

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
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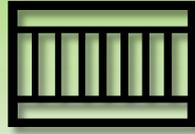
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Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
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Demographics and Data

Residential Growth



9

NEW RESIDENTIAL PERMITS



18

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,303,421

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits December 2015	Permits in Dec		Permits YTD		Value in December			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 12/15	2014	2015	Ave 15
New Residential Construction	11	9	107	167	\$4,068,404	\$3,303,421	\$367,046	\$33,720,470	\$61,924,301	\$370,804
Additions/Alterations	8	16	185	107	\$86,300	\$189,488	\$11,843	\$1,796,793	\$1,827,472	\$17,079
Residential Fence Permits	14	18	138	175	\$66,020	\$20,977	\$1,165	\$822,853	\$949,576	\$5,426
Total Residential Permits	33	43	430	449	\$4,564,136	\$3,513,886		\$36,340,116	\$64,701,349	

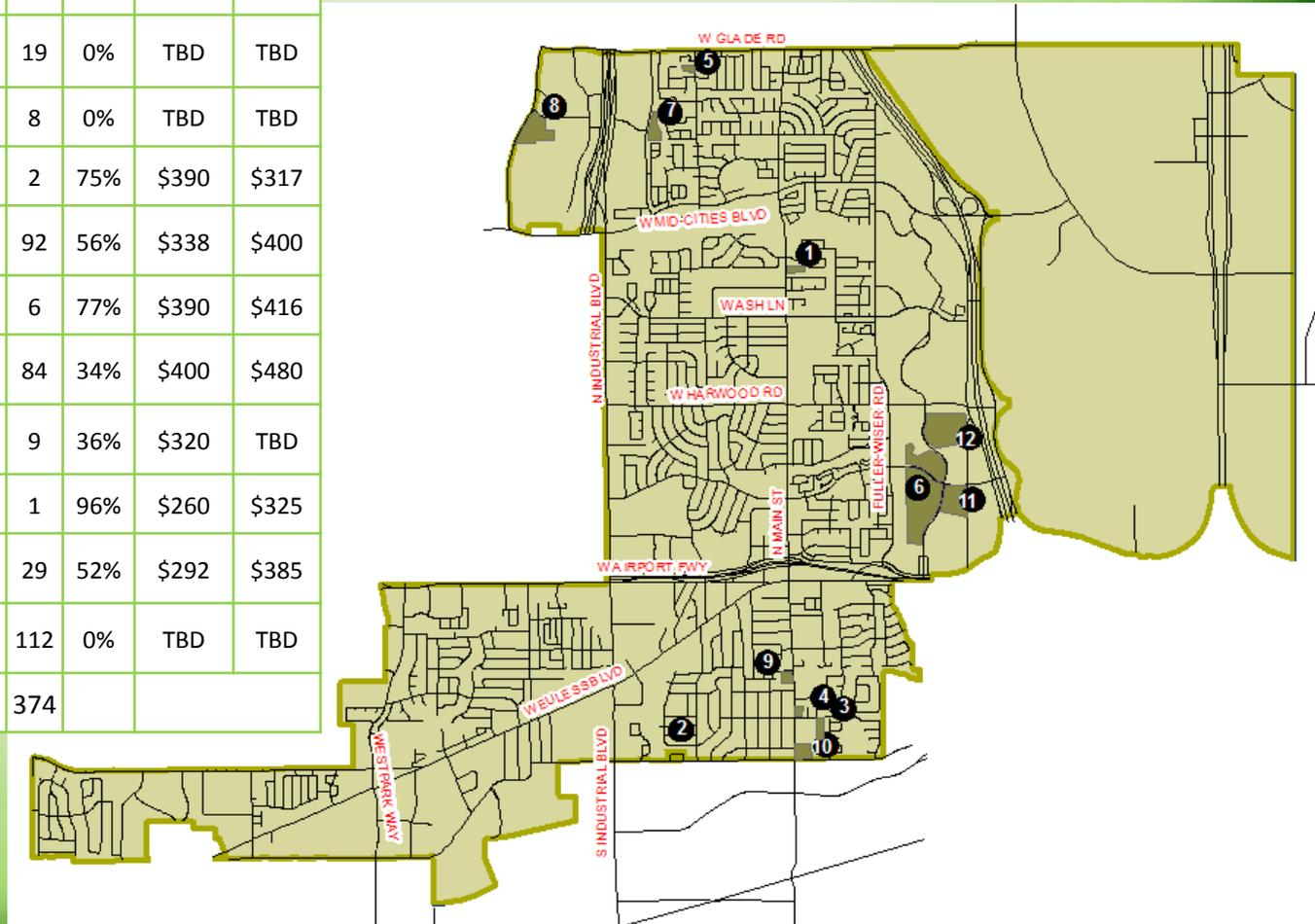
Development Case Activity

Development Review Cases December 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-10-SP	Glade Parks Theater	Brazos Blvd	10/20/2015	11/08/2015	12/15/2015	01/12/2016
15-11-SP	Lazy Dog Restaurant	Chisholm Trl at SH 121	11/03/2015	12/01/2015	12/15/2015	01/12/2016
15-14-FP	Trinity Courts Addition	S. Main St at E. Whitener	11/10/2015	11/24/2015	12/15/2015	NA
15-12-SUP	La Quinta Inn& Suites	431 W Airport Frwy	11/30/2015	11/08/2015	12/15/2015	01/12/2016
15-12-SP	24 Hour Fitness	Lot 4, Block K Glade Parks Addition	12/02/2015	Still in Progress		
15-10-PD	Ashlyn Estates	200 Block E Ash Lane	12/8/2015	Still in Progress		
15-04-PP	MidTown Village	SE Airport Fwy / S Industrial	12/14/2015	Still in Progress		
15-13-SP	MidTown Village	SE Airport Fwy / S Industrial	12/14/2015	Still in Progress		

Active Residential Subdivisions

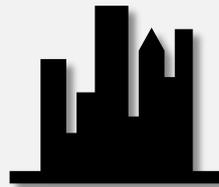
Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	6	6	2	75%	\$390	\$317
6	Dominion at Bear Creek	208	0	52	116	92	56%	\$338	\$400
