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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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Residential Growth



24



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8

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$9,085,851

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits January 2015	Permits in Jan		Permits YTD		Value in Jan			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 01/15	2014	2015	Ave 15
New Residential Construction	14	24	14	24	\$1,714,716	\$9,085,851	\$378,577	\$1,714,716	\$9,085,851	\$378,577
Additions/Alterations	14	8	14	8	\$183,850	\$74,695	\$9,336	\$183,850	\$74,695	\$9,336
Residential Fence Permits	24	8	24	8	\$16,720	\$30,904	\$3,863	\$16,720	\$30,904	\$3,863
Total Residential Permits	52	40	52	40	\$1,915,286	\$9,191,450		\$1,915,286	\$9,191,450	

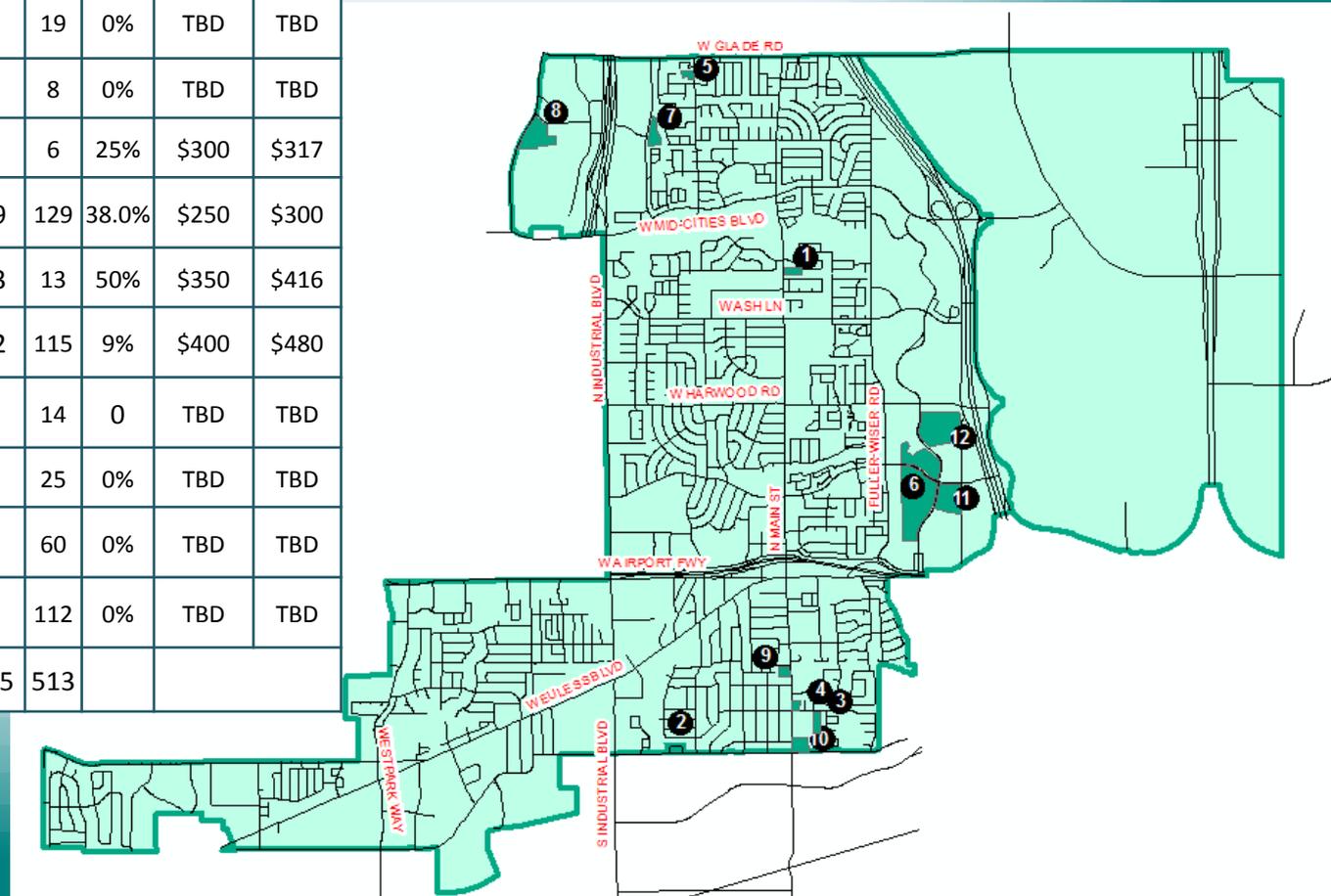
Development Case Activity

Development Review Cases January 2015

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
14-17-SUP	New Lives for Old	414 W Euleess Blvd	10/20/2014	Still in Progress		
14-14-SUP	Hwy 10 Tire Shop	116 W Euleess	09/30/2014	Still in Progress		
14-17-SP	Harwood Plaza Addition	900 N. Industrial	11/7/2014	12/23/2014	01/20/2015	02/10/2015
14-18-SP	Panera Bread	2800 Block SH 121	11/17/2014	12/23/2014	01/20/2015	02/10/2015
14-04-PD	Glade Parks South	West of Rio Grande Blvd	12/02/2014	12/16/2014	01/06/2014	01/27/2014
14-08-RP	Dominion Bear Creek PH II Amending Plat	Bear Creek Parkway at Grange Hall Road	12/22/2014	01/6/2014	NA	NA

Active Residential Subdivisions

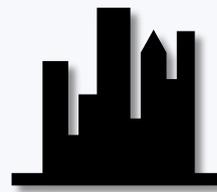
Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	2	2	2	6	25%	\$300	\$317
6	Dominion at Bear Creek	208	15	15	79	129	38.0%	\$250	\$300
7	Gateway Court	26	2	2	13	13	50%	\$350	\$416
8	Glade Parks Residential	127	5	5	12	115	9%	\$400	\$480
9	Cannon Gardens	14	0	0	0	14	0	TBD	TBD
10	Silver Crest	25	0	0	0	25	0%	TBD	TBD
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
Tot als:		638	24	24	125	513			



Commercial Development

Commercial Permits Jan 2015	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	1	1	1	1	\$10,000	\$2,750,000	\$10,000	\$2,750,000
Additions/Alterations	12	4	12	4	\$953,960	\$317,375	\$953,960	\$317,375
