

MAY 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

Building Permits and
Certificates of Occupancy
Michele Crooks
(817) 685-1630
mcrooks@eulesstx.gov

Development Review Status
Mollie Snapp
(817) 685-1623
msnapp@eulesstx.gov

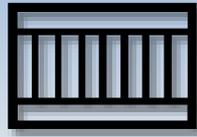
Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

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



\$4,597,255

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2016	Permits in May		Permits YTD		Value in May			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 05/16	2015	2016	Ave 16
New Residential Construction	16	11	67	95	\$6,905,768	\$4,597,255	\$417,932	\$25,716,344	\$38,636,700	\$406,702
Additions/Alterations	5	11	27	71	\$190,064	\$184,940	\$16,813	\$525,678	\$1,166,296	\$16,427
Residential Fence Permits	11	27	70	82	\$21,125	\$373,820	\$13,845	\$318,829	\$444,897	\$5,426
Total Residential Permits	32	49	164	248	\$7,116,957	\$5,156,015		\$26,560,851	\$40,247,893	

Development Case Activity

Development Review Cases May 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
16-01-ZC	HARWOOD CROSSING	900 NORTH MAIN ST BLK 1, LOT 5, ABS 705	4/12/2016	5/3/2016	6/21/2016	6/28/2016
16-01-SUP	IGLESIA PENTECOSTAL UNIDA HISPANA INC	820 WILSHIRE DR STE B	3/15/2016	3/29/2016	4/19/2016	5/10/2016
16-02-SUP	NEW LIVES FOR OLD	414 W EULESS DR	3/16/2016	3/29/2016	4/19/2016	5/10/2016
16-03-SUP	A.B.C. AUTO CREDIT INC.	1105 PAMELA DR	3/21/2016	3/29/2016	4/19/2016	5/10/2016
16-04-SUP	HWY 10 TIRE SHOP	116 W EULESS BLVD	3/23/2016	5/10/2016	6/7/2016	6/28/2016
16-05-SUP	CHURCH OF TONGA	1000 CRESTHAVEN DR	4/1/2016	4/12/2016	5/3/2016	5/24/2016
16-06-SUP	SHOOTSMART	2021 W AIRPORT FRWY	5/5/2016	5/3/2016	5/17/2016	5/24/2016
16-07-SUP	N.K. ENITRE AUTO LUBE INC	316 N MAIN STREET	4/20/2016	4/26/2016	5/10/2016	5/24/2016
16-08-SUP	REAL LIFE MINISTRIES	1717 W EULESS BLVD	5/2/2016	5/24/2016	6/7/2016	6/28/2016
16-09-SUP	TEN MINUTE OIL CHANGE	401 S INDUSTRIAL BLVD	5/5/2016	5/10/2016	5/17/2016	6/14/2016
16-10-SUP	KOREAN TAEKWONDO	501 N MAIN ST #121	6/9/2016	6/9/2016	6/21/2016	6/28/2016
16-11-SUP	JR'S TRANSMISSION	230 VINE ST	5/6/2016	5/10/2016	5/17/2016	6/14/2016
16-12-SUP	AUTREY MOTORSPORTS	1205 TEXAS STAR PKWY STE 120	5/6/2016	5/10/2016	6/7/2016	6/28/2016
16-13-SUP	GRACEFUL BUYS	700 W EULESS BLVD	6/1/2016	6/14/2016	6/21/2016	8/16/2016
16-14-SUP	BEST WESTERN PLUS	421 AIRPORT FRWY	6/2/2016	6/14/2016	6/21/2016	8/16/2016
16-01-SP	DOMINION AT BEAR CREEK PH V	67 LOTS, 5 OPEN LOTS ON 16.162 ACRES AT FULLER-WISER AND MIDWAY	2/15/2016	3/22/2016	4/5/2016	5/10/2016
16-02-SP	MCDONALD'S	105 W. AIRPORT FRWY.	3/21/2016	4/19/2016	5/3/2016	5/24/2016
16-03-SP	GREAT WALL EXPRESS	100 W EULESS BLVD	6/3/2016	Still In Progress		
16-04-SP	CORNER STORE MARKET #1880	SWC HARWOOD AND SH 360	6/10/2016	Still In Progress		
16-01-RP	BLUE LAGOON COURT ADDITION	BLOCK A, LOTS A,B, 1-17	3/22/2016	5/31/2016	6/21/2016	
16-02-RP	HARWOOD CROSSING	BLOCK 1, LOTS 5R AND 5R1	5/5/2016	Still In Progress		
15-03-PP	OAK CREST BLKS A & B	BLK A, LT 1-20; BLK B, LT 1-24	10/19/2015	Still In Progress		
15-04-PP	MID-TOWN VILLAGE ADDITION	57.238 ACRES, A.J. HUITT SURVEY, ABS NO 684, VARIOUS BLKS & LTS	12/14/2015	Still In Progress		
16-01-PP	GLADE PARKS PHASE II	LOTS 5,6,7 & 8, BLK K ABS 441, 18.037 ACRES	1/12/2016	Still In Progress		
16-02-PP	GLADE PARKS SOUTH	BLOCK A, LOTS 2 & 3	1/20/2016	2/16/2016	3/1/2016	
16-03-PP	DOMINION AT BEAR CREEK PH V	67 LOTS, 5 OPEN LOTS ON 16.162 ACRES AT FULLER-WISER AND MIDWAY	2/15/2016	3/22/2016	4/5/2016	
16-04-PP	CADENCE CAPITAL ADDITION	BLOCK A, LOTS 1 & 2, TRACT 1A07, ABS 152, 7.541 ACRES	5/5/2016	Still In Progress		