7	Gateway Court	26	2	9	20	6	77%	\$390	\$416
8	Glade Parks Residential	127	1	36	43	84	34%	\$400	\$480
9	Cannon Gardens	14	0	5	5	9	36%	\$320	TBD
10	Silver Crest	25	1	24	24	1	96%	\$260	\$325
11	Villas at Bear Creek	60	5	31	31	29	52%	\$292	\$385
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	9	163	264	374			



Commercial Development

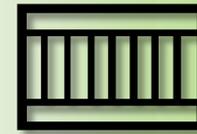
Commercial Permits December 2015	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	2	5	29	24	\$3,691,920	\$3,441,160	\$38,394,486	\$16,724,934
Additions/Alterations	4	5	91	78	\$128,450	\$2,651,922	\$6,771,578	\$15,296,802
Comm. Fence Permits	0	0	5	0	\$ -	\$ -	\$84,029	\$ -
\$Total Commercial Permits	6	10	125	102	\$3,820,370	\$6,093,082	\$45,250,093	\$32,021,736

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2014	2015	2014	2015
Accessory Building	1	1	18	6
Com. Electrical Permit	12	10	107	127
Res. Electrical Permit	10	8	131	116
Garage Sale	34	31	933	805
Lawn Sprinkler	6	16	73	172
Com. Mech. Permit	5	4	53	63
Res. Mech. Permit	8	12	218	235
Com. Plumbing Permit	8	11	97	106
Res. Plumbing Permit	26	13	237	217
Res. Water Heater	25	23	229	216
Roofing Permit	0	1	29	12
Sign Permit	14	22	158	221
Total Misc. Permits	149	152	2283	2296



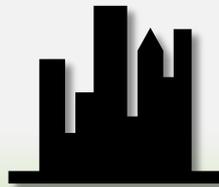
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NEW COMMERCIAL PERMITS



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NEW COMMERCIAL FENCE PERMITS



\$2,651,922

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits December 2015

Issue Date	Business Type	Address	Permit Type
12/1/2015	Business Services	900 Marlene Dr	Commercial Remodel
12/1/2015	Retail	2601 Rio Grande Blvd	New Commercial
12/16/2015	Business Services	2161 Regal Pkwy	Commercial Remodel
12/16/2015	Retail	2601 Rio Grande Blvd #B	New Commercial
12/16/2015	Retail	2601 Rio Grande Blvd #A	New Commercial
12/17/2015	City of Euless	201 N Ector Dr C	Commercial Remodel
12/21/2015	Apartments	200 E Euless Blvd	New Commercial
12/22/2015	Retail	1201 W Airport Fwy #190	Commercial Remodel
12/22/2015	Retail	2701 SH 121 #200	Commercial Remodel
12/23/2015	Amenity Center	1000 Mountain Laurel Dr	New Commercial