Comm. Fence Permits	2	0	2	0	\$51,675	\$-	\$51,675	\$-
Total Commercial Permits	15	5	15	5	\$1,015,635	\$3,067,375	\$1,015,635	\$3,067,375

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2014	2015	2014	2015
Accessory Building	2	0	2	0
Com. Electrical Permit	10	16	10	16
Res. Electrical Permit	12	5	12	5
Garage Sale	41	11	41	11
Lawn Sprinkler	8	15	8	15
Com. Mech. Permit	2	3	2	3
Res. Mech. Permit	14	11	14	11
Com. Plumbing Permit	6	7	6	7
Res. Plumbing Permit	24	22	24	22
Res. Water Heater	21	24	21	24
Roofing Permit	1	1	1	1
Sign Permit	21	23	21	23
Total Misc. Permits	162	138	162	138



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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



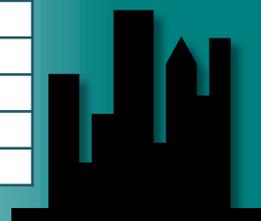
\$2,750,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits January 2015

Issue Date	Business Name	Address	Permit Type
1/9/2015	Motel 6	110 W Airport Frwy	Commercial Remodel
1/12/2015	Retail Center	508 W Euless Blvd	Commercial Remodel
1/13/2015	Office Building	1701 W Euless Blvd	Commercial Remodel
1/22/2015	Glade Parks Retail Center	2701 Rio Grande Blvd	New Commercial
1/23/2015	Apartments	1211 Sotogrande Blvd	Commercial Remodel



Commercial Certificates of Occupancy January 2015

Issue Date	Business Name	Address	Classification	Type
1/7/2015	Oak Park Apartments	1350 N Main St	Apartments	Change in Ownership
1/16/2015	Fair Way Landscaping	1114 S Airport Cir #110	Contractor	New Business
1/16/2015	A.B.C. Auto Credit	1005 Pamela Dr	Internet Auto Sales	New Business
1/16/2015	Nerkwest Tool LLC dba TLS Auto Specialists	1108 Westpark Way	Auto Service	New Business
1/16/2015	Integrity Tax Return	400 S Industrial Blvd #206	Tax Service	New Business
1/23/2015	DFW Bimmer	1361 W Euless Blvd #250B	Auto Service	Change in Address
1/30/2015	Brick by Brick	1110 S Airport Cir #100	Recording Studio	New Business
1/30/2015	Shield Pest Control	2908 W Euless Blvd	Business Service	Change in Ownership
1/30/2015	Bandera Ranch Apartments	1881 W Airport Frwy	Apartments	Change in Ownership
1/30/2015	Twisted Motorsports	1110 S Airport Cir #135	Auto Service	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Jan	2015
New Business	6	6
Change in Ownership	3	3
Change in Address	1	1
Change in Business Name	0	0
Total	10	10

