

November 2016

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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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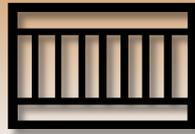
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Residential Growth



1

NEW RESIDENTIAL PERMITS



2

NEW RESIDENTIAL FENCE PERMITS



12

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$357,990

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits November 2016	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 11/16	2015	2016	Ave 16
New Residential Construction	13	1	158	165	\$ 4,485,051	\$ 357,990	\$ 357,990	\$58,620,880	\$ 68,106,650	\$ 412,768
Additions/Alterations	4	12	91	153	\$ 65,605	\$ 114,163	\$ 9,514	\$ 1,637,984	\$ 2,390,423	\$ 15,624
Residential Fence Permits	12	2	157	222	\$ 13,480	\$ 8,000	\$ 4,000	\$ 928,599	\$ 988,673	\$ 4,453
Total Residential Permits	29	15	406	540	\$ 4,564,136	\$ 480,153		\$ 1,187,463	\$ 71,485,746	

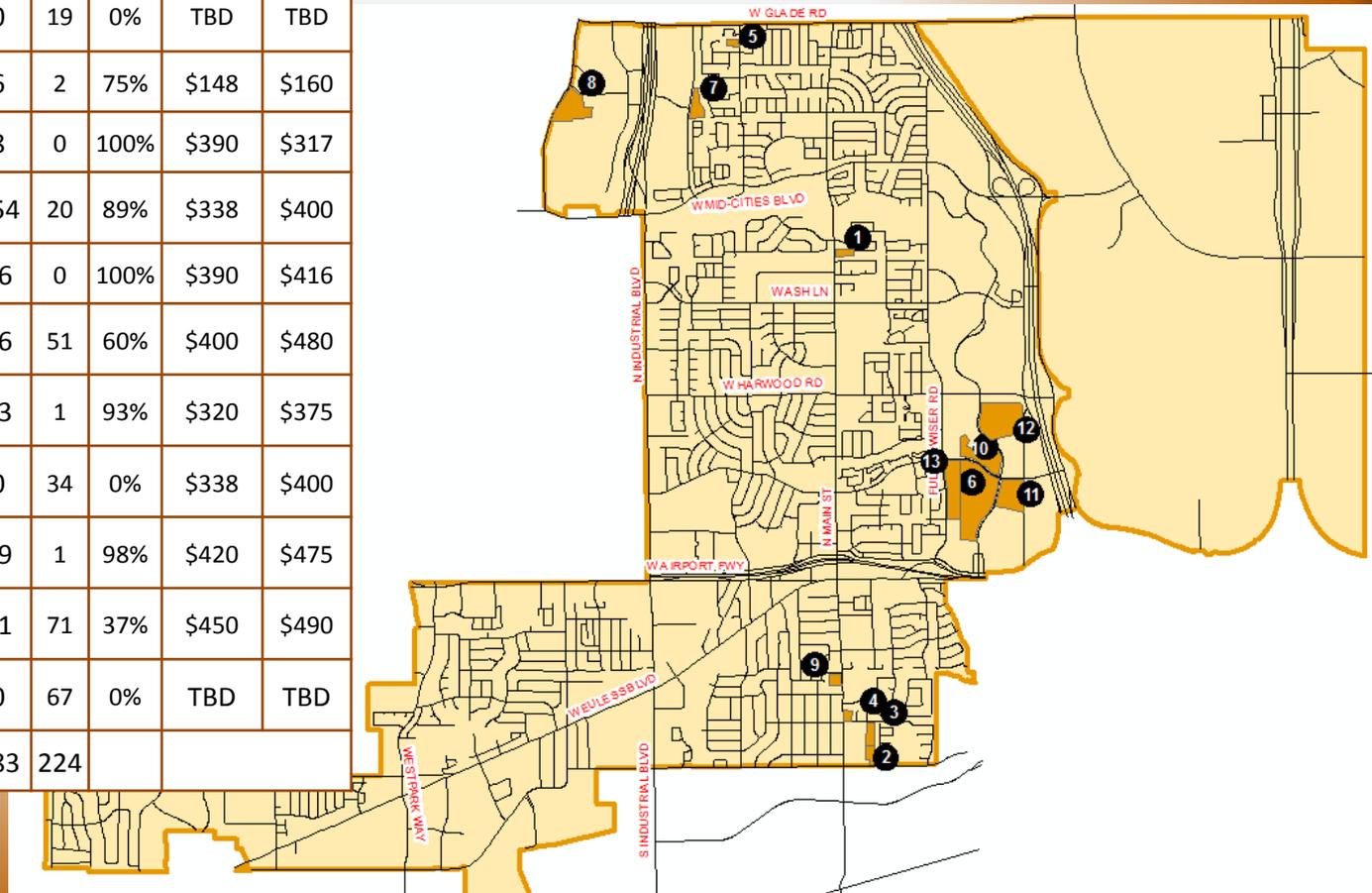
Development Case Activity

Development Review Cases November 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
16-03-PD	55PLUS RESIDENCES	2350 SH 121	08/30/2016	11/01/2016	11/15/2016	12/13/2016
15-03-PP	OAK CREST BLKS A & B	BLK A, LT 1-20; BLK B, LT 1-24	10/19/2015	Still In Progress		
15-04-PP	FOUNDER'S PARC	57.238 ACRES, A.J. HUITT SURVEY, ABS NO 684, VARIOUS BLKS & LTS	12/14/2015	Still In Progress		
16-01-PP	GLADE PARKS PHASE II	LOTS 5,6,7 & 8, BLK K ABS 441, 18.037 ACRES	1/12/2016	Still In Progress		
