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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

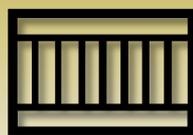
**General Contact
Director**
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



17

NEW RESIDENTIAL PERMITS



15

NEW RESIDENTIAL FENCE PERMITS



10

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,879,792

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits August 2015	Permits in Aug		Permits YTD		Value in August			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 08/15	2014	2015	Ave 15
New Residential Construction	16	17	64	115	\$5,156,622	\$5,879,792	\$345,879	\$17,210,876	\$43,762,584	\$380,544
Additions/Alterations	14	10	135	58	\$149,152	\$105,103	\$10,510	\$1,175,289	\$998,859	\$17,222
Residential Fence Permits	6	15	69	116	\$4,000	\$13,003	\$867	\$632,603	\$727,590	\$6,272
Total Residential Permits	36	42	268	289	\$5,309,774	\$5,997,898		\$18,907,768	\$45,489,033	

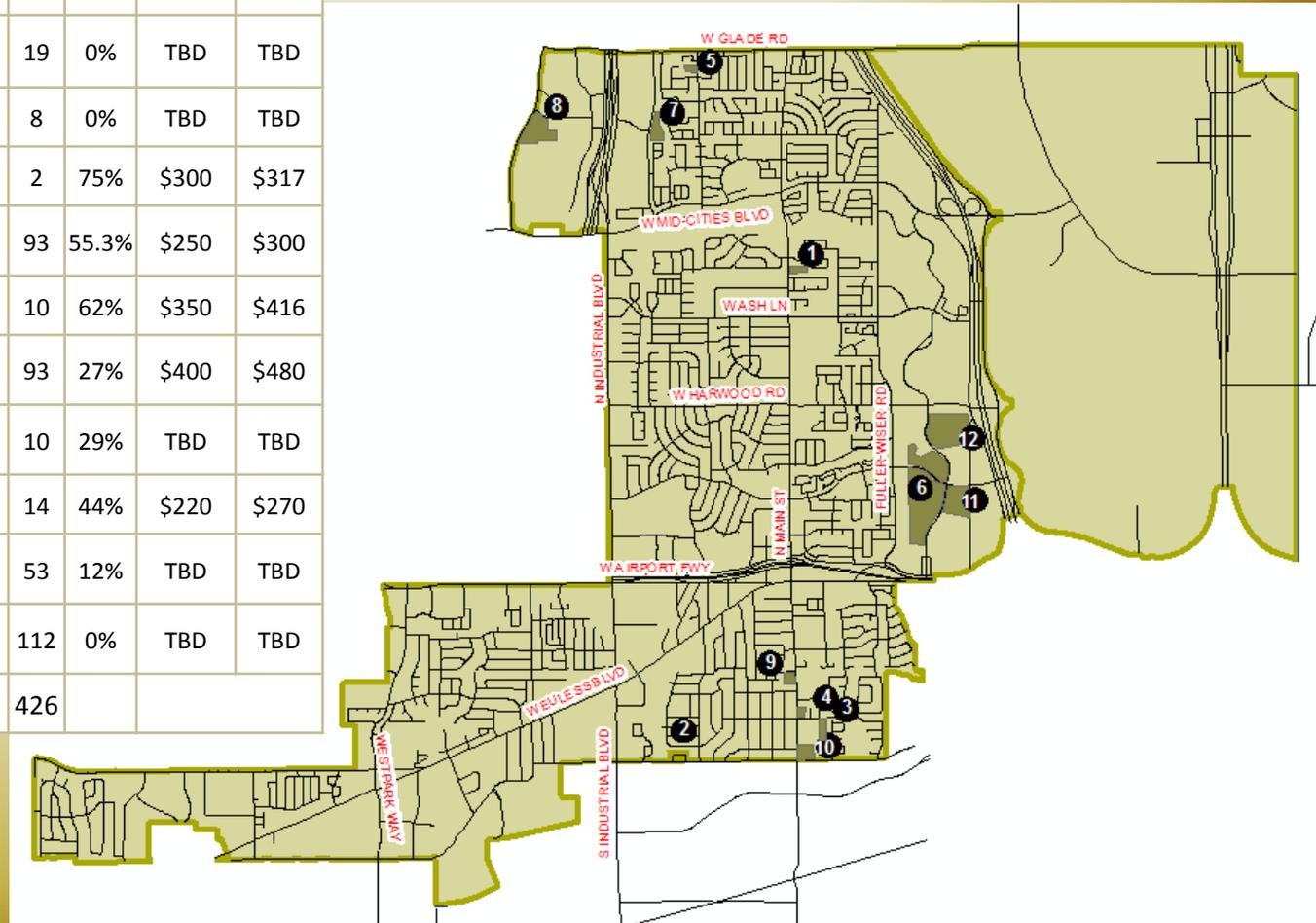
Development Case Activity

Development Review Cases August 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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	09/15/2015	10/06/2015	10/27/2015
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	09/01/2015		
15-02-PP	Gala at Oak Crest Estates	SW Corner of E Euleless Blvd and Dickey Dr	08/17/2015	In Progress		
15-01-RP	Glade Parks Retail Block A Lot 2	2700 Block SH 121	08/17/2015	In Progress		
15-09-FP	Glade Parks Retail Block A, Lot 3	2700 Block SH 121	08/17/2015	In Progress		
15-10-FP	Glade Parks Retail Block B, Lot 3	2800 Block SH 121	08/17/2015	In Progress		
15-11-FP	Glade Parks Retail Block K, Lots 1-2	2700-2900 Rio Grande Dr	08/17/2015	In Progress		
15-08-SP	Gala at Oak Crest Estates	SW Corner of E Euleless Blvd and Dickey Dr	08/17/2015	In Progress		

Active Residential Subdivisions

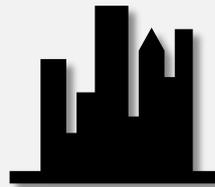
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	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	4	51	115	93	55.3%	\$250	\$300
7	Gateway Court	26	0	5	16	10	62%	\$350	\$416
8	Glade Parks Residential	127	1	27	34	93	27%	\$400	\$480
9	Cannon Gardens	14	0	4	4	10	29%	TBD	TBD
10	Silver Crest	25	5	11	11	14	44%	\$220	\$270
11	Villas at Bear Creek	60	7	7	7	53	12%	TBD	TBD
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	17	111	212	426			



