

MARCH 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
Alicia Davenport
(817) 685-1623
adavenport@eulesstx.gov

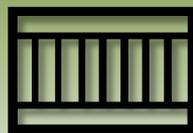
**Development Review and
Demographics**
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

**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



\$2,813,210

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits March 2015	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 03/15	2014	2015	Ave 15
New Residential Construction	1	7	15	41	\$14,000	\$2,813,210	\$400,458	\$1,728,716	\$15,884,748	\$387,433
Additions/Alterations	19	5	45	17	\$83,661	\$153,100	\$30,620	\$352,169	\$249,945	\$14,703
Residential Fence Permits	13	11	39	40	\$21,025	\$20,860	\$1,896	\$40,045	\$89,964	\$2,249
Total Residential Permits	33	23	99	98	\$118,686	\$2,977,170		\$2,120,930	\$16,224,657	

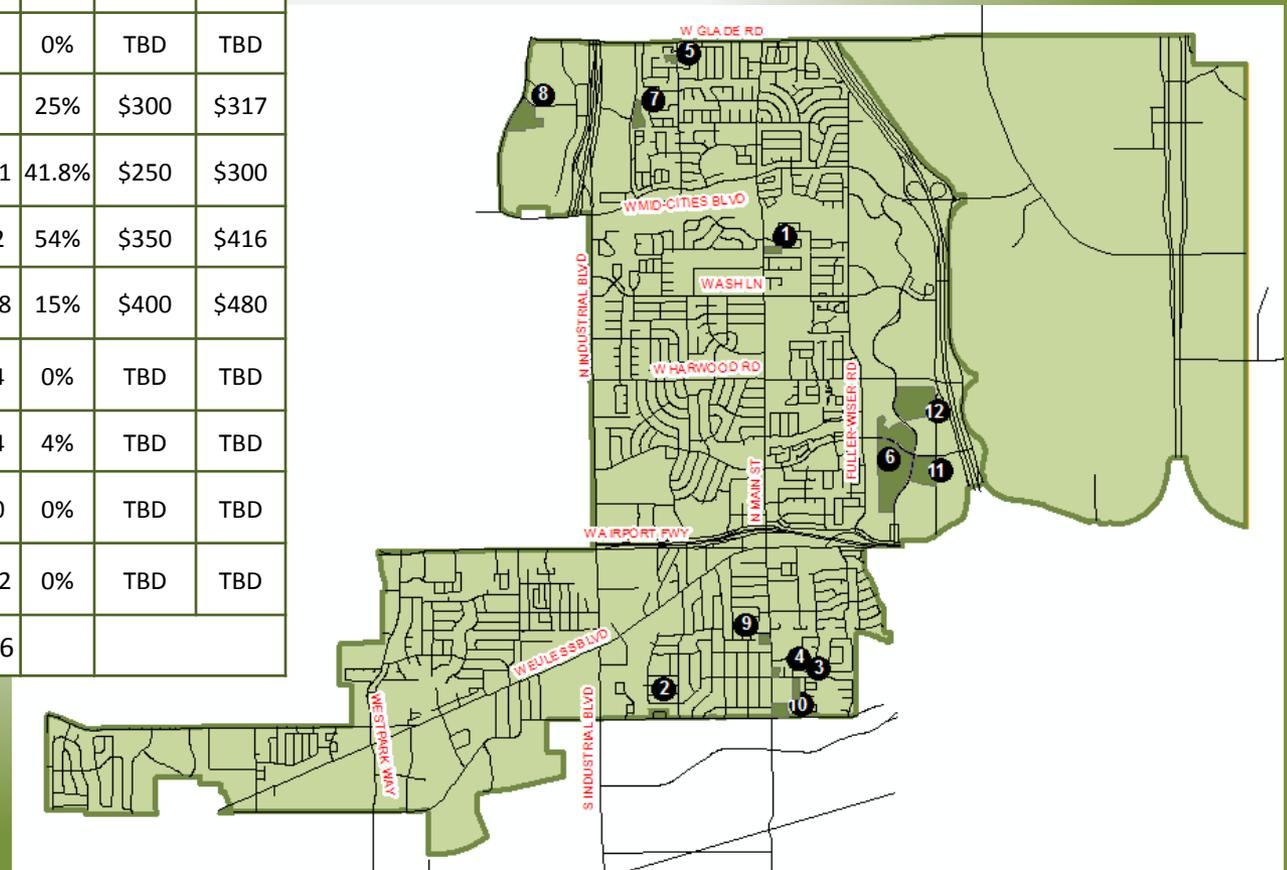
Development Case Activity

Development Review Cases March 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 Euleless Blvd	10/20/2014	02/17/2015	03/03/2015	03/24/2015
14-14-SUP	Hwy 10 Tire Shop	116 W Euleless	09/30/2014	02/17/2015	03/03/2015	03/24/2015
15-03-SP	Glade Parks South Urban Lofts	NE Corner of Heritage Blvd / Cheek-Sparger	01/27/2015	02/24/2015	03/03/2015	03/24/2015
15-03-SUP	Best Western Plus	421 W Airport Frwy	02/03/2015	02/17/2015	03/03/2015	03/24/2015
15-02-PD	Ferguson Planned Development	2683 W Euleless Blvd	02/03/2015	02/17/2015	03/03/2015	03/24/2015
15-01-SUP	JAM Motorcars	1118 S. Airport Cir	02/03/2015	02/17/2015	03/03/2015	03/24/2015
15-03-FP	Villas at Bear Creek	Bear Creek Pkwy at Midway Dr.	03/27/2015	Still Pending		
15-05-PD	Hearthstone	212 E Whitener Rd	03/24/2015	Still Pending		
15-02-SUP	A&A Tire and Wheel	801 S Industrial	03/14/2015	Still Pending		