16-05-PP	ASHLYN ESTATES PRELIMINARY PLAT	ASH LANE	08/30/2016	Still in Progress		
16-03-RP	DOMINION AT BEAR CREEK PH 3	BLK A, LTS 48R, 50R	7/8/2016	Still in Progress		
16-04-FP	GLADE PARKS ADDITION PH II	LOT 2, BLK K	4/21/2016	12/14/2016	12/20/2016	NA
15-09-SP	OAKCREST RESIDENTIAL	CULLUM at E EULESS BLVD	10/19/2015	Still in Progress		
15-13-SP	FOUNDER'S PARC	S. INDUSTRIAL AT VILLA DR.	12/14/2015	Still in Progress		
16-03-SP	GREAT WALL EXPRESS	100 W EULESS BLVD	6/3/2016	Still In Progress		
16-05-SP	EULESS BUSINESS SUITES	2730 W EULESS BLVD	6/20/2016	Still in Progress		
16-06-SP	1510 W EULESS BLVD CONVENINCE STORE	1510 W EULESS BLVD	06/20/2016	11/15/2016	12/6/2016	01/10/2017
16-08-SP	JPS	NW CORNER OF RAIDER DR and W EULESS BLVD	09/10/2016	12/14/2016	12/20/2016	01/24/2017
16-16-SUP	HWY 10 Tire Shop	116 W Euless Blvd	09/10/2016	11/01/2016	11/15/2016	12/13/2016
16-17- SUP	Outback Steakhouse	Chisholm TRL at SH 121	09/10/2016	11/15/2016	12/6/2016	12/13/2016
16-03-ZC	217 S. MAIN ST	217 S. MAIN ST	9/9/2016	10/11/2016	10/18/2016	11/8/2016
16-09-SP	McDonalds	150 W Airport Frwy	9/31/2016	10/11/2016	10/18/2016	11/8/2016
16-04-RP	Norman Drive	Norman Drive	11/14/2016	Still in Progress		
16-18-SUP	Telecommunications Tower	1513 Westpark Way	11/01/2016	11/01/2016	11/15/2016	12/13/2016
16-19-SUP	Glade Parks Lifestyle Hotel	Glade Parks – Brazos Boulevard	11/15/2016	Still in Progress		
16-10-SP	Outlot 3A Glade Parks	Glade Parks - Rio Grande Boulevard	11/01/2016	Still in Progress		
16-12-SP	Doctor's Office	1500 Blk Westpark Way	11/01/2016	Still in Progress		

