

June 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

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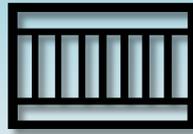
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Residential Growth



16

NEW RESIDENTIAL PERMITS



15

NEW RESIDENTIAL FENCE PERMITS



9

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$6,356,517

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits June 2015	Permits in June		Permits YTD		Value in June			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 06/15	2014	2015	Ave 15
New Residential Construction	10	16	39	83	\$3,171,261	\$6,356,517	\$397,282	\$9,079,217	\$32,072,861	\$386,420
Additions/Alterations	16	9	99	36	\$156,167	\$116,351	\$12,928	\$801,273	\$642,029	\$17,834
Residential Fence Permits	4	15	58	85	\$197,302	\$367,297	\$24,486	\$269,918	\$686,126	\$8,072
Total Residential Permits	30	40	196	204	\$3,524,730	\$6,840,165		\$10,150,408	\$33,401,016	

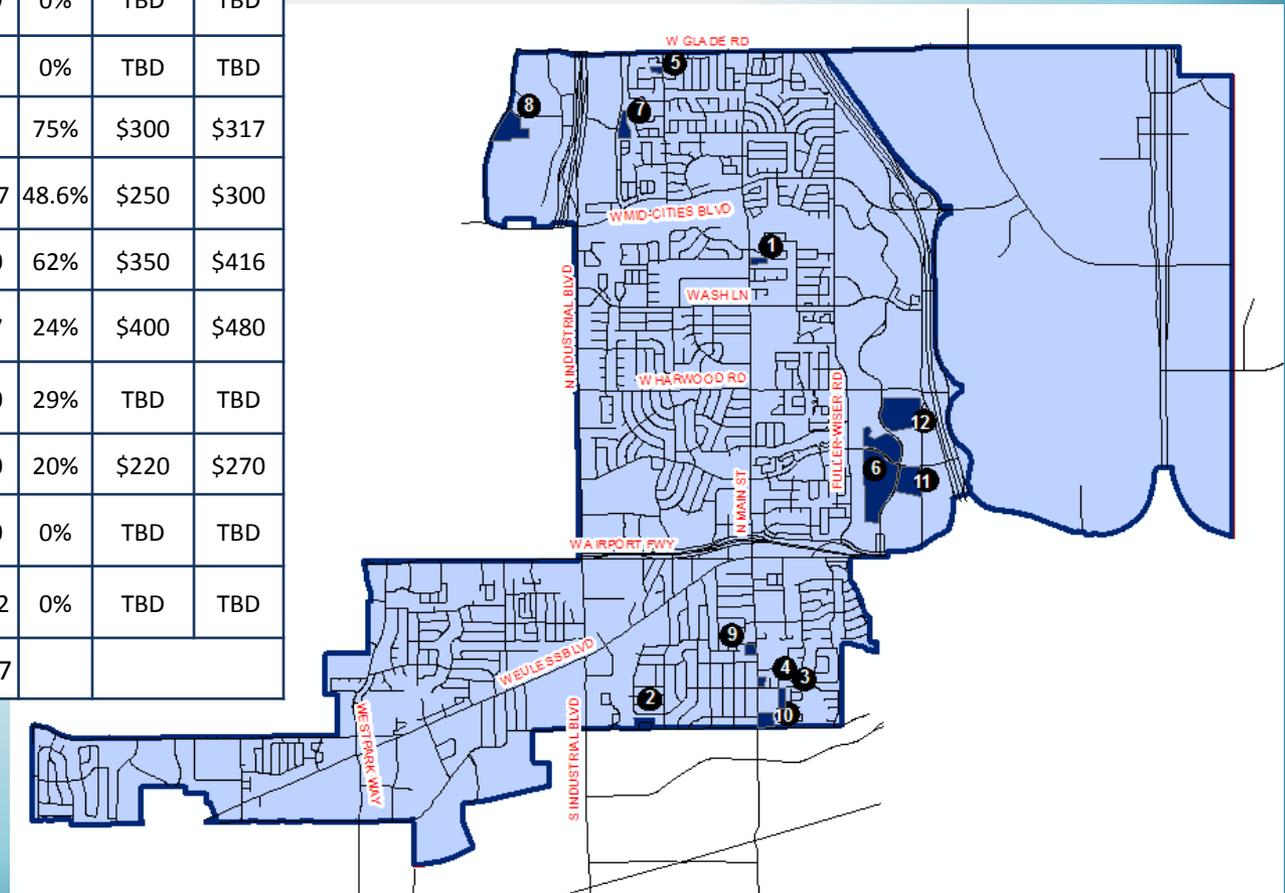
Development Case Activity

Development Review Cases June 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-03-FP	Villas at Bear Creek	Bear Creek Pkwy at Midway Dr.	03/27/2015	05/19/2015	06/02/2015	NA
15-05-PD	Hearthstone	212 E Whitener Rd	03/24/2015	05/19/2015	06/02/2015	06/23/2015
15-02-SUP	A&A Tire and Wheel	801 S Industrial	03/14/2015	04/14/2015	05/05/2015	TBD
15-04-SP	Dunkin Donuts	700 S Industrial	04/06/2015	05/19/2015	06/02/2015	06/23/2015
15-06-PD	Midtown 60	56 acres east of S. Industrial	05/11/2015	05/26/2015	06/02/2015	06/23/2015
15-03-PD	Oak Crest Estates	14 acres south of E. Euless Blvd	01/14/2015	05/19/2015	06/02/2015	06/23/2015
15-07-PD	Glade Parks Lifestyle	12 acres west of Rio Grande Blvd	04/25/2015	05/19/2015	06/02/2015	06/23/2015
15-05-SP	Glade Parks Lifestyle SP	12 acres west of Rio Grande Blvd	05/11/2015	06/09/2015	06/16/2015	06/23/2015
15-08-SUP	GRACEful Buys	1201 W. Airport Frwy	05/11/2015	06/09/2015	06/16/2015	Withdrawn
15-04-FP	Glade Parks South Conveyance Plat	17.8 acres north of Cheek-Sparger west of Rio Grande	06/01/2015	07/07/2015	07/21/2015	NA
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. Euless Blvd	06/01/2015	07/07/2015	07/21/2015	08/11/2015

Active Residential Subdivisions

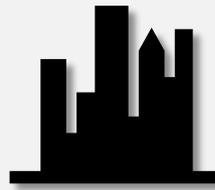