Code Enforcement



30

HIGH GRASS AND WEEDS



16

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases January 2015		Cases in Jan		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	1	1	1
	Electrical Violation	0	2	0	2
	Property Maintenance	12	22	12	22
	Minimum Housing	3	0	3	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	1	0	1
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	0	0	0
	No Food Handler Card	2	0	2	0
	Other Health Equipment Issue	26	3	26	3
	Approved Source / Labeling	11	0	11	0
	Food Contact Surfaces / Cleaning	5	0	5	0
	No Health License / Expired	1	0	1	0
	Evidence of Insect / Rodent Contamination	1	0	1	0
No Alcohol License / Expired	1	0	1	0	
Littering and Trash	Trash/Littering	9	16	9	16
	Junked Vehicles	5	5	5	5
	Littering/Life Safety (24hrs)	0	2	0	2
	High Grass and Weeds	0	30	0	30
Water	Watering Violations	6	1	6	1
Zoning Violations	Nuisance Other	10	1	10	1
	Garbage Collection/Pick Up Req.	0	0	0	0
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	1	0	1	0
	Illegal Outdoor Storage (Res)	5	4	5	4
	Fences/Walls In Disrepair	10	8	10	8
	Parking on Unpaved Surfaces	1	5	1	5
	Street and Sidewalk Obstruction	1	0	1	0
	Landscaping (Residential)	2	1	2	1
	Zoning Violation (Other)	3	2	3	2
	Signs/Billboards	2	6	2	6
	Poss Illegal Home Occupation	0	2	0	2
Materials on ROW/Street	0	0	0	0	
TOTALS		118	112	118	112