15-05-SUP	Entire Auto Center	316 N Main St	03/14/2015	Still Pending		
15-04-SUP	House of Paws	101 W Glade	03/03/2015	03/17/2015	04/07/2015	04/28/2015
15-02-FP	Cannon Gardens	Corner of Jean Lane and S Main St	12/05/2014	03/31/2015	04/07/2015	NA
14-14-SP	Ferguson Addition	2683 W Euleless Blvd	09/21/2014	03/31/2015	04/07/2015	04/14/2014
14-17-SP	Jimmy Johns	2301 W Airport Freeway	12/15/2014	03/31/2015	04/07/2015	04/28/2014
15-02-SP	Fineline Productions	2221 Regal Parkway	01/15/2014	03/31/2015	04/07/2015	04/28/2014

Active Residential Subdivisions

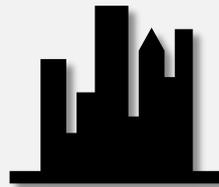
Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	2	6	25%	\$300	\$317
6	Dominion at Bear Creek	208	2	23	87	121	41.8%	\$250	\$300
7	Gateway Court	26	0	3	14	12	54%	\$350	\$416
8	Glade Parks Residential	127	4	12	19	108	15%	\$400	\$480
9	Cannon Gardens	14	0	0	0	14	0%	TBD	TBD
10	Silver Crest	25	1	1	1	24	4%	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
Totals:		638	7	41	142	496			



Commercial Development

Commercial Permits Mar 2015	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	3	2	7	4	\$103,321	\$1,634,124	\$1,431,576	\$4,384,124
Additions/Alterations	17	10	40	18	\$646,560	\$1,320,700	\$1,688,530	\$1,736,475
Comm. Fence Permits	0	0	2	0	\$-	\$-	\$51,675	\$-
Total Commercial Permits	20	12	49	22	\$749,881	\$2,954,824	\$3,171,781	\$6,120,599

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2014	2015	2014	2015
Accessory Building	0	0	2	0
Com. Electrical Permit	9	17	28	39
Res. Electrical Permit	13	14	33	24
Garage Sale	80	39	148	87
Lawn Sprinkler	7	10	18	41
Com. Mech. Permit	5	9	14	14
Res. Mech. Permit	17	13	43	36
Com. Plumbing Permit	8	13	21	26
Res. Plumbing Permit	17	19	60	50
Res. Water Heater	15	25	64	72
Roofing Permit	2	1	26	5
Sign Permit	13	19	46	60
Total Misc. Permits	186	179	503	454