Map Ref #	Most Active Subdivisions	Platted Lots	June Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	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	6	37	101	107	48.6%	\$250	\$300
7	Gateway Court	26	2	5	16	10	62%	\$350	\$416
8	Glade Parks Residential	127	3	23	30	97	24%	\$400	\$480
9	Cannon Gardens	14	4	4	4	10	29%	TBD	TBD
10	Silver Crest	25	0	5	5	20	20%	\$220	\$270
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	15	80	181	457			



Commercial Development

Commercial Permits June 2015	Permits in June		Permits YTD		Value in June		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	0	0	14	9	\$ -	\$ -	\$27,131,576	\$6,359,353
Additions/Alterations	6	4	58	38	\$325,000	\$3,184,325	\$3,620,700	\$7,882,181
Comm. Fence Permits	1	0	3	0	\$16,854	\$ -	\$65,529	\$ -
Total Commercial Permits	7	4	75	47	\$388,854	\$3,184,325	\$30,817,805	\$14,241,534

Miscellaneous Permits	Permits in June		Permits YTD	
	2014	2015	2014	2015
Accessory Building	0	1	7	3
Com. Electrical Permit	7	10	53	70
Res. Electrical Permit	17	13	69	54
Garage Sale	109	104	503	323
Lawn Sprinkler	6	17	33	84
Com. Mech. Permit	3	1	28	33
Res. Mech. Permit	16	28	114	121
Com. Plumbing Permit	8	9	48	54
Res. Plumbing Permit	20	18	115	111
Res. Water Heater	18	10	126	121
Roofing Permit	0	0	28	7
Sign Permit	17	16	82	136
Total Misc. Permits	221	227	1206	1117



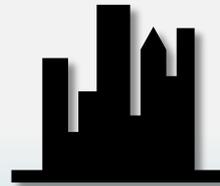
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits June 2015			
Issue Date	Business Type	Address	Permit Type
6/4/2015	Office Building	331 N Main St	Commercial Remodel
6/16/2015	Retail Center	107 W Harwood Dr	Commercial Remodel
6/18/2015	School	500 N Industrial Blvd	Commercial Remodel
6/29/2015	Apartments	1401 Sotogrande Blvd	Commercial Remodel



Commercial Certificates of Occupancy June 2015				
Issue Date	Business Name	Address	Classification	Type
6/1/2015	Elite Fitness HQ	2170 Regal Pkwy #8	Membership Fitness	New Business
6/1/2015	Mi Pueblo Services	209 S Main St	Tax Service	New Business
6/1/2015	Spring Cleaning Services	107 Arwine Ct #100	Office	New Business
6/1/2015	Twigs and Twine Events	901 Clinic Dr #115	Florist	New Business
6/2/2015	Smart Looks	1060 N Main St #112	Beauty Services	New Business
6/8/2015	Dry Noodle Mart	218 N Main St	Retail	Change in Ownership
6/10/2015	London River Backyard Grill	1400 S Pipeline Rd	Restaurant	New Business
6/12/2015	Dave & Busters	2525 Rio Grande Blvd	Arcade / Restaurant	New Business