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		

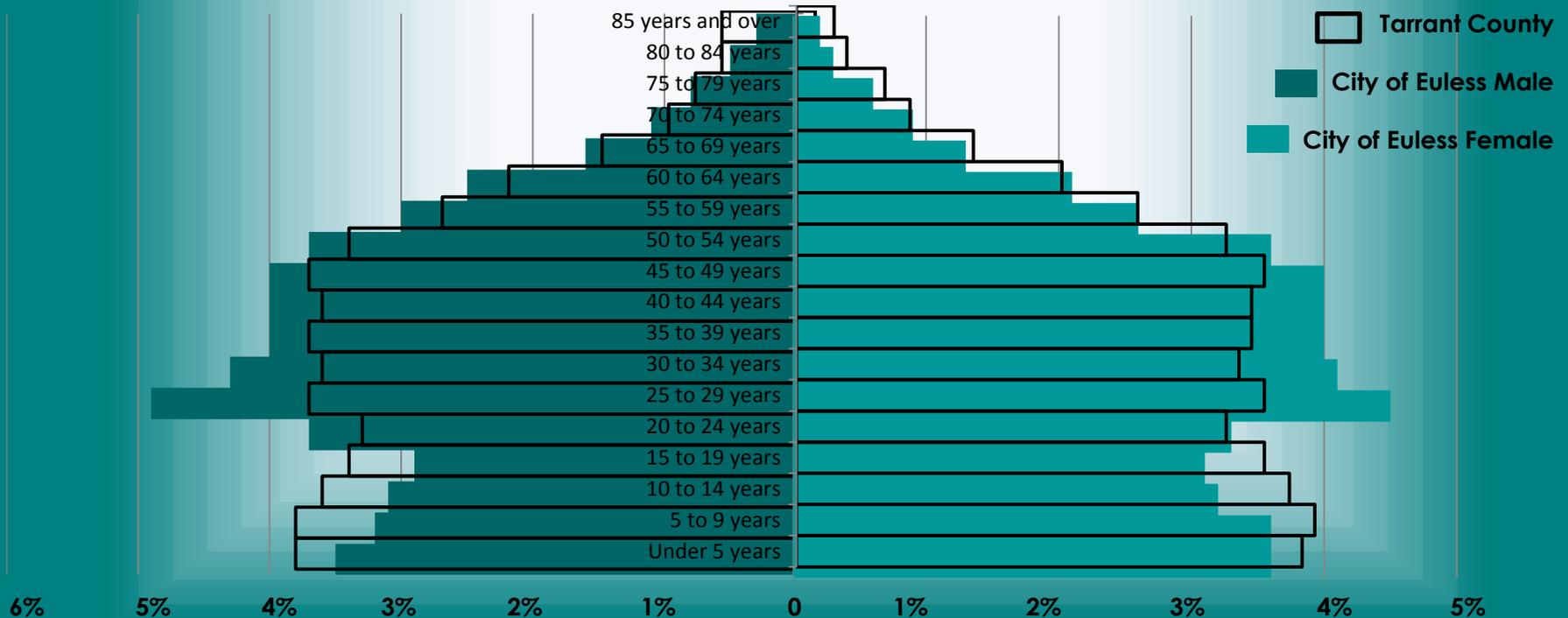
Demographics and Data

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

JANUARY 2015

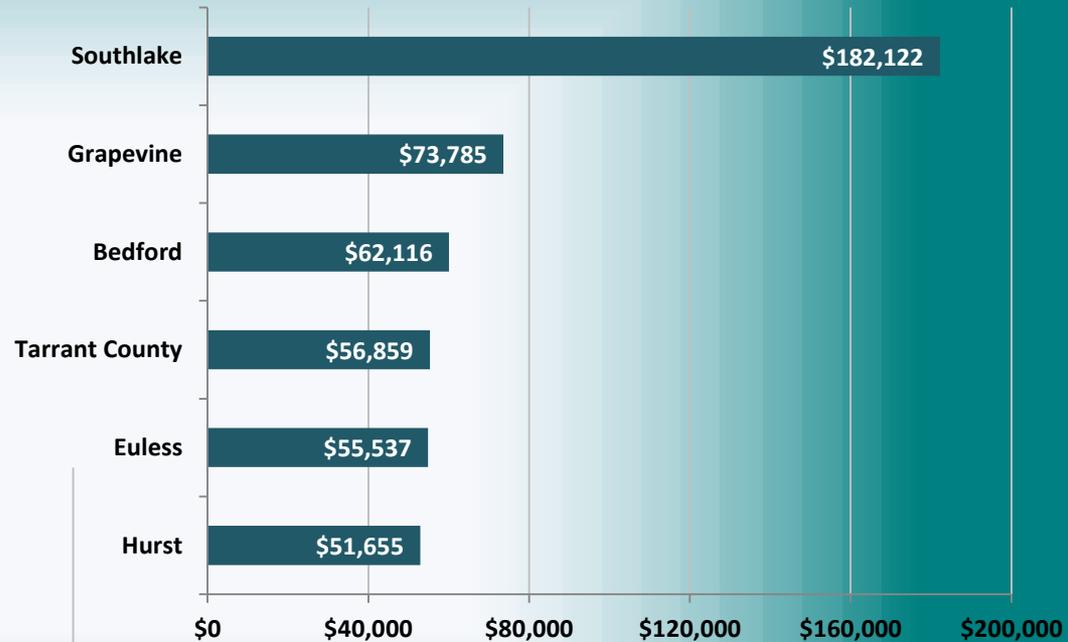
UPDATED MAY 2014

Demographics and Data

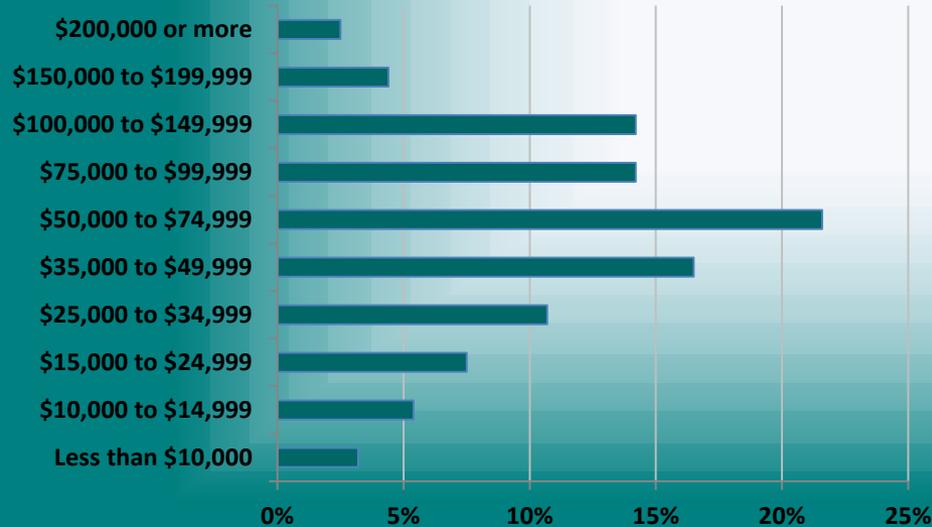
Income -

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



Eules Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2008-2012