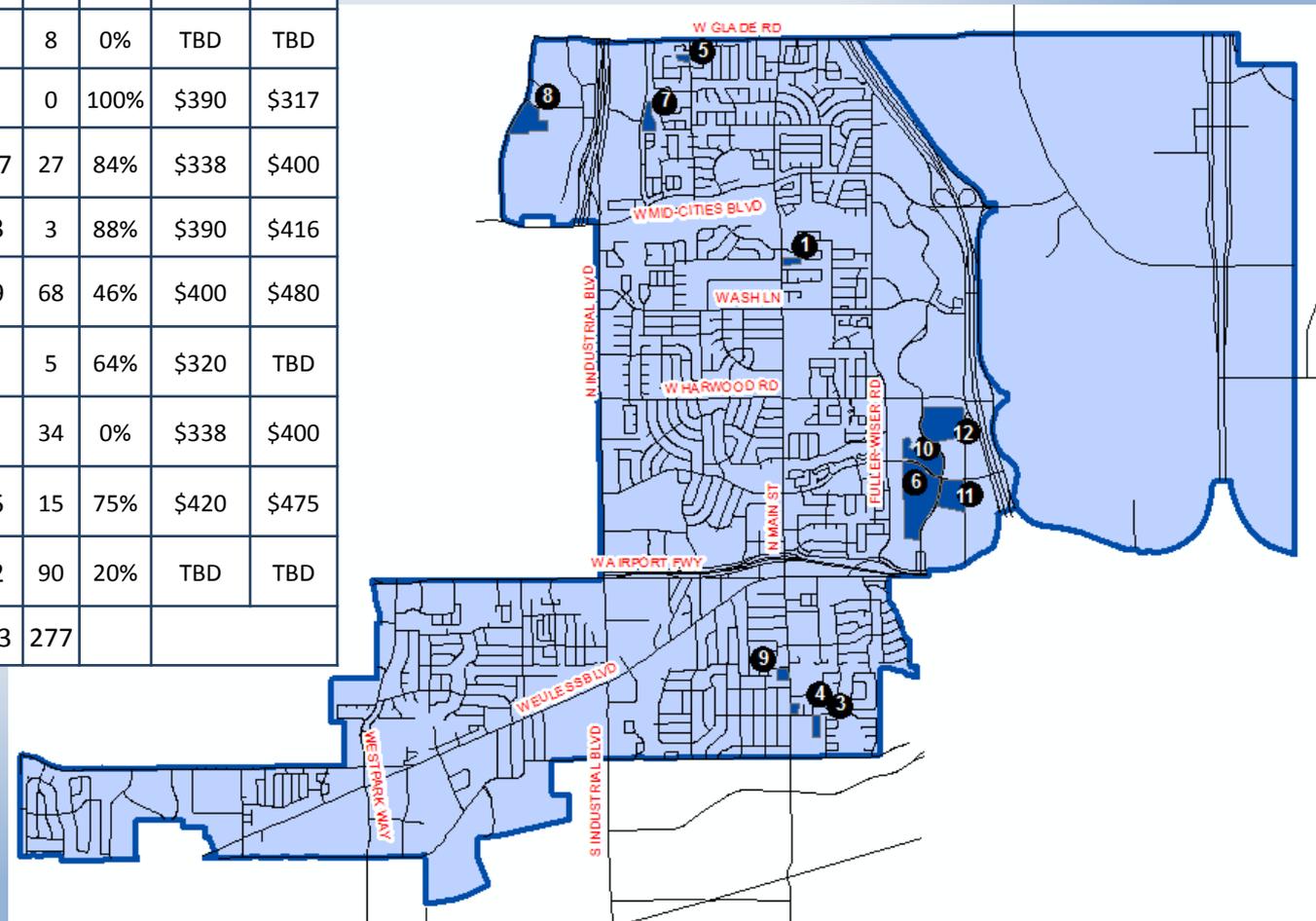
Development Case Activity

Development Review Cases May 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
16-01-PD	DOMINION AT BEAR CREEK PH V	67 LOTS, 5 OPEN LOTS ON 16.162 ACRES AT FULLER-WISER AND MIDWAY	2/15/2016	3/1/2016	4/5/2016	5/10/2016
16-02-PD	DICKEY DR.	Oak Crest Estates Block 1, Lots 1R and 2R1 and Block 2, Lots 1R, 2RA2 and 2RA1	1/15/2016	3/30/2016	4/5/2016	5/10/2016
16-04-FP	GLADE PARKS ADDITION PH II	LOT 2, BLK K	4/21/2016	Still In Progress		
16-05-FP	GLADE PARKS MOVIE THEATER	LOT 1, BLOCK J ABS NO 685, 6.009 ACRES	3/28/2016	Still In Progress		
16-06-FP	MCDONALD'S	LOT 2, TRACT D. J.P. HALFORD ADDITION & PART OF LOT 7	4/28/2016	5/31/2016	6/21/2016	
16-07-FP	GLADE PARKS ADDITION LAZY DOG	2521 STATE HIGHWAY 121	5/5/2016	Still In Progress		
16-08-FP	GLADE PARKS ADDITION 24 HOUR FITNESS	2401 RIO GRANDE BLVD	5/5/2016	Still In Progress		

Active Residential Subdivisions

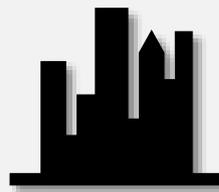
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	0	31	147	27	84%	\$338	\$400
7	Gateway Court	26	0	3	23	3	88%	\$390	\$416
8	Glade Parks Residential	127	3	16	59	68	46%	\$400	\$480
9	Cannon Gardens	14	0	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	3	14	45	15	75%	\$420	\$475
12	Estates at Bear Creek	112	5	22	22	90	20%	TBD	TBD
Totals:		590	11	92	313	277			



Commercial Development

Commercial Permits May 2016	Permits in May		Permits YTD		Value in May		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	3	3	9	8	\$760,000	\$1,622,000	\$6,359,353	\$5,037,545
Additions/Alterations	8	15	34	38	\$1,447,581	\$1,932,750	\$4,697,856	\$9,051,743
Total Commercial Permits	11	18	43	46	\$2,207,581	\$3,554,750	\$11,057,209	\$14,089,288

Miscellaneous Permits	Permits in May		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	3	2	9
Com. Electrical Permit	10	0	60	16
Res. Electrical Permit	6	11	41	41
Garage Sale	83	103	219	298
Lawn Sprinkler	7	17	67	62
Com. Mech. Permit	9	0	32	8
Res. Mech. Permit	28	24	93	82
Com. Plumbing Permit	8	4	45	25
Res. Plumbing Permit	18	9	93	79
Res. Water Heater	15	15	111	90
Roofing Permit	1	1	7	12
Sign Permit	15	16	120	65
Total Misc. Permits	200	203	890	787



