

September 2016

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Enforcement
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
Tesla Worth
(817) 685-1623
tworth@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



8

NEW RESIDENTIAL PERMITS



11

NEW RESIDENTIAL FENCE PERMITS



18

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,839,510

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits September 2016	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 09/16	2015	2016	Ave 16
New Residential Construction	21	8	136	152	\$ 7,281,860	\$ 3,839,510	\$ 479,939	\$51,044,444	\$ 62,248,299	\$ 409,528
Additions/Alterations	12	18	70	127	\$ 252,625	\$ 179,469	\$ 9,971	\$ 1,251,484	\$ 2,097,038	\$ 16,512
Residential Fence Permits	12	11	128	176	\$ 140,894	\$ 56,218	\$ 5,111	\$ 868,484	\$ 907,527	\$ 5,156
Total Residential Permits	45	37	334	455	\$ 7,675,379	\$ 4,075,197		\$53,164,412	\$ 65,252,864	

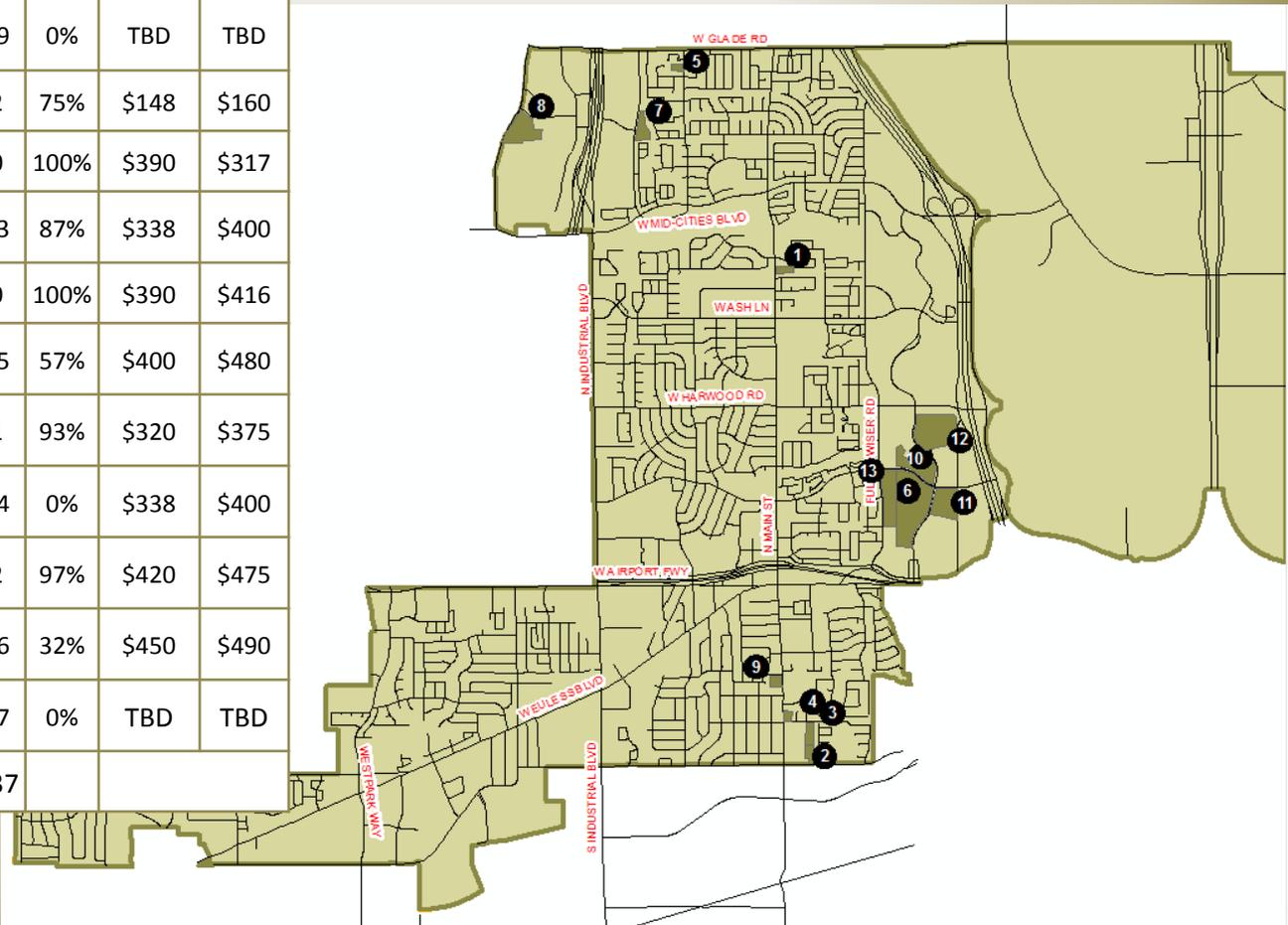
Development Case Activity

Development Review Cases September 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
16-03-PD	55PLUS RESIDENCES	2350 SH 121	08/30/2016	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	FOUNDER'S PARC	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		
16-05-PP	ASHLYN ESTATES PRELIMINARY PLAT	ASH LANE	08/30/2016	Still in Progress		
16-03-RP	DOMINION AT BEAR CREEK PH 3	BLK A, LTS 48R, 50R	7/8/2016	Still in Progress		
16-04-FP	GLADE PARKS ADDITION PH II	LOT 2, BLK K	4/21/2016	Still in Progress		
15-09-SP	OAKCREST RESIDENTIAL	CULLUM at E EULESS BLVD	10/19/2015	Still in Progress		
15-13-SP	FOUNDER'S PARC	S. INDUSTRIAL AT VILLA DR.	12/14/2015	Still in Progress		
16-03-SP	GREAT WALL EXPRESS	100 W EULESS BLVD	6/3/2016	Still In Progress		
16-05-SP	EULESS BUSINESS SUITES	2730 W EULESS BLVD	6/20/2016	Still in Progress		
16-06-SP	1510 W EULESS BLVD CONVENINCE STORE	1510 W EULESS BLVD	06/20/2016	Still in Progress		
16-08-SP	JPS	NW CORNER OF RAIDER DR and W EULESS BLVD	09/10/2016	Still in Progress		
16-16-SUP	HWY 10 Tire Shop	116 W Euless Blvd	09/10/2016	Still in Progress		
16-17- SUP	Outback Steakhouse	Chisholm TRL at SH 121	09/10/2016	Still in Progress		
16-05-FP	GLADE PARKS MOVIE THEATER	LOT 1, BLOCK J ABS NO 685, 6.009 ACRES	3/28/2016	08/30/2016	09/06/2016	NA