Commercial Certificates of Occupancy December 2015

Issue Date	Business Name	Address	Classification	Type
12/1/2015	Baskin Robbins	2750 SH 121 #800	Restaurant	Change in Ownership
12/1/2015	Five Guys Enterprises LLC	2701 SH 121 #100	Restaurant	New Business
12/2/2015	Dallas Gold and Silver	1201 W Airport Fwy #190	Retail	Change in Address
12/2/2015	Deluxe Nails & Spa	3260 W Euless Blvd #2	Beauty Services	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Dec	2015
New Business	2	80
Change in Ownership	1	23
Change in Address	1	8
Change in Business Name	0	6
Total	4	117



Code Enforcement



2

HIGH GRASS AND WEEDS



5

TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases December 2015		Cases in Dec		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	4
	Plumbing Violation	3	0	17	12
	Electrical Violation	2	2	21	27
	Property Maintenance	14	15	172	274
	Minimum Housing	0	1	15	9
	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	2
	Health	Nuisance - Pools/Spas Clarity	0	1	60
No Food Handler Card		6	9	79	44
Other Health Equipment Issue		18	55	161	180
Approved Source / Labeling		9	28	65	78
Food Contact Surfaces / Cleaning		3	8	34	37
No Health License / Expired		1	9	30	33
Evidence of Insect / Rodent Contamination		1	0	4	7
No Alcohol License / Expired		2	4	16	8
Littering and Trash	Trash/Littering	5	5	217	166
	Junked Vehicles	7	4	96	86
	Littering/Life Safety (24hrs)	0	0	5	7
	High Grass and Weeds	2	2	919	848
Water	Watering Violations	3	1	159	48
Zoning Violations	Nuisance Other	0	3	76	78
	Garbage Collection/Pick Up Req.	0	0	0	3
	Solid Waste Other	0	2	14	12
	Illegal Outdoor Storage (Non Res)	0	0	11	10
	Illegal Outdoor Storage (Res)	1	10	132	130
	Fences/Walls In Disrepair	0	1	101	72
	Parking on Unpaved Surfaces	2	3	57	58
	Street and Sidewalk Obstruction	0	1	34	25
	Landscaping (Residential)	0	2	49	47
	Zoning Violation (Other)	1	1	27	20
	Signs/Billboards	4	5	38	85
	Poss Illegal Home Occupation	2	2	14	13
	Materials on ROW/Street	0	2	8	4
TOTALS		86	176	2634	2482

