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Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless 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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Residential Growth



15

NEW RESIDENTIAL PERMITS



13

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$6,307,835

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2016	Permits in Feb		Permits YTD		Value in February			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 02/16	2015	2016	Ave 16
New Residential Construction	10	15	34	36	\$3,995,687	\$6,307,835	\$420,522	\$13,081,538	\$14,940,584	\$415,016
Additions/Alterations	4	6	12	14	\$22,150	\$84,975	\$14,163	\$96,845	\$229,189	\$16,371
Residential Fence Permits	21	13	29	31	\$38,200	\$17,400	\$1,338	\$69,104	\$40,595	\$1,310
Total Residential Permits	35	34	75	81	\$4,056,037	\$6,410,210		\$13,247,487	\$15,201,368	

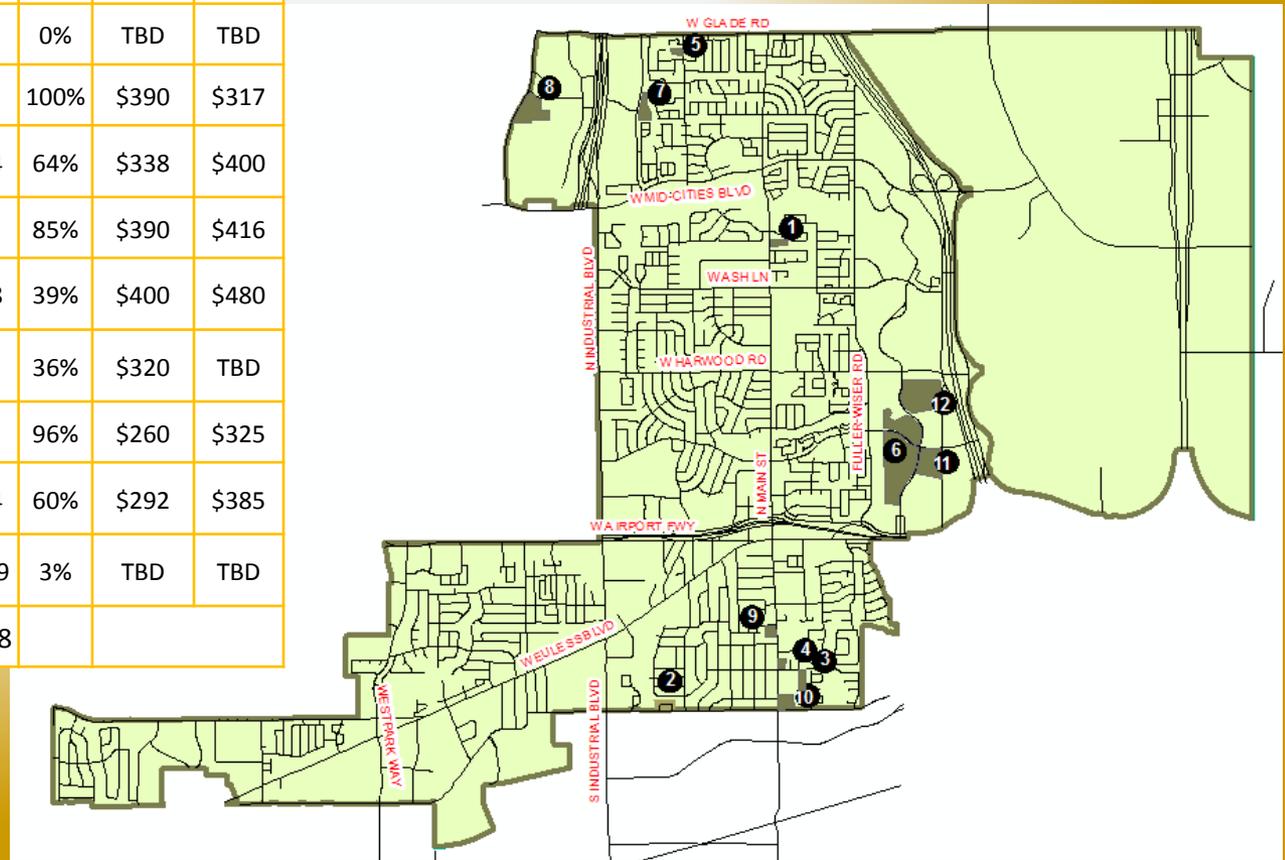
Development Case Activity

Development Review Cases February 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-12-SP	24 Hour Fitness	Lot 4, Block K Glade Parks Addition	12/02/2015	1/26/2015	2/2/2016	2/23/2016
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		
16-01-FP	Glade Parks Retail II	2701-2901 Rio Grande Blvd	1/15/2016	N/A	2/2/2016	N/A
16-02-FP	Eules Mid-Town Conveyance Plat	57 Ac at S. Industrial	1/20/2016	Still in Progress		
15-08-PD	Blue Lagoon Court	207 S Pipeline Rd	7/24/2015	12/29/2015	1/23/2016	2/9/2016
16-01-PP	Glade Parks Phase II	18.037 Acres SH 121	1/12/2016	Still in Progress		
16-02-PP	Glade Parks South Urban Lofts	Cheek-Sparger at Heritage Ave	1/20/2016	Still in Progress		
16-03-PP	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	Still in Progress		
16-01-SP	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	Still in Progress		
16-01-PD	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	Still in Progress		

Active Residential Subdivisions

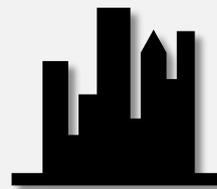
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	1	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	208	8	18	134	74	64%	\$338	\$400
7	Gateway Court	26	2	2	22	4	85%	\$390	\$416
8	Glade Parks Residential	127	1	6	49	78	39%	\$400	\$480
9	Cannon Gardens	14	0	0	5	9	36%	\$320	TBD
10	Silver Crest	25	0	0	24	1	96%	\$260	\$325
