

MARCH 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](http://www.eulesstx.gov/planning/devserv.htm)**

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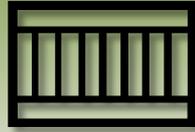
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# Residential Growth



31



18



19

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$12,424,195

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits March 2016	Permits in Mar		Permits YTD		Value in March			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 03/16	2015	2016	Ave 16
New Residential Construction	7	31	41	67	\$2,803,210	\$12,424,195	\$400,780	\$15,884,748	\$27,364,779	\$408,430
Additions/Alterations	5	19	17	33	\$159,100	\$410,232	\$21,591	\$249,945	\$639,421	\$19,376
Residential Fence Permits	11	18	40	49	\$20,860	\$18,732	\$1,040	\$89,964	\$59,327	\$1,211
Total Residential Permits	23	68	98	149	\$2,977,170	\$12,853,159		\$16,224,657	\$28,063,527	

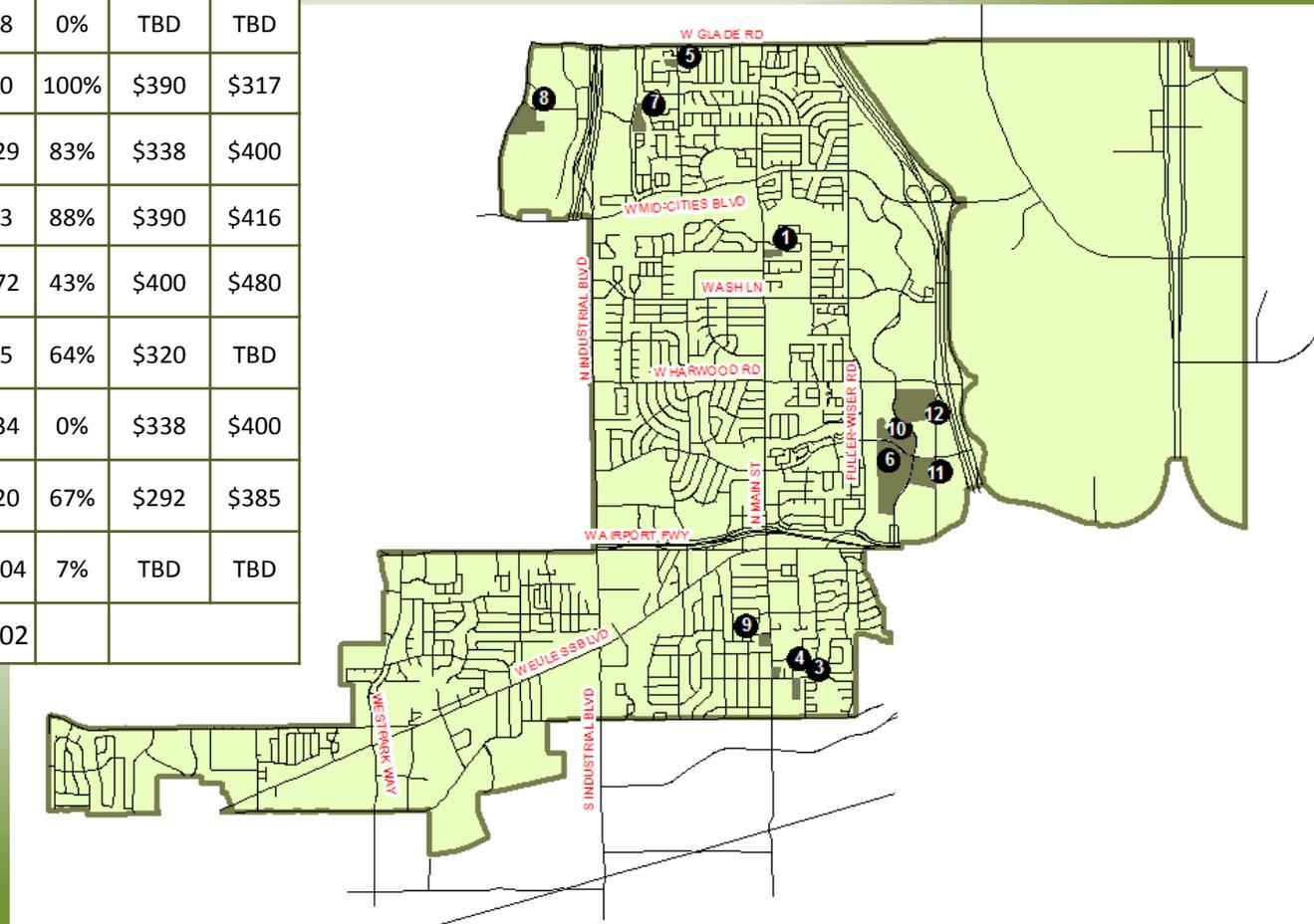
# Development Case Activity

## Development Review Cases March 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-10-PD	Ashlyn Estates	200 Block E Ash Lane	12/8/2015	03/24/2016	04/05/2016	05/10/2016
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		
16-02-FP	Eulesse Mid-Town Conveyance Plat	57 Ac at S. Industrial	1/20/2016	Still in Progress		
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	03/08/2016	04/05/2016	N/A
16-03-PP	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	03/22/2016	05/03/2016	N/A
16-01-SP	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	03/22/2016	05/03/2016	05/10/2016
16-01-PD	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	03/22/2016	04/05/2016	05/10/2016
16-01-SUP	Inglesia Pentacostal	820 Wilshire	03/15/2016	03/29/2016	04/19/2016	05/10/2016
16-02-SUP	New Lives for Old	414 W Eulesse Blvd	03/16/2016	04/08/2016	04/19/2016	05/10/2016
16-03-SUP	ABC Auto Credit	1105 Pamela	03/16/2016	04/08/2016	04/19/2016	05/10/2016
16-04-SUP	Hwy 10 Tire Shop	116 W Eulesse Blvd	03/23/2016	Still In Progress		

# Active Residential Subdivisions

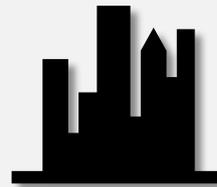
Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	11	29	145	29	83%	\$338	\$400
7	Gateway Court	26	1	3	23	3	88%	\$390	\$416
8	Glade Parks Residential	127	6	12	55	72	43%	\$400	\$480
9	Cannon Gardens	14	4	4	9	5	64%	\$320	TBD
10	Enclave at Bear Creek	34	0	0	0	34	0%	\$338	\$400