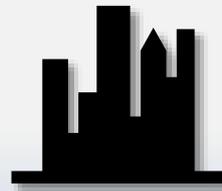
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NEW COMMERCIAL PERMITS



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NEW COMMERCIAL REMODEL



\$ 1,622,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits May 2016				
Issue Date	Item	Address	Business Type	Business Type
5/2/2016	Movie Theater	2601 BRAZOS BLVD	Retail	BUILDING NEW COMMERCIAL
5/3/2016	Sikh Sangat	201 CULLUM DR	Place of Worship	BUILDING NEW COMMERCIAL
5/5/2016	Apartments	1130 BEAR CREEK PKWY	Apartments	BUILDING COMMERCIAL REMODEL
5/5/2016	Midway Barber	603 W EULESS BLVD	Services	BUILDING COMMERCIAL REMODEL
5/9/2016	Lazy Dog Restaurant and Bar	2521 STATE HIGHWAY 121	Restaurant	BUILDING NEW COMMERCIAL
5/12/2016	Cell Tower	1400 N MAIN ST	Cell Tower	BUILDING COMMERCIAL REMODEL
5/12/2016	Valero	612 N INDUSTRIAL BLVD	Gas Sales	BUILDING COMMERCIAL REMODEL
5/17/2016	183 Motel	2500 W EULESS BLVD	Hotel/Motel	BUILDING COMMERCIAL REMODEL
5/19/2016	Retail	701 S INDUSTRIAL BLVD	Retail	BUILDING COMMERCIAL REMODEL
5/19/2016	Retail	1201 W AIRPORT FRWY STE 300	Retail	BUILDING COMMERCIAL REMODEL
5/19/2016	Office	400 FULLER-WISER RD	Office	BUILDING COMMERCIAL REMODEL
5/26/2016	Glade Parks	2921 RIO GRANDE BLVD 100	Retail	BUILDING COMMERCIAL REMODEL
5/26/2016	Glade Parks	2911 RIO GRANDE BLVD 400	Retail	BUILDING COMMERCIAL REMODEL
5/27/2016	Trinity High School	500 N INDUSTRIAL BLVD	School	BUILDING COMMERCIAL REMODEL
5/27/2016	Apartments	601 E ASH LN	Apartments	BUILDING COMMERCIAL REMODEL
5/27/2016	Trinity High School	500 N INDUSTRIAL BLVD	Sch	BUILDING NEW COMMERCIAL
5/31/2016	Cell Tower	2700 N MAIN ST	Cell Tower	BUILDING COMMERCIAL REMODEL
5/31/2016	Auto Repair	604 W EULESS BLVD	Auto Repair	BUILDING COMMERCIAL REMODEL

Commercial Development

Commercial Certificates of Occupancy May 2016				
Issue Date	Business Name	Address	Classification	Type
5/5/2016	Allied Tender Care Health Services	901 Clinic Dr #A107	Medical Office	New Business
5/9/2016	ARC Abatement	1110 S Airport Cir #135	Business Service	New Business
5/23/2016	Home Delivered Food By Dave	1316 W Euless Blvd #400	Restaurant	New Business
5/31/2016	Exotic Grill	415 N Main St #102	Restaurant	New Business

Certificates of Occupancy by Type	Month May	Year to Date 2016
New Business	4	39
Change in Ownership	0	8
Change in Address	0	0
Change in Business Name	0	0
Total	4	47