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		

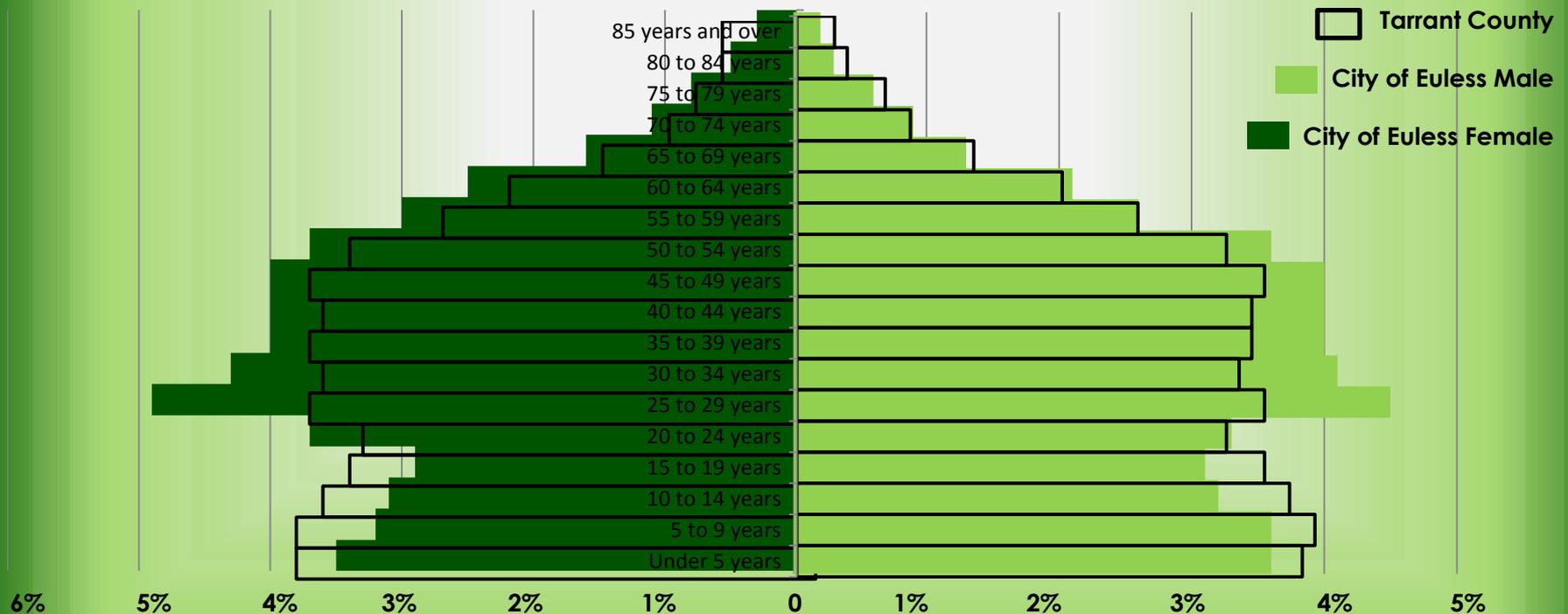
Age -

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

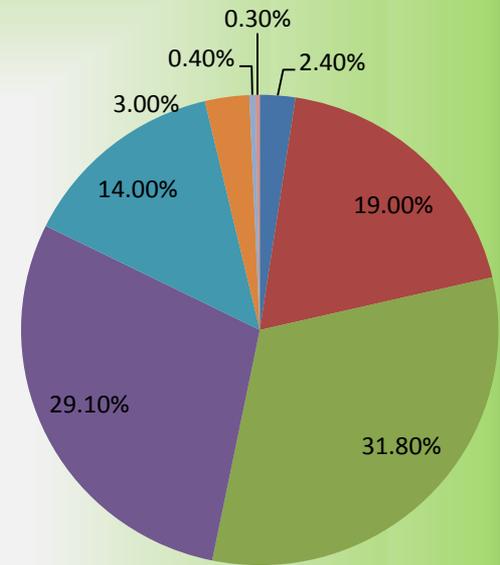
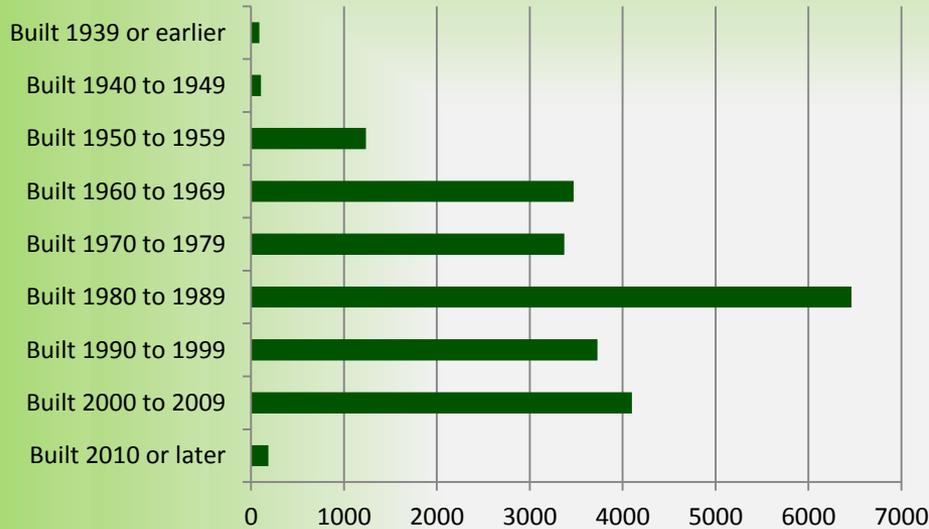
City of Euless – Age Cohort Pyramid



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. 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