Commercial Development

Commercial Permits August 2015	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	3	2	20	17	\$425,000	\$192,500	\$28,425,576	\$12,568,774
Additions/Alterations	6	6	67	53	\$1,265,525	\$502,678	\$5,677,562	\$9,478,934
Comm. Fence Permits	0	0	4	0	\$-	\$-	\$71,529	\$-
\$Total Commercial Permits	9	8	91	70	\$1,690,525	\$695,178	\$34,174,667	\$22,047,708

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2014	2015	2014	2015
Accessory Building	1	0	8	4
Com. Electrical Permit	12	9	76	91
Res. Electrical Permit	9	8	91	75
Garage Sale	63	79	655	523
Lawn Sprinkler	11	12	50	113
Com. Mech. Permit	10	5	39	46
Res. Mech. Permit	25	25	165	173
Com. Plumbing Permit	8	7	62	66
Res. Plumbing Permit	15	13	153	143
Res. Water Heater	16	16	158	148
Roofing Permit	0	1	28	8
Sign Permit	4	15	97	166
Total Misc. Permits	174	190	1582	1556



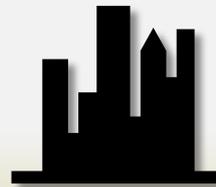
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS

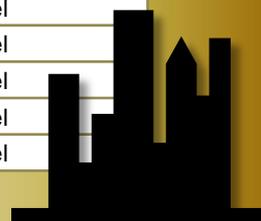


\$192,500

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits August 2015			
Issue Date	Business Type	Address	Permit Type
8/3/2015	Retail	2921 SH 121 #500	New Commercial
8/11/2015	Office	1441 W Airport Frwy	Commercial Remodel
8/14/2015	Retail	2901 Rio Grande Blvd #200	Commercial Remodel
8/17/2015	Apartments	1001 Bear Creek Pkwy	Commercial Remodel
8/17/2015	Apartments	1001 Bear Creek Pkwy	Commercial Remodel
8/20/2015	Office	414 N Main St	Commercial Remodel
8/20/2015	Office	414 N Main St	Commercial Remodel



Commercial Certificates of Occupancy August 2015				
Issue Date	Business Name	Address	Classification	Type
8/3/2015	Ace Cash Express	1060 N Main St #113	Non-Depository Financial	Change in Address
8/6/2015	Hontune - JAW Automotive	1107 S Airport Cir #D	Auto Service	Change in Business
8/6/2015	Entire Auto Center	316 N Main St	Auto Service	New Business
8/6/2015	Chic Nails Salon	101 W Glade Rd #106	Beauty Services	New Business
8/6/2015	Dick's Sporting Goods	2701 Rio Grande Blvd #100	Retail Store	New Business
8/17/2015	Boot Barn	2911 Rio Grande Blvd #200	Retail Store	New Business
8/17/2015	Phet Poui Jewelry	213 Martha St	Jewelry Store	New Business
8/17/2015	Homegoods	2911 Rio Grande Blvd #100	Retail Store	New Business
8/17/2015	Michaels Stores Inc	2901 Rio Grande Blvd #700	Retail Store	New Business