Active Residential Subdivisions

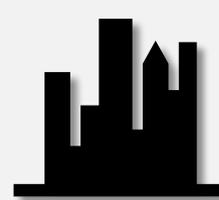
Map Ref #	Most Active Subdivisions	Platted Lots	Nov Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	6	6	2	75%	\$148	\$160
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	0	38	154	20	89%	\$338	\$400
7	Gateway Court	26	0	6	26	0	100%	\$390	\$416
8	Glade Parks Residential	127	0	33	76	51	60%	\$400	\$480
9	Cannon Gardens	14	0	8	13	1	93%	\$320	\$375
10	Enclave at Bear Creek	34	0	0	0	34	0%	\$338	\$400
11	Villas at Bear Creek	60	1	28	59	1	98%	\$420	\$475
12	Estates at Bear Creek	112	0	41	41	71	37%	\$450	\$490
13	Enclave at Bear Creek	67	0	0	0	67	0%	TBD	TBD
Totals:		674	1	162	383	224			



Commercial Development

Commercial Permits November 2016	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	0	1	19	9	\$ -	\$ -	\$ 13,283,774	\$ 5,037,545
Additions/Alterations	4	11	73	97	\$ 1,958,300	\$ 8,907,754	\$ 12,644,880	\$ 22,130,467
Total Commercial Permits	4	12	92	106	\$ 1,958,300	\$ 8,907,754	\$ 25,928,654	\$ 27,168,012

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2015	2016	2015	2016
Accessory Building	1	0	5	17
Com. Electrical Permit	7	3	117	41
Res. Electrical Permit	12	7	108	78
Garage Sale	69	55	774	816
Lawn Sprinkler	13	23	156	212
Com. Mech. Permit	3	0	59	16
Res. Mech. Permit	14	10	223	204
Com. Plumbing Permit	11	4	95	47
Res. Plumbing Permit	18	17	204	163
Res. Water Heater	9	17	193	203
Roofing Permit	0	0	11	18
Sign Permit	5	8	199	187
Total Misc. Permits	162	144	2144	2002



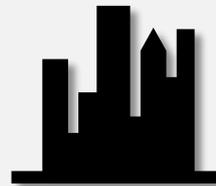
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NEW COMMERCIAL PERMITS



1 1

NEW COMMERCIAL REMODEL



\$ 0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Permits November 2016

Issue Date	Address	Permit Type
10/4/2016	1060 N Main St	BUILDING COMMERCIAL REMODEL
10/5/2016	1511 W Eules Blvd	BUILDING COMMERCIAL REMODEL
10/5/2016	1606 W Eules Blvd	BUILDING COMMERCIAL REMODEL
10/6/2016	1010 Willa Dr Ste 103	BUILDING COMMERCIAL REMODEL
10/13/2016	402 E Denton Dr	BUILDING COMMERCIAL REMODEL
10/19/2016	333 E Denton	BUILDING COMMERCIAL REMODEL
10/25/2016	610 S Industrial Ste 270	BUILDING COMMERCIAL REMODEL
10/26/2016	200 Bear Creek Dr	BUILDING COMMERCIAL REMODEL
10/28/2016	1450 Sagebrush Trl	BUILDING COMMERCIAL REMODEL
11/1/2016	333 E Denton Dr	BUILDING COMMERCIAL REMODEL
11/3/2016	900 E Mid-Cities Blvd	BUILDING COMMERCIAL REMODEL
11/3/2016	706 S Main St	BUILDING COMMERCIAL REMODEL
11/4/2016	2601 Brazos	BUILDING COMMERCIAL REMODEL
11/10/2016	905 W Ash Ln	BUILDING COMMERCIAL REMODEL
11/10/2016	1400 N Main St	BUILDING COMMERCIAL REMODEL
11/11/2016	1100 Pamela Dr	BUILDING COMMERCIAL REMODEL
11/11/2016	3110 S Pipeline Rd W	BUILDING COMMERCIAL REMODEL
11/15/2016	1901 W Airport Frwy	BUILDING COMMERCIAL REMODEL
11/17/2016	917 Del Paso St	BUILDING COMMERCIAL REMODEL
11/21/2016	2601 Rio Grande Blvd	BUILDING NEW COMMERCIAL
11/28/2016	711 S Industrial #115	BUILDING COMMERCIAL REMODEL

Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	Nov	2016
New Business	10	17
Change in Ownership	1	16
Change in Address	0	3
Change in Business Name	0	1
Total	11	97

Commercial Certificates of Occupancy November 2016

Issue Date	Business Name	Address	Classification	Type
11/1/2016	Allen Samuels Direct Inc.	1661 W Airport Fry	Car Sales	New Business
11/7/2016	Inglesia Pentecostal Unida Hispan	820 Wilshire #B	Place of Worship	New Business
11/9/2016	Eules First United Methodist	1010 W Eules Blvd #230	Place of Worship	New Business
11/9/2016	TWU Local 575	2275 Westpark Ct #201	Office	New Business
11/11/2016	Cinderella Beauty Shop	203 Martha ST #A	Beauty Shop	New Business
11/11/2016	Schryver Medical LLC	310 S Industrial Blvd	Medical Office	New Business
11/11/2016	Dunkin Donuts	711 S Industrial Blvd #120	Restaurant	New Business
11/16/2016	Discount C-Store	501 N Main St #118	Convenience Store	New Business
11/16/2016	Music and Dance Preschool	1300 W Eules Blvd	School	New Business
11/16/2016	Avenue 900	900 Grange Hall	Apartments	Change in Ownership
11/23/2016	Eules Swiftcare	1201 N Main St #600	Medical Office	New Business

Code Enforcement



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HIGH GRASS AND WEEDS



12

TRASH/LITTERING VIOLATIONS



15

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases November 2016		Cases in Nov		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	4	5
	Plumbing Violation	1	0	12	0
	Electrical Violation	1	0	25	24
	Property Maintenance	22	15	259	592
	Minimum Housing	0	0	8	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	3	12
	Accessory Buildings	0	0	5	3
	Permit Required for Sales	1	0	2	2
	Health	Nuisance - Pools/Spas Clarity	5	2	46
No Food Handler Card		7	1	35	25
Other Health Equipment Issue		7	21	125	146
Approved Source / Labeling		0	11	50	68
Food Contact Surfaces / Cleaning		2	1	29	20
No Health License / Expired		0	1	24	17
Evidence of Insect / Rodent Contamination		1	0	7	9
No Alcohol License / Expired		0	0	4	11
Littering and Trash	Trash/Littering	13	12	161	218
	Junked Vehicles	15	8	82	116
	Littering/Life Safety (24hrs)	1	0	7	10
	High Grass and Weeds	17	20	846	685
Water	Watering Violations	5	1	47	34
Zoning Violations	Nuisance Other	10	7	75	77
	Garbage Collection/Pick Up Req.	0	0	3	3
	Solid Waste Other	4	0	10	25
	Illegal Outdoor Storage (Non Res)	0	1	10	15
	Illegal Outdoor Storage (Res)	15	11	120	143
	Fences/Walls In Disrepair	7	5	71	67
	Parking on Unpaved Surfaces	4	4	55	42
	Street and Sidewalk Obstruction	1	5	24	45
	Landscaping (Residential)	3	13	45	92
	Zoning Violation (Other)	1	2	19	28
	Signs/Billboards	2	1	80	248
Poss Illegal Home Occupation	1	2	11	14	
Materials on ROW/Street	0	0	2	4	
TOTALS		146	144	2306	2839