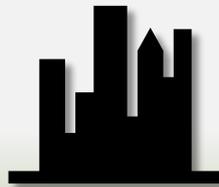
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$1,634,124

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits March 2015			
Issue Date	Business Type	Address	Permit Type
3/2/2015	Hotel	1001 W Airport Frwy	Commercial Remodel
3/3/2015	Office Building	1201 Royal Pkwy	New Commercial
3/9/2015	Apartments	505 E Alexander Ln	Commercial Remodel
3/16/2015	Retail Center	1060 N Main St 112	Commercial Remodel
3/17/2015	Apartments	1881 W Airport Frwy	Commercial Remodel
3/17/2015	Office Building	1701 W Eules Blvd	Commercial Remodel
3/18/2015	Apartments	1200 Fuller-Wiser Rd	Commercial Remodel
3/23/2015	Apartments	206 Wilshire Dr	Commercial Remodel
3/24/2015	Retail Center	2901 Rio Grande Blvd #700	Commercial Remodel
3/25/2015	Retail Center	2901 Rio Grande Blvd #400	Commercial Remodel
3/27/2015	Retail Center	2901 Rio Grande Blvd #600	Commercial Remodel
3/27/2015	Retail Center	2901 Rio Grande Blvd #500	New Commercial

Commercial Certificates of Occupancy March 2015				
Issue Date	Business Name	Address	Classification	Type
3/2/2015	NN Diva Hair Braiding	4307 W Pipeline Rd Suite A	Beauty Services	New Business
3/2/2015	Wireles Fones	1201 W Airport Frwy Suite 377	Retail Technology	Change in Address
3/3/2015	Mi Pueblo Services	209 S Main St	Tax Service	New Business
3/6/2015	V.I.P. Taxes and Financial Solutions	801 S Industrial Blvd Suite B	Tax Service	New Business
3/6/2015	HEB Mart	3260 W Eules Blvd Suite 6	Convenience Store	New Business
3/6/2015	Heather Jefferson Insurance AG	418 N Main St	Insurance Agent	New Business
3/6/2015	AJ's Lawn Maintenance & Landscape	913 Highland Dr	Lawn Services	New Business
3/6/2015	Solarus Enterprises LLC	1316 W Eules Blvd Suite 600-700	Business Service	New Business
3/10/2015	Mission Pointe Club Apartments	917 Del Paso St	Apartments	Change in Ownership
3/18/2015	Fred Loya Insurance	508 W Eules Blvd #2	Insurance Agent	New Business
3/31/2015	Exxon Food Mart	3100 W Eules Blvd	Convenience Store	Change in Ownership
3/31/2015	Orion Laboratory Solutions	1101 Royal Pkwy #123	Medical Services	New Business

Certificates of Occupancy by Type	Month Year to Date	
	Mar	2015
New Business	9	20
Change in Ownership	2	7
Change in Address	1	3
Change in Business Name	0	0
Total	12	30



Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



1

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases March 2015		Cases in Mar		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	1	0	1
	Plumbing Violation	1	0	2	1
	Electrical Violation	4	0	5	2
	Property Maintenance	4	15	22	41
	Minimum Housing	2	1	9	2
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	1	0	1
	Accessory Buildings	0	1	0	2
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	1	2	2
	No Food Handler Card	16	2	20	4
	Other Health Equipment Issue	18	4	54	17
	Approved Source / Labeling	4	0	20	2
	Food Contact Surfaces / Cleaning	3	0	9	3
	No Health License / Expired	4	0	7	1
	Evidence of Insect / Rodent Contamination	0	0	1	0
	No Alcohol License / Expired	2	0	4	0
Littering and Trash	Trash/Littering	18	14	43	40
	Junked Vehicles	1	5	22	10
	Littering/Life Safety (24hrs)	0	0	0	2
	High Grass and Weeds	42	72	48	202
Water	Watering Violations	3	0	9	1
Zoning Violations	Nuisance Other	3	2	25	7
	Garbage Collection/Pick Up Req.	0	0	0	1
	Solid Waste Other	3	1	3	3
	Illegal Outdoor Storage (Non Res)	1	3	4	4
	Illegal Outdoor Storage (Res)	12	6	21	12
	Fences/Walls In Disrepair	6	4	19	17
	Parking on Unpaved Surfaces	1	5	5	12
	Street and Sidewalk Obstruction	2	2	4	4
	Landscaping (Residential)	0	0	4	1
	Zoning Violation (Other)	4	2	9	4
	Signs/Billboards	0	16	3	42
	Poss Illegal Home Occupation	0	2	2	4
	Materials on ROW/Street	0	0	0	0
TOTALS		155	160	376	445