Certificates of Occupancy by Type	Month Year to Date	
	Aug	2015
New Business	7	60
Change in Ownership	0	19
Change in Address	1	6
Change in Business Name	1	6
Total	9	91

Code Enforcement



40

HIGH GRASS AND WEEDS



4

TRASH/LITTERING VIOLATIONS



2

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases August 2015		Cases in Aug		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	4
	Plumbing Violation	1	1	6	8
	Electrical Violation	1	2	10	19
	Property Maintenance	19	20	114	184
	Minimum Housing	1	2	12	8
	Dangerous Conditions/Structures	1	0	1	0
	Screening Swimming Pools/Spa	0	1	1	3
	Accessory Buildings	0	0	1	5
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	5	12	32	33
	No Food Handler Card	4	1	53	26
	Other Health Equipment Issue	0	15	114	103
	Approved Source / Labeling	2	7	44	41
	Food Contact Surfaces / Cleaning	3	2	28	21
	No Health License / Expired	1	4	22	22
	Evidence of Insect / Rodent Contamination	1	1	3	6
	No Alcohol License / Expired	1	0	8	4
Littering and Trash	Trash/Littering	24	4	163	110
	Junked Vehicles	6	11	59	48
	Littering/Life Safety (24hrs)	0	0	4	4
	High Grass and Weeds	67	40	706	697
Water	Watering Violations	34	8	98	28
Zoning Violations	Nuisance Other	0	18	63	50
	Garbage Collection/Pick Up Req.	0	0	0	1
	Solid Waste Other	4	0	10	6
	Illegal Outdoor Storage (Non Res)	1	0	7	9
	Illegal Outdoor Storage (Res)	11	16	79	78
	Fences/Walls In Disrepair	8	3	75	48
	Parking on Unpaved Surfaces	5	6	44	37
	Street and Sidewalk Obstruction	0	1	23	17
	Landscaping (Residential)	6	2	44	15
	Zoning Violation (Other)	0	0	20	11
	Signs/Billboards	2	5	19	70
	Poss Illegal Home Occupation	3	0	9	8
Materials on ROW/Street	0	1	6	1	
TOTALS		211	183	1878	1726

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		

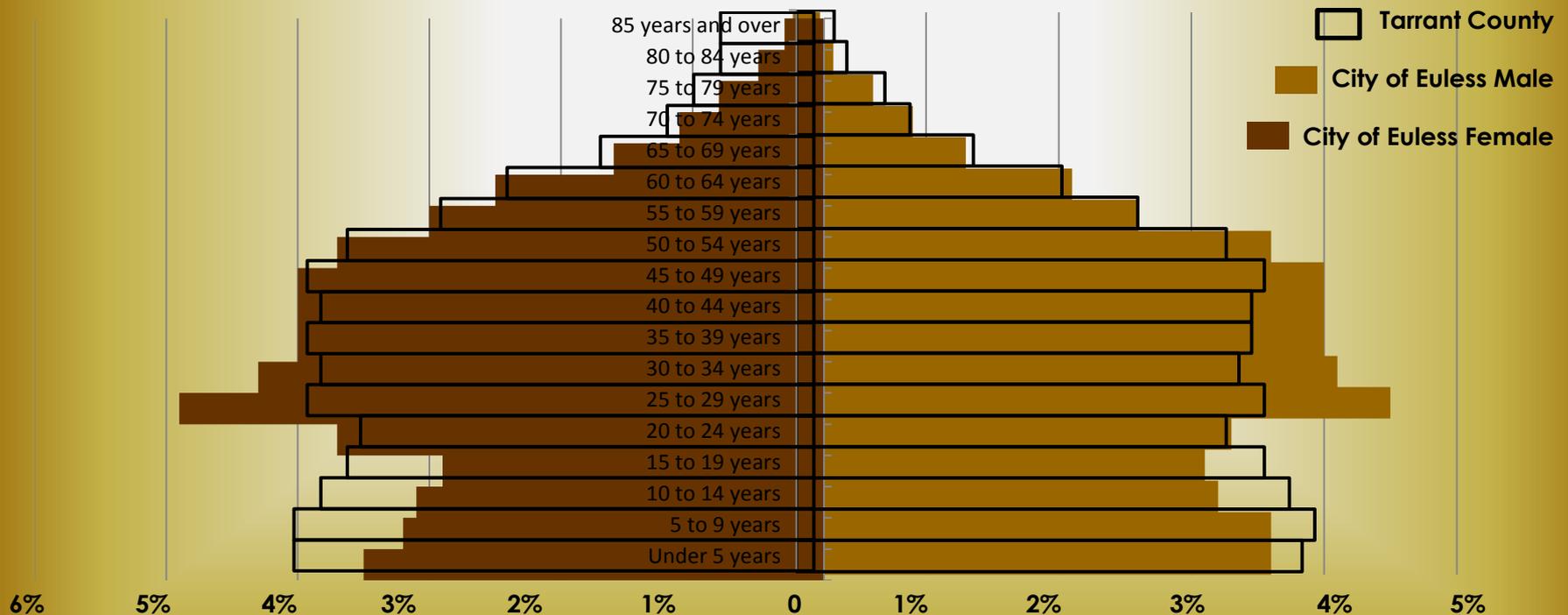
Age -

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.