Certificates of Occupancy by Type	Month Year to Date	
	June	2015
New Business	7	40
Change in Ownership	1	13
Change in Address	0	4
Change in Business Name	0	0
Total	8	57

Code Enforcement



127

HIGH GRASS AND WEEDS



25

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases June 2015		Cases in June		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	1
	Plumbing Violation	0	1	5	6
	Electrical Violation	2	1	8	10
	Property Maintenance	26	39	73	127
	Minimum Housing	0	0	10	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	1	2
	Accessory Buildings	0	3	1	5
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	4	5	21	14
	No Food Handler Card	9	8	36	22
	Other Health Equipment Issue	18	17	82	68
	Approved Source / Labeling	3	9	28	25
	Food Contact Surfaces / Cleaning	4	4	19	12
	No Health License / Expired	3	4	14	15
	Evidence of Insect / Rodent Contamination	0	0	1	3
	No Alcohol License / Expired	0	1	4	2
Littering and Trash	Trash/Littering	40	25	110	94
	Junked Vehicles	12	13	45	28
	Littering/Life Safety (24hrs)	0	0	3	3
Water	High Grass and Weeds	147	127	506	539
Zoning Violations	Watering Violations	16	4	36	12
	Nuisance Other	19	8	48	23
	Garbage Collection/Pick Up Req.	0	0	0	1
	Solid Waste Other	0	0	6	4
	Illegal Outdoor Storage (Non Res)	0	2	5	7
	Illegal Outdoor Storage (Res)	15	19	57	49
	Fences/Walls In Disrepair	18	13	52	36
	Parking on Unpaved Surfaces	15	6	34	23
	Street and Sidewalk Obstruction	9	0	16	13
	Landscaping (Residential)	10	4	31	13
	Zoning Violation (Other)	6	1	17	11
	Signs/Billboards	5	11	12	64
Poss Illegal Home Occupation	2	2	5	7	
Materials on ROW/Street	2	0	5	0	
TOTALS		385	327	1291	1243

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		

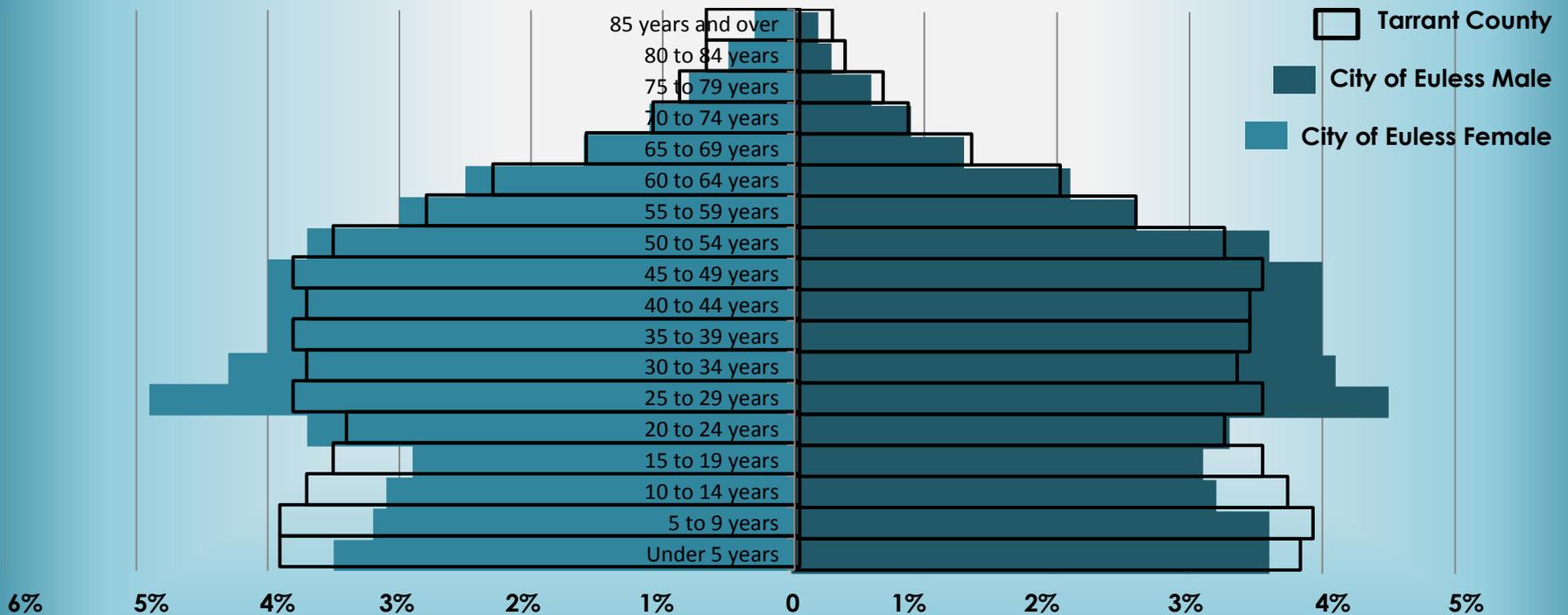
Demographics and Data

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.