11	Villas at Bear Creek	60	4	9	40	20	67%	\$292	\$385
12	Estates at Bear Creek	112	5	8	8	104	7%	TBD	TBD
Totals:		590	31	67	288	302			



# Commercial Development

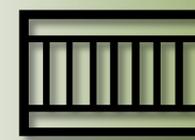
Commercial Permits March 2016	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	2	2	4	4	\$1,634,124	\$1,396,000	\$4,384,124	\$2,121,000
Additions/Alterations	10	3	18	18	\$1,320,700	\$49,000	\$1,736,475	\$1,510,667
Comm. Fence Permits	0	0	0	0	\$ -	\$ -	\$ -	\$ -
Total Commercial Permits	12	5	22	22	\$2,954,824	\$1,445,000	\$6,120,599	\$3,631,667

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	1	0	3
Com. Electrical Permit	17	4	39	14
Res. Electrical Permit	14	8	24	25
Garage Sale	39	61	87	111
Lawn Sprinkler	10	10	41	32
Com. Mech. Permit	9	0	14	7
Res. Mech. Permit	13	16	36	37
Com. Plumbing Permit	13	5	26	19
Res. Plumbing Permit	19	13	50	53
Res. Water Heater	25	17	72	50
Roofing Permit	1	1	5	10
Sign Permit	19	5	60	38
Total Misc. Permits	179	141	454	399



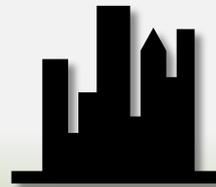
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$1,396,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Commercial Permits March 2016			
Issue Date	Address	Business Name	Business Type
3/2/2016	2710 N Main St	Cell Tower	Building Commercial Remodel
3/2/2016	2521 State Highway 121	Lazy Dog Restaurant	New Commercial
3/10/2016	2161 Regal Parkway	Industrial	Building Commercial Remodel
3/21/2016	601 E Airport Freeway	Cell Tower	Building Commercial Remodel
3/23/2016	2921 Rio Grande Boulevard	24Hr Fitness	New Commercial

Commercial Certificates of Occupancy March 2016				
Issue Date	Business Name	Address	Classification	Type
3/8/2016	Air Power Sales & Service	2161 Regal Pkwy	Equipent Rental Leasing	New Business
3/9/2016	Belk	2801 Rio Grande Blvd #100	Retail	New Business
3/9/2016	Best Western Plus	421 W Airport Frwy	Hotel	Change in Ownership
3/10/2016	Phet Laos Market	209 Martha St	Convenience Store	New Business
3/10/2016	Green Clean Services	1603 W Eules Blvd	Cleaners	New Business
3/10/2016	Karachi Village	501 N Main St #119	Restaurant	Change in Ownership
3/10/2016	I Wanna Tan!	901 Clinic Dr #B	Beauty Shop	New Business
3/10/2016	GPI TX-A Inc.	1701 W Airport Frwy	Auto Sales	Change in Ownership
3/29/2016	Skinscape Couture	2125 W Eules Blvd	Beauty Shop	New Business
3/30/2016	Farrah Hair & Beauty	212 N Main St	Beauty Shop	New Business