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		

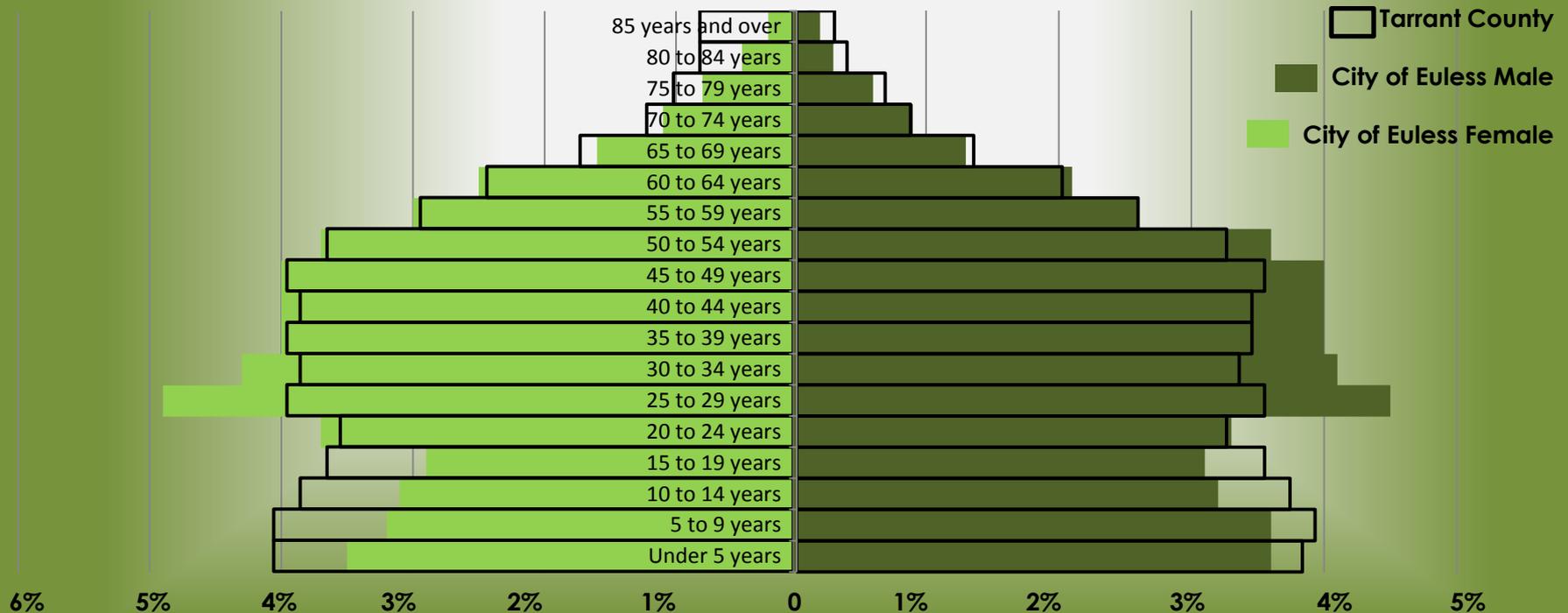
Age -

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

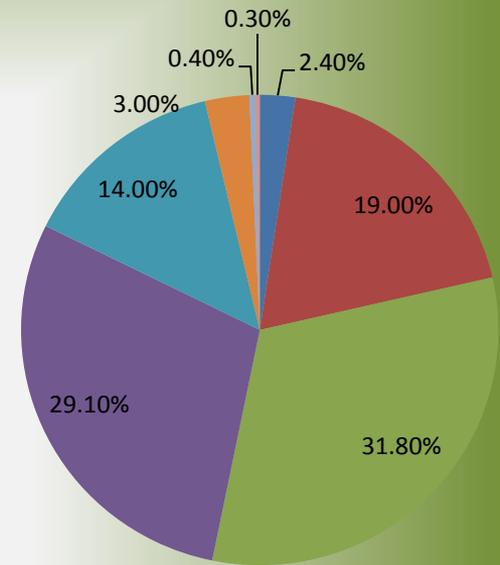
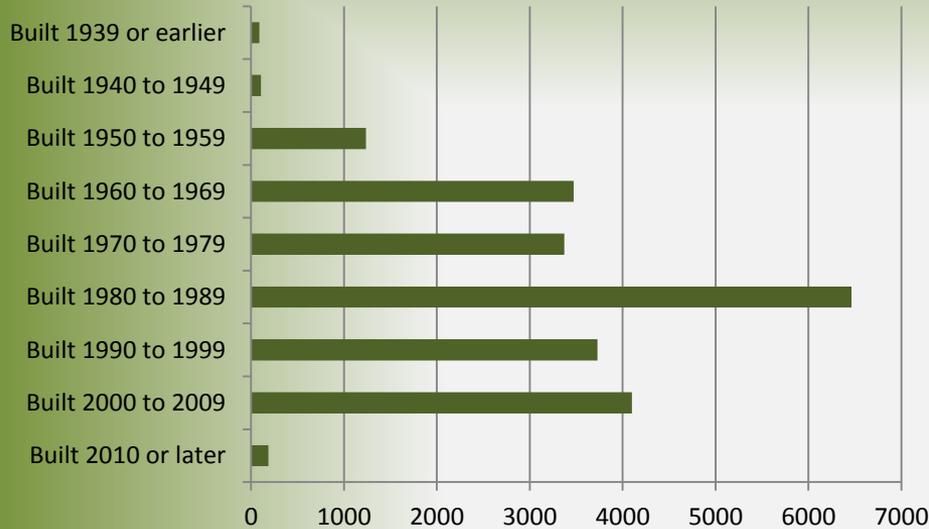