Code Enforcement



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HIGH GRASS AND WEEDS



56

TRASH/LITTERING VIOLATIONS



38

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases May 2016		Cases in May		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	1	2
	Plumbing Violation	4	0	5	0
	Electrical Violation	4	2	9	16
	Property Maintenance	28	38	88	121
	Minimum Housing	0	0	3	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	5	2	5
	Accessory Buildings	0	0	2	2
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	4	3	9	16
	No Food Handler Card	5	1	14	7
	Other Health Equipment Issue	19	7	51	31
	Approved Source / Labeling	8	4	16	14
	Food Contact Surfaces / Cleaning	3	0	8	5
	No Health License / Expired	9	1	11	10
	Evidence of Insect / Rodent Contamination	1	0	3	2
	No Alcohol License / Expired	0	0	1	9
Littering and Trash	Trash/Littering	15	56	69	101
	Junked Vehicles	0	13	15	57
	Littering/Life Safety (24hrs)	0	0	3	2
	High Grass and Weeds	99	81	412	267
Water	Watering Violations	2	0	8	9
Zoning Violations	Nuisance Other	6	9	15	36
	Garbage Collection/Pick Up Req.	0	0	1	3
	Solid Waste Other	1	0	4	9
	Illegal Outdoor Storage (Non Res)	0	1	5	3
	Illegal Outdoor Storage (Res)	8	15	30	75
	Fences/Walls In Disrepair	4	6	23	34
	Parking on Unpaved Surfaces	2	1	17	13
	Street and Sidewalk Obstruction	3	3	13	11
	Landscaping (Residential)	5	5	9	15
	Zoning Violation (Other)	1	2	10	7
	Signs/Billboards	4	102	53	217
	Poss Illegal Home Occupation	0	0	5	4
	Materials on ROW/Street	0	0	0	2
TOTALS		236	355	916	1105