Certificates of Occupancy by Type	Month Mar	Year to Date 2016
New Business	7	24
Change in Ownership	3	8
Change in Address	0	0
Change in Business Name	0	0
<b>Total</b>	10	32

# Code Enforcement



31

HIGH GRASS AND WEEDS



8

TRASH/LITTERING VIOLATIONS



0

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases March 2016		Cases in Mar		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	1	2	1	2
	Plumbing Violation	0	0	1	0
	Electrical Violation	0	3	2	5
	Property Maintenance	15	18	41	66
	Minimum Housing	1	0	2	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	0	1	0
	Accessory Buildings	1	1	2	2
	Permit Required for Sales	0	0	0	0
	Health	Nuisance - Pools/Spas Clarity	1	4	2
No Food Handler Card		2	2	4	6
Other Health Equipment Issue		4	3	17	15
Approved Source / Labeling		0	1	2	9
Food Contact Surfaces / Cleaning		0	0	3	3
No Health License / Expired		0	2	1	9
Evidence of Insect / Rodent Contamination		0	0	0	1
Littering and Trash	No Alcohol License / Expired	0	0	0	9
	Trash/Littering	14	8	40	30
	Junked Vehicles	5	3	10	30
	Littering/Life Safety (24hrs)	0	0	2	2
Water	High Grass and Weeds	72	31	202	39
	Watering Violations	0	5	1	6
Zoning Violations	Nuisance Other	2	8	7	17
	Garbage Collection/Pick Up Req.	0	0	1	3
	Solid Waste Other	1	2	3	8
	Illegal Outdoor Storage (Non Res)	3	1	4	1
	Illegal Outdoor Storage (Res)	6	13	12	43
	Fences/Walls In Disrepair	4	7	17	18
	Parking on Unpaved Surfaces	5	4	12	11
	Street and Sidewalk Obstruction	2	1	4	5
	Landscaping (Residential)	0	1	1	1
	Zoning Violation (Other)	2	0	4	4
	Signs/Billboards	16	52	42	110
	Poss Illegal Home Occupation	2	0	4	2
	Materials on ROW/Street	0	0	0	2
TOTALS		160	172	445	469