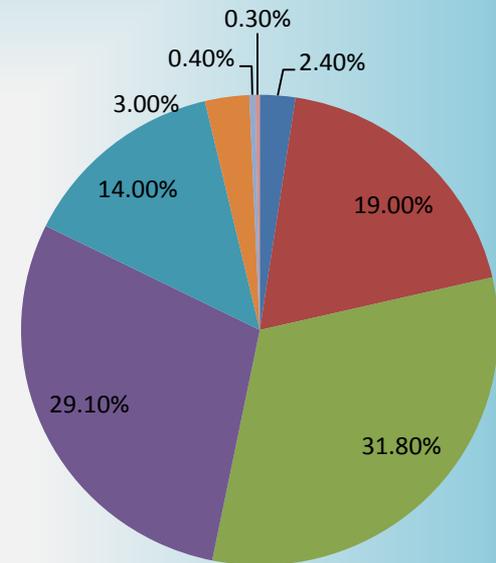
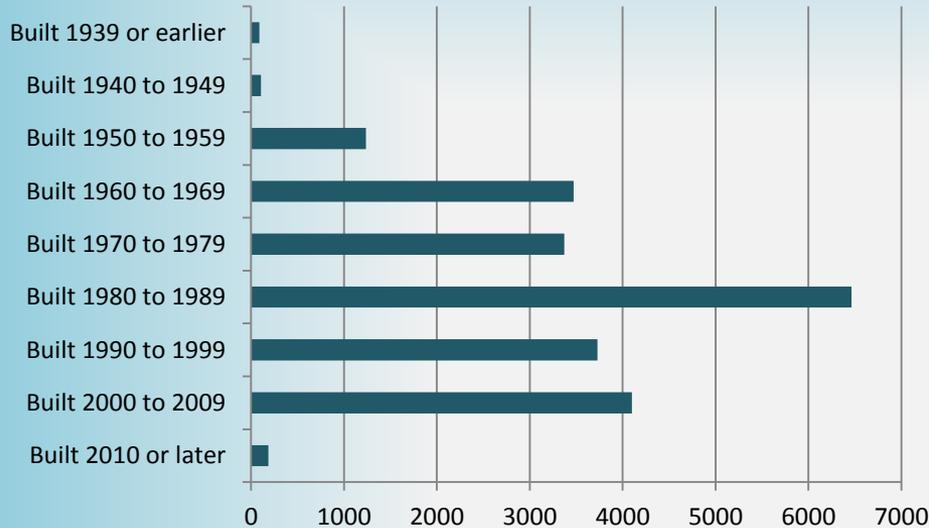
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

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

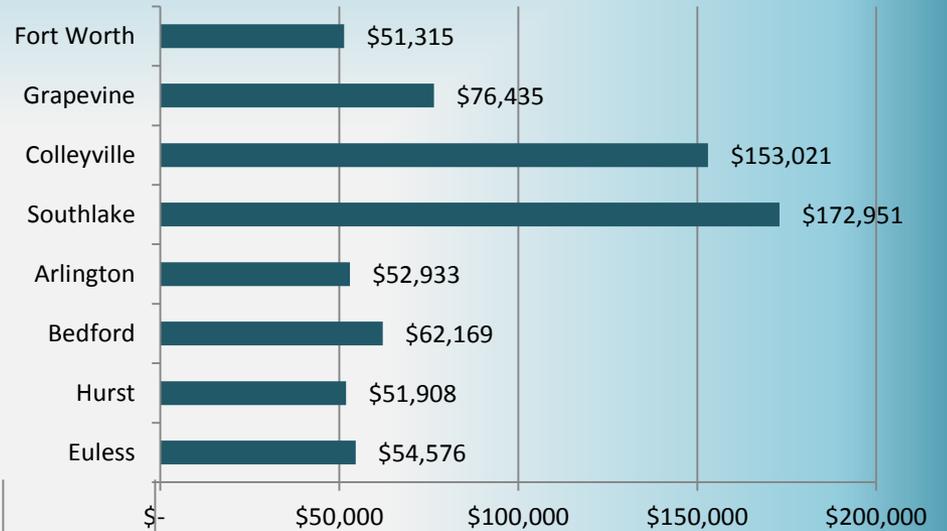
UPDATED March 2015

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