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		

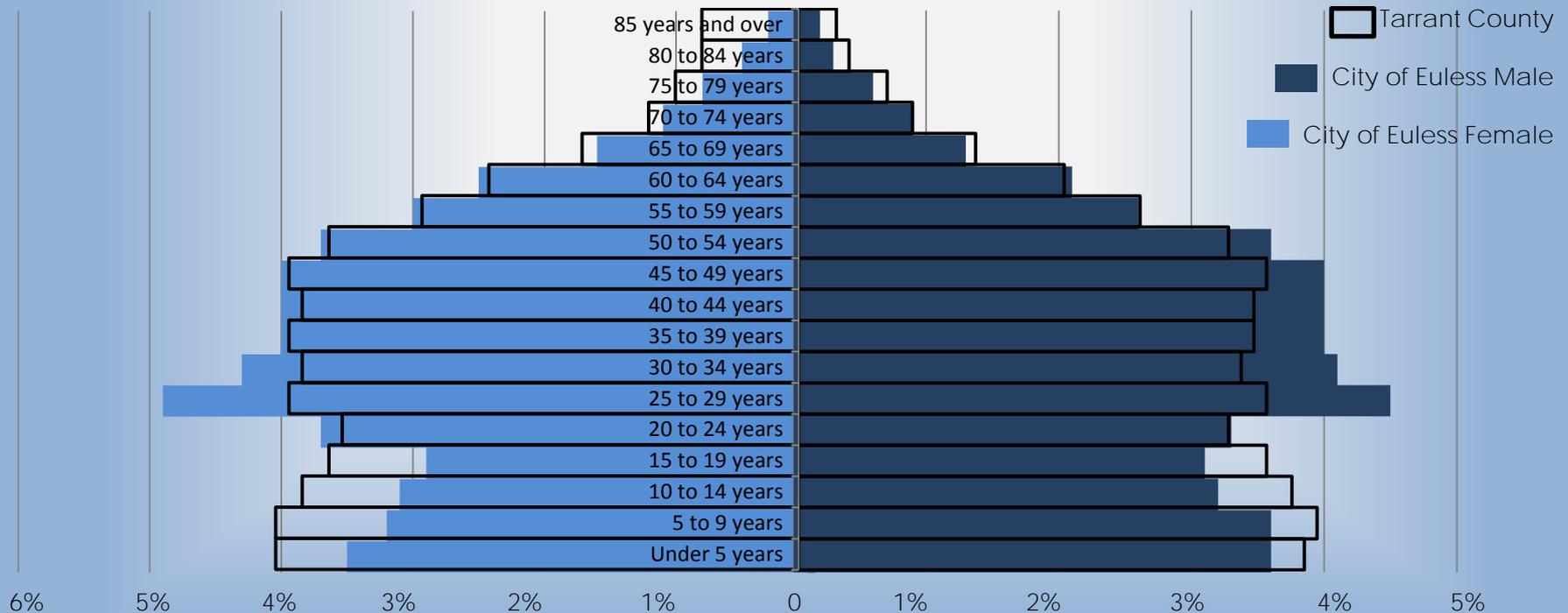
Age -

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

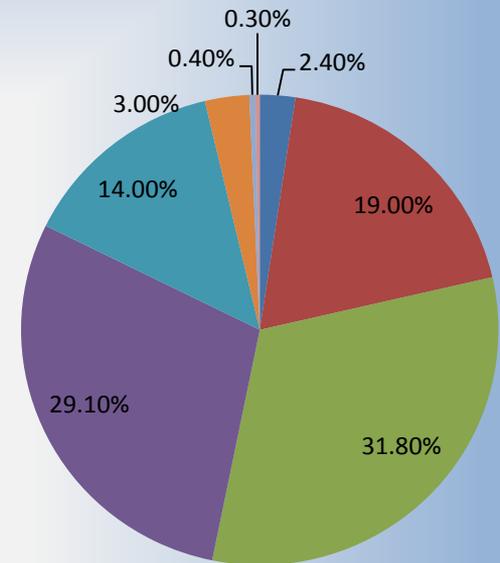
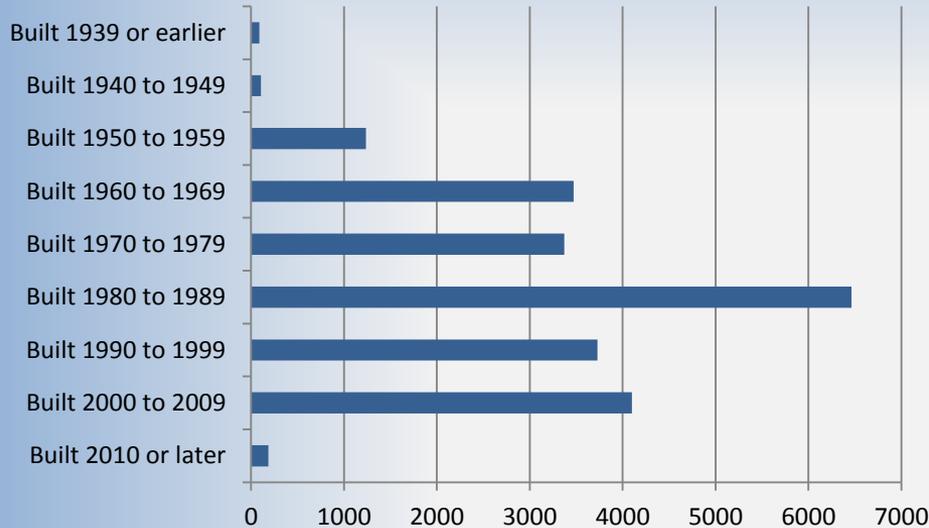