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 amphitheaters; 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		

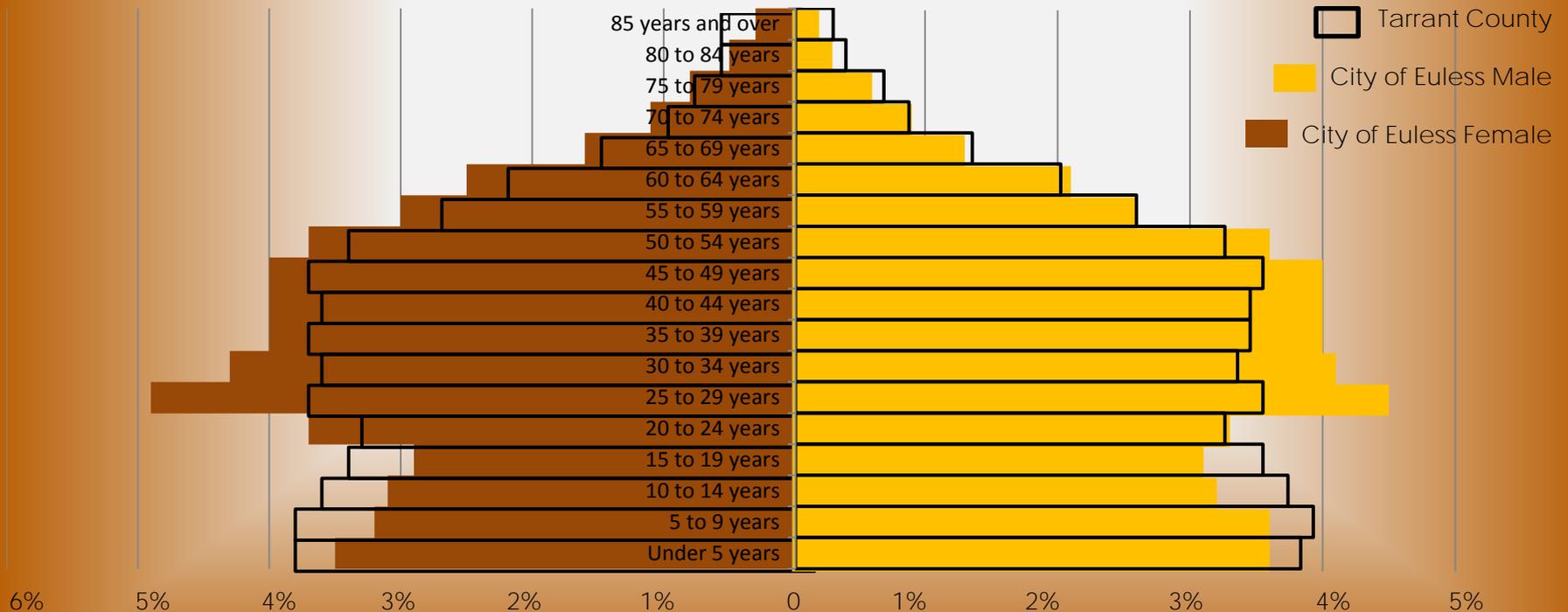
Age -

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

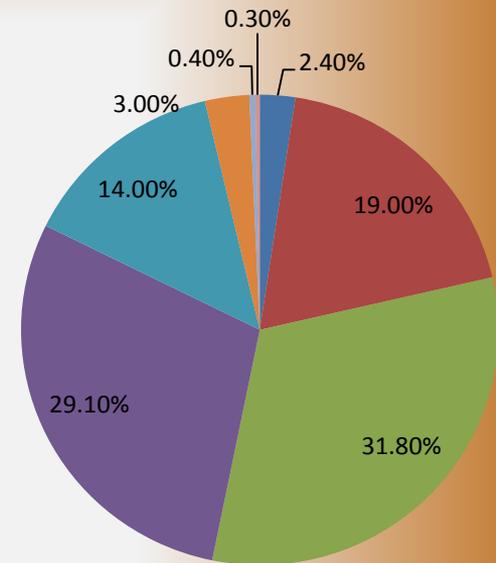
