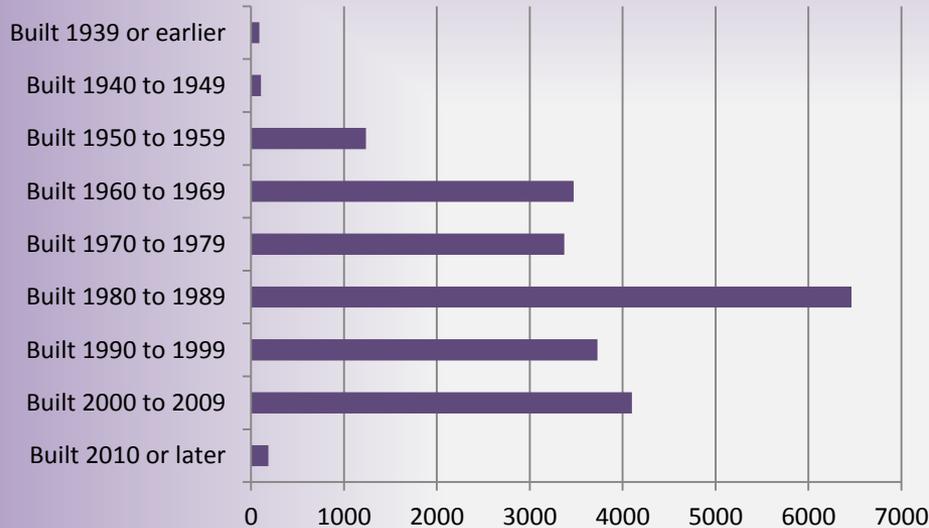
City of Euless – Age Cohort Pyramid



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. Eules 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

Eules Income Levels by Percentage of Households