# 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

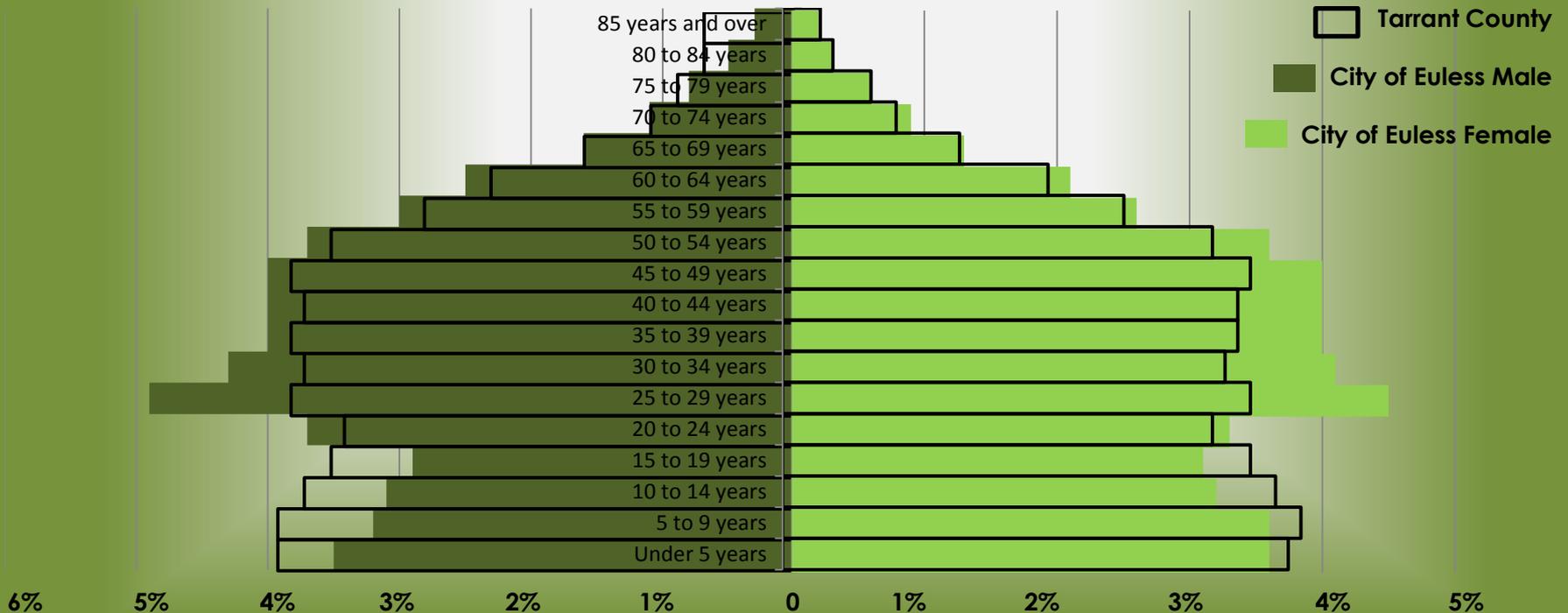
# Demographics and Data

## 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.

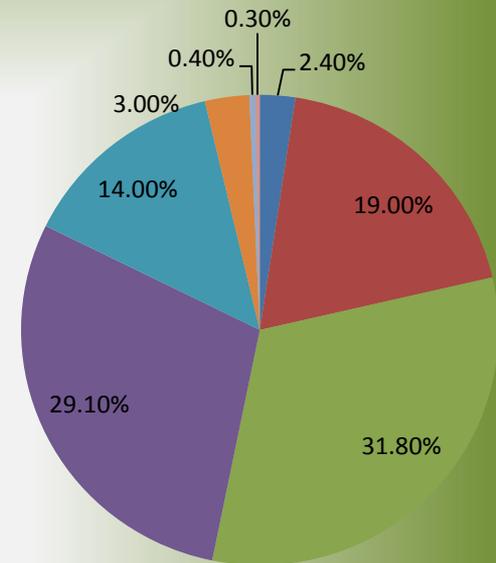
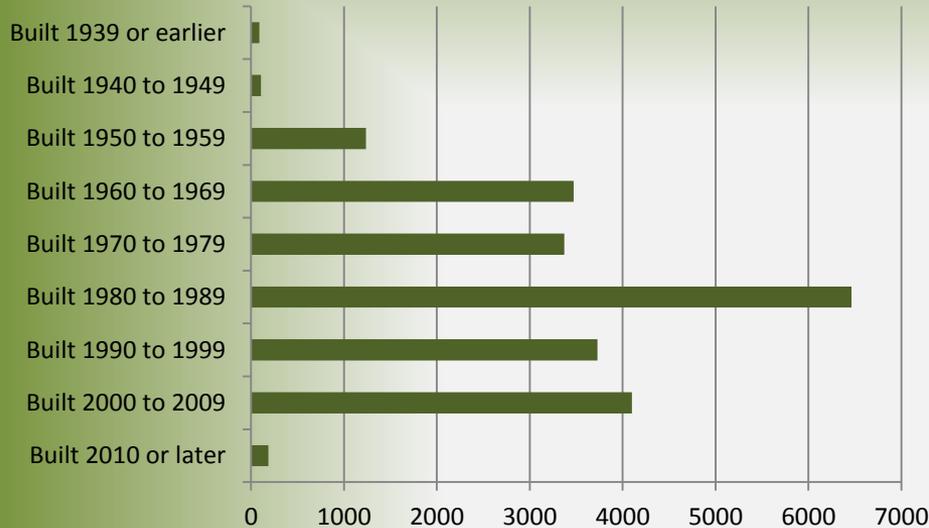
City of Euless – Age Cohort Pyramid



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

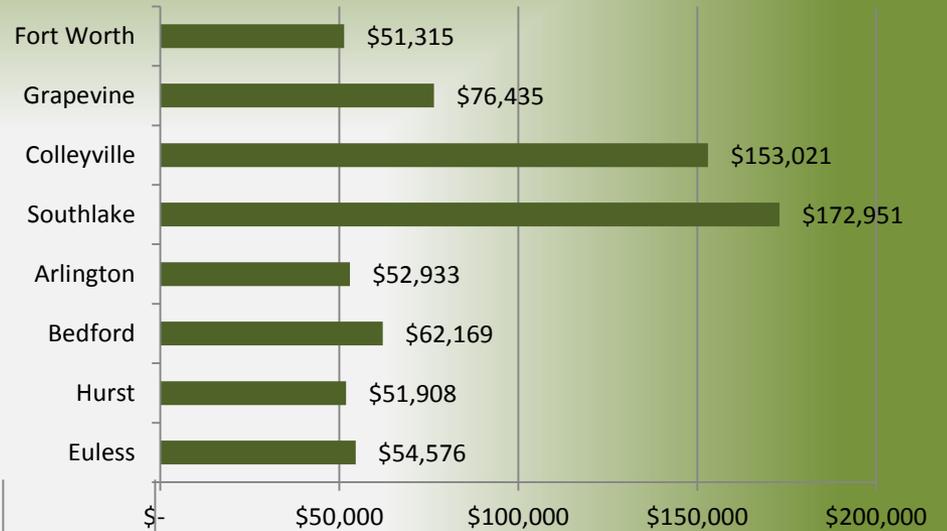
UPDATED March 2015

# 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