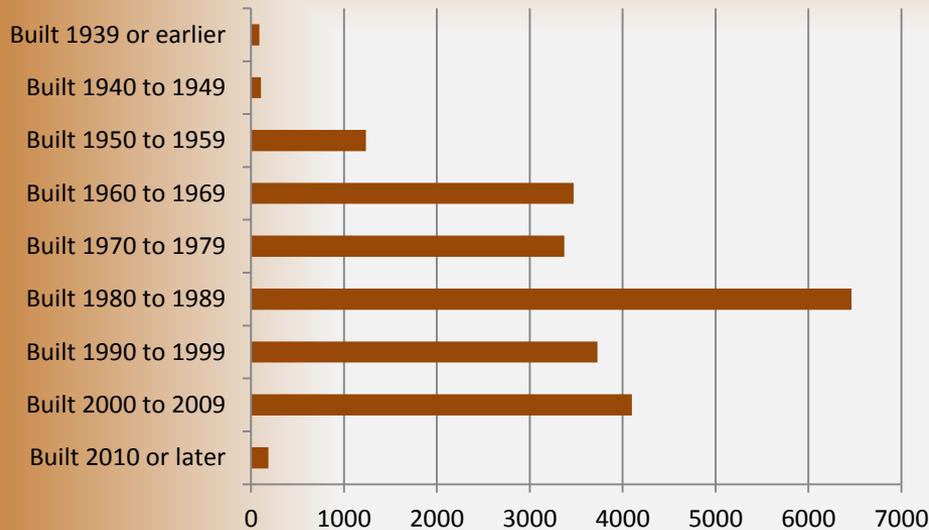
City of Euless – Age Cohort Pyramid



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

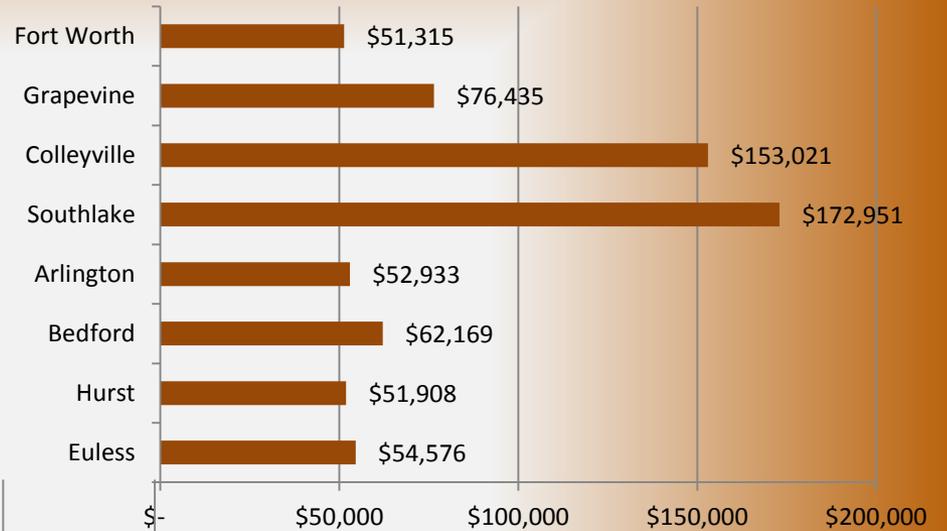
UPDATED March 2015

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