Demographics and Data

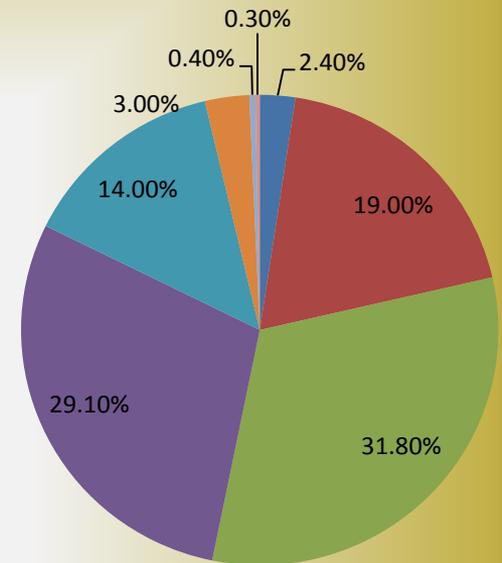
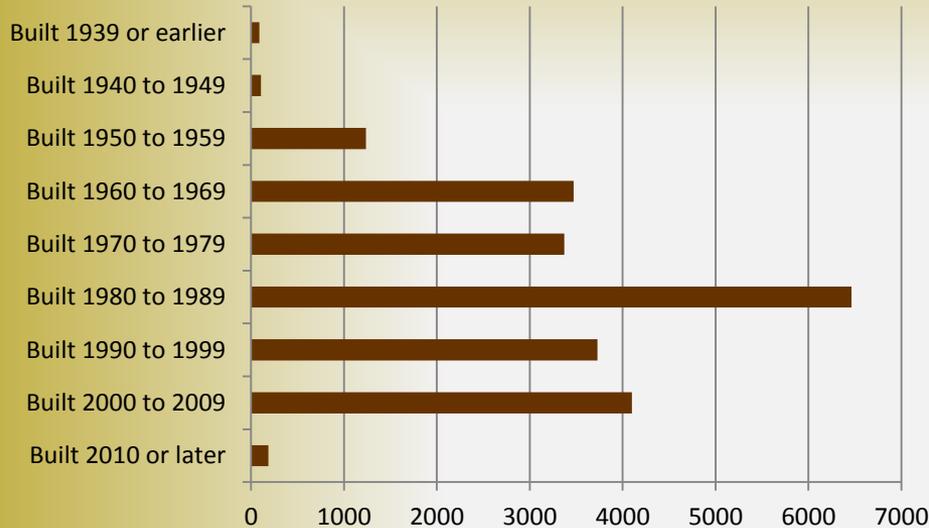
City of Euless – Age Cohort Pyramid



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

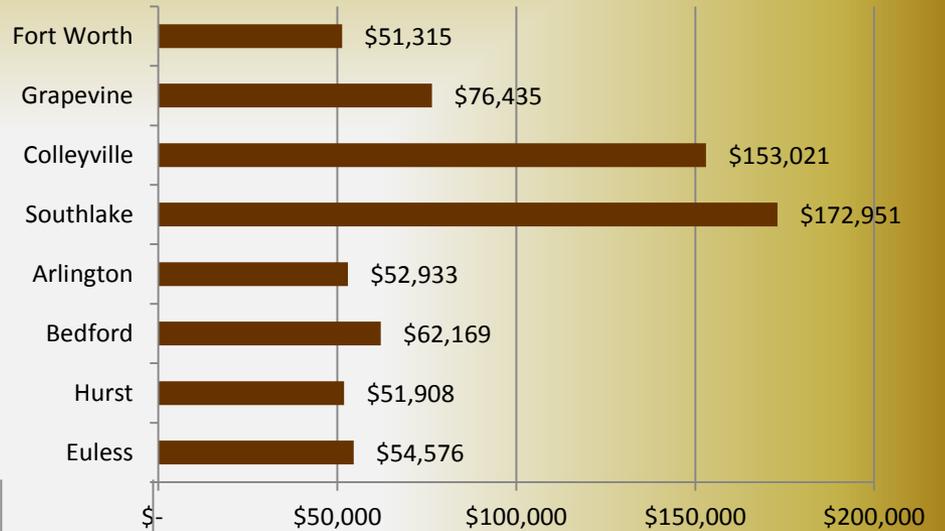
UPDATED March 2015

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