11	Villas at Bear Creek	60	0	5	36	24	60%	\$292	\$385
12	Estates at Bear Creek	112	3	3	3	109	3%	TBD	TBD
Totals:		638	15	36	300	338			



Commercial Development

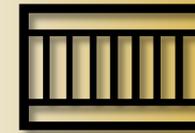
Commercial Permits February 2016	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	1	0	2	2	\$ -	\$ -	\$2,750,000	\$725,000
Additions/Alterations	4	6	8	15	\$98,400	\$483,667	\$415,775	\$1,461,667
Comm. Fence Permits	0	0	0	0	\$ -	\$ -	\$ -	\$ -
Total Commercial Permits	5	6	10	17	\$98,400	\$483,667	\$3,165,775	\$2,186,667

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	1	0	2
Com. Electrical Permit	6	5	22	10
Res. Electrical Permit	5	6	10	17
Garage Sale	37	34	48	50
Lawn Sprinkler	16	14	31	22
Com. Mech. Permit	2	3	5	7
Res. Mech. Permit	12	9	23	21
Com. Plumbing Permit	6	10	13	14
Res. Plumbing Permit	9	22	31	40
Res. Water Heater	23	16	47	33
Roofing Permit	3	2	4	9
Sign Permit	18	20	41	33
Total Misc. Permits	137	142	275	258



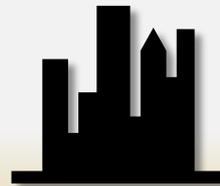
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits February 2016			
Issue Date	Address	Business Name	Business Type
2/1/2016	1441 W Airport Frwy	Office Space	COMMERCIAL ADD-ON/REMODEL
2/3/2016	150 Westpark Way	ALFIERI, GIAGOMO	COMMERCIAL ADD-ON/REMODEL
2/4/2016	1001 Bear Creek Pkwy	Data Center	COMMERCIAL ADD-ON/REMODEL
2/15/2016	1606 W Eules Blvd	Ronzani Inc	COMMERCIAL ADD-ON/REMODEL
2/26/2016	2901 Rio Grande Blvd #300	Retail	COMMERCIAL ADD-ON/REMODEL

Commercial Certificates of Occupancy February 2016				
Issue Date	Business Name	Address	Classification	Type
2/2/2016	Gameday	1441 W Airport Frwy #300	Office	New Business
2/5/2016	B & N Dollar Store	501 N Main St #105	Convenience Store	New Business
2/11/2016	Williams Insurance/Farmer's Insurance	610 S Industrial Blvd #207	Office	New Business
2/16/2016	Milestone Treatment Centers	416 N Main St #110	Office	New Business
2/17/2016	Autrey Motorsports LLC	1205 Texas Star Pkwy #120	Auto Parts	New Business
2/18/2016	Survey Group	400 S Industrial Blvd #219	Office	New Business
2/23/2016	Grubbs Eules Pre-Owned Center	1661 W Airport Frwy	Car Sales	Change in Ownership
2/25/2016	Monticello By the Vineyard	2500 SH 121	Apartments	Change in Ownership

Certificates of Occupancy by Type	Month	Year to Date
	Feb	2016
New Business	6	16
Change in Ownership	2	5
Change in Address	0	0
Change in Business Name	0	0
Total	8	21