16-07-FP	GLADE PARKS ADDITION LAZY DOG	2521 STATE HIGHWAY 121	5/5/2016	08/30/2016	09/06/2016	NA
16-08-FP	GLADE PARKS ADDITION 24 HOUR FITNESS	2401 RIO GRANDE BLVD	5/5/2016	08/30/2016	09/06/2016	NA
16-03-FP	ESTATES AT BEAR CREEK PH I	EAST OF BEAR CREEK PARKWAY	7/08/2016	10/11/2016	10/18/2016	NA
16-11-FO	HEARTHSTONE REPLAT	200 BLOCK E WHITENER ROAD	9/12/2016	10/11/2016	10/18/2016	NA
16-15-SUP	ONCE UPON A CHILD	3001 SH 121 Ste 258	7/13/2016	7/19/2016	8/9/2016	9/13/2016
16-09-FP	ENCLAVE AT BEAR CREEK	NW CORNER OF MIDWAY DR and BEAR CREEK	08/01/2016	08/30/2016	09/06/2016	NA
16-12-FP	GRIFFITH PARC	1800 BLK N. MAIN	9/12/2016	10/11/2016	10/18/2016	NA
16-03-ZC	217 S. MAIN ST	217 S. MAIN ST	9/9/2016	10/11/2016	10/18/2016	11/8/2016
16-09-SP	McDonalds	150 W Airport Frwy	9/31/2016	10/11/2016	10/18/2016	11/8/2016

Active Residential Subdivisions

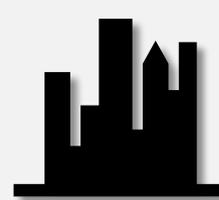
Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	6	6	2	75%	\$148	\$160
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	0	35	151	23	87%	\$338	\$400
7	Gateway Court	26	2	6	26	0	100%	\$390	\$416
8	Glade Parks Residential	127	3	29	72	55	57%	\$400	\$480
9	Cannon Gardens	14	0	8	13	1	93%	\$320	\$375
10	Enclave at Bear Creek	34	0	0	0	34	0%	\$338	\$400
11	Villas at Bear Creek	60	0	27	58	2	97%	\$420	\$475
12	Estates at Bear Creek	112	3	36	36	76	32%	\$450	\$490
13	Enclave at Bear Creek	67	0	0	0	67	0%	TBD	TBD
Totals:		674	8	149	370	237			



Commercial Development

Commercial Permits September 2016	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	0	0	17	8	\$ -	\$ -	\$ 12,568,774	\$ 5,037,545
Additions/Alterations	8	13	61	77	\$ 1,154,646	\$ 240,384	\$ 10,633,580	\$ 12,856,496
Total Commercial Permits	8	13	78	85	\$ 1,154,646	\$ 240,384	\$ 23,202,354	\$ 17,894,041

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	2	4	15
Com. Electrical Permit	11	3	102	33
Res. Electrical Permit	14	5	89	66
Garage Sale	73	80	596	611
Lawn Sprinkler	17	25	130	165
Com. Mech. Permit	7	1	53	15
Res. Mech. Permit	18	21	191	176
Com. Plumbing Permit	12	3	78	37
Res. Plumbing Permit	26	15	169	135
Res. Water Heater	18	29	166	171
Roofing Permit	0	1	8	18
Sign Permit	13	43	179	174
Total Misc. Permits	209	228	1765	1616