City of Euless – Age Cohort Pyramid



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

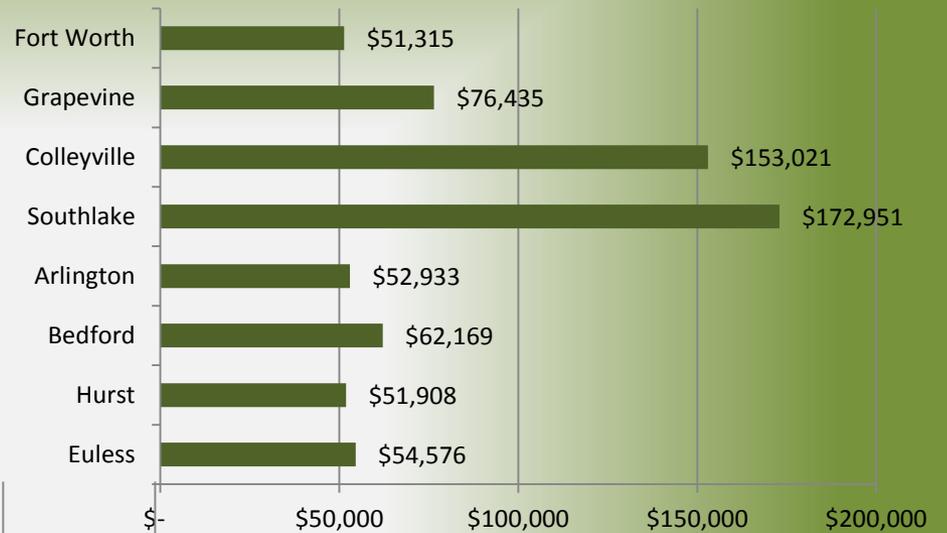
UPDATED March 2015

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