Code Enforcement



4

HIGH GRASS AND WEEDS



14

TRASH/LITTERING VIOLATIONS



26

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases February 2016		Cases in Feb		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	0	1	0
	Electrical Violation	0	1	2	2
	Property Maintenance	4	26	26	48
	Minimum Housing	1	0	1	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	1	1	1
	Permit Required for Sales	0	0	0	0
	Health	Nuisance - Pools/Spas Clarity	1	5	1
No Food Handler Card		2	1	2	4
Other Health Equipment Issue		10	7	13	12
Approved Source / Labeling		2	4	2	8
Food Contact Surfaces / Cleaning		3	2	3	3
No Health License / Expired		1	3	1	7
Evidence of Insect / Rodent Contamination		0	1	0	1
Littering and Trash	No Alcohol License / Expired	0	0	0	9
	Trash/Littering	10	14	26	22
	Junked Vehicles	0	15	5	27
	Littering/Life Safety (24hrs)	0	2	2	2
Water	High Grass and Weeds	100	4	130	8
	Watering Violations	0	0	1	1
Zoning Violations	Nuisance Other	4	4	5	9
	Garbage Collection/Pick Up Req.	1	3	1	3
	Solid Waste Other	2	6	2	6
	Illegal Outdoor Storage (Non Res)	1	0	1	0
	Illegal Outdoor Storage (Res)	2	14	6	30
	Fences/Walls In Disrepair	5	8	13	11
	Parking on Unpaved Surfaces	2	4	7	7
	Street and Sidewalk Obstruction	2	2	2	4
	Landscaping (Residential)	0	0	1	0
	Zoning Violation (Other)	0	3	2	4
	Signs/Billboards	20	37	26	58
	Poss Illegal Home Occupation	0	1	2	2
	Materials on ROW/Street	0	0	0	2
TOTALS		173	168	285	297