City of Euless – Age Cohort Pyramid



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

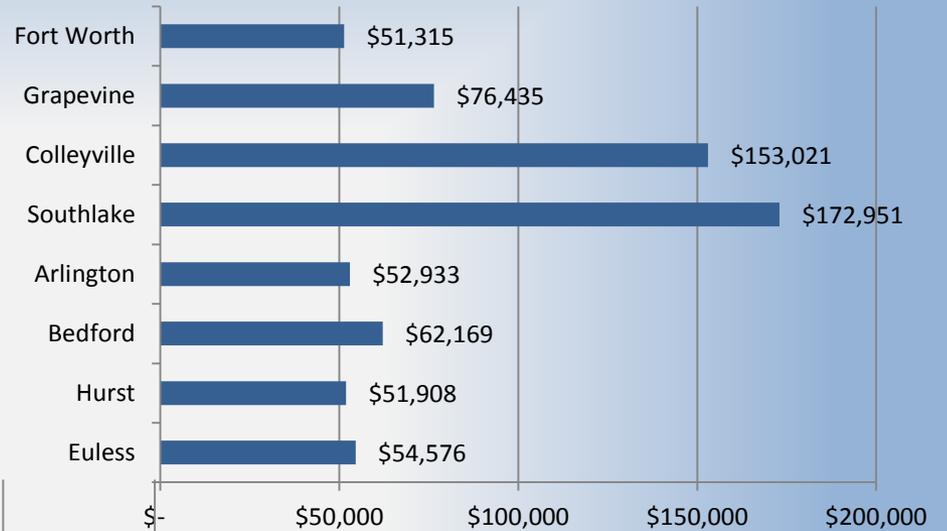
UPDATED March 2015

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