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		

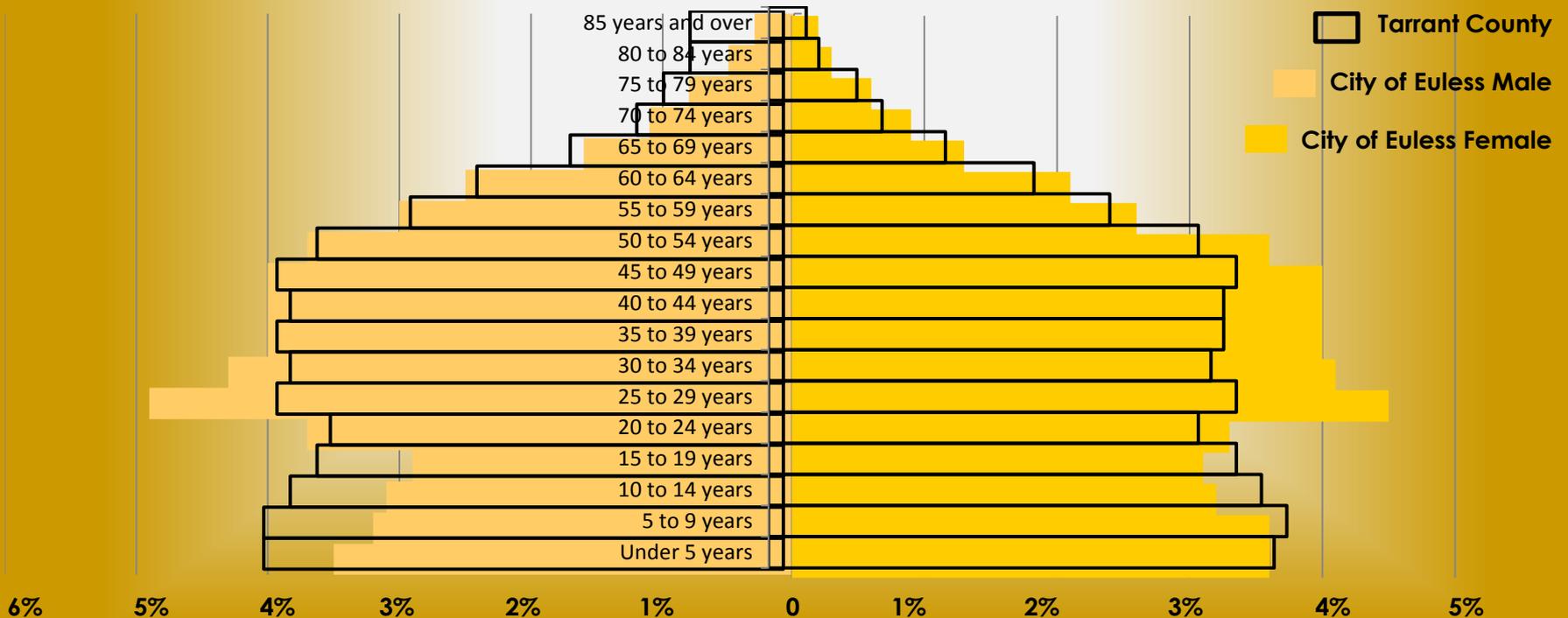
Demographics and Data

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

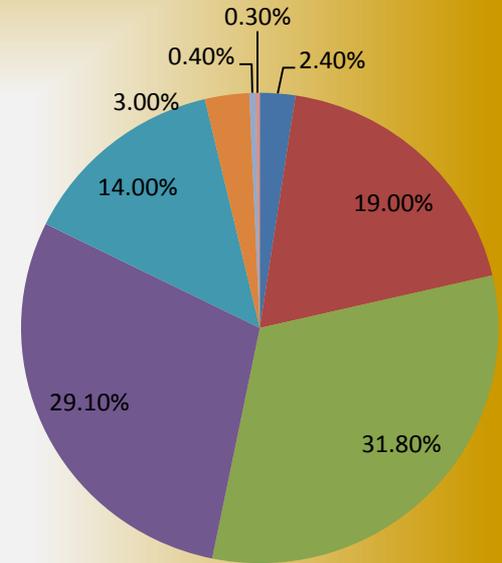
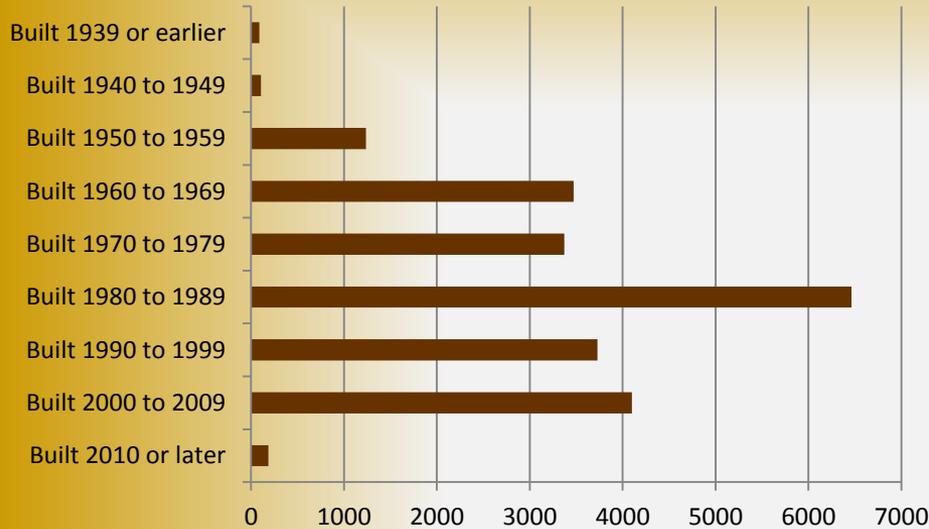


Source: US Bureau of Census 2010

FEBRUARY 2016

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

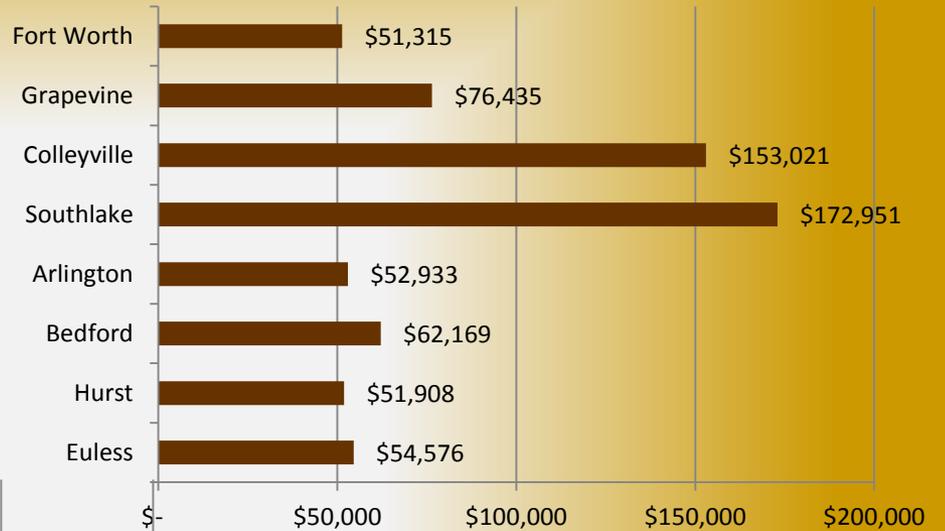
UPDATED March 2015

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