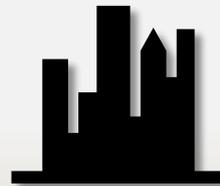
0



13

NEW COMMERCIAL PERMITS

NEW COMMERCIAL REMODEL



\$ 0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits September 2016

Issue Date	Address	Permit Type
9/6/2016	2500 STATE HIGHWAY 121	BUILDING COMMERCIAL REMODEL
9/29/2016	1301 W GLADE RD STE 168	BUILDING COMMERCIAL REMODEL
9/2/2016	1606 W EULESS BLVD	BUILDING COMMERCIAL REMODEL
9/29/2016	1130 BEAR CREEK PKWY	BUILDING COMMERCIAL REMODEL
9/14/2016	231 MARTHA ST	BUILDING COMMERCIAL REMODEL
9/27/2016	601 E AIRPORT FRWY	BUILDING COMMERCIAL REMODEL
9/9/2016	333 E DENTON DR	BUILDING COMMERCIAL REMODEL
9/19/2016	506 E DENTON DR 1-200	BUILDING COMMERCIAL REMODEL
9/13/2016	201 CULLUM DR	BUILDING COMMERCIAL REMODEL
9/29/2016	1350 N MAIN ST	BUILDING COMMERCIAL REMODEL
9/29/2016	3008 W EULESS BLVD	BUILDING COMMERCIAL REMODEL
9/28/2016	318 S INDUSTRIAL BLVD	BUILDING COMMERCIAL REMODEL
9/29/2016	500 N INDUSTRIAL BLVD	BUILDING COMMERCIAL REMODEL

Certificates of Occupancy by Type	Month Sep	Year to Date 2016
New Business	10	66
Change in Ownership	3	15
Change in Address	1	3
Change in Business Name	0	0
Total	14	84

Commercial Certificates of Occupancy September 2016

Issue Date	Business Name	Address	Classification	Type
9/2/2016	Restoration Roofing Consulant	416 N Main St #233	Adjuster	New Business
9/2/2016	Edward Jones & Co	150 Westpark Way #255	Investment	New Business
9/2/2016	Rally House	2800 SH 121 #500	Retail	New Business
9/6/2016	Kaden Corner Store	2501 N Main #100	Convenience Store	Change in Ownership
9/6/2016	Dirt Cheap	1201 W Airport Frwy #33	Retail	New Business
9/12/2016	Salon Arte	305 W Euless Blvd #300	Beauty Shop	New Business
9/12/2016	Tuesday Morning	2911 Rio Grande Blvd #400	Retail	New Business
9/12/2016	Designer Shoe Warehouse	2921 Rio Grande Blvd #100	Retail	New Business
9/12/2016	Connections	214 Martha St	Retail	New Business
9/19/2016	Vickery Square Apartmenta	3015 W Pipeline	Apartments	Change in Ownership
9/19/2016	CNC Construction	1010 Villa Dr #101	Office	New Business
9/20/2016	Park Place Town Homes	425 W Harwood Rd	Apartments	Change in Ownership
9/27/2016	AAAALAKA Inc	1201 W Airport Frwy #344	Convenience Store	New Business
9/27/2016	Skinscape Couture	716 W Euless Blvd #A	Beauty Shop	Change in Address

Code Enforcement



112

HIGH GRASS AND WEEDS



20

TRASH/LITTERING VIOLATIONS



42

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases Sep 2016		Cases in Sep		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	4	2
	Plumbing Violation	1	0	9	0
	Electrical Violation	2	0	21	24
	Property Maintenance	30	42	214	550
	Minimum Housing	0	0	8	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	3	12
	Accessory Buildings	0	0	5	3
	Permit Required for Sales	0	0	1	2
	Health	Nuisance - Pools/Spas Clarity	4	2	37
No Food Handler Card		1	4	27	23
Other Health Equipment Issue		7	20	110	114
Approved Source / Labeling		2	9	43	56
Food Contact Surfaces / Cleaning		3	7	24	15
No Health License / Expired		0	3	22	16
Evidence of Insect / Rodent Contamination		0	2	6	9
Littering and Trash	No Alcohol License / Expired	0	0	4	11
	Trash/Littering	20	20	130	183
	Junked Vehicles	9	10	57	107
	Littering/Life Safety (24hrs)	1	3	5	10
Water	High Grass and Weeds	75	112	772	638
	Watering Violations	5	2	33	25
Zoning Violations	Nuisance Other	5	3	55	63
	Garbage Collection/Pick Up Req.	2	0	3	3
	Solid Waste Other	0	10	6	24
	Illegal Outdoor Storage (Non Res)	1	2	10	12
	Illegal Outdoor Storage (Res)	8	10	86	126
	Fences/Walls In Disrepair	4	4	52	57
	Parking on Unpaved Surfaces	6	4	43	36
	Street and Sidewalk Obstruction	5	2	22	35
	Landscaping (Residential)	27	0	42	56
	Zoning Violation (Other)	2	9	13	22
	Signs/Billboards	3	4	73	232
	Poss Illegal Home Occupation	1	5	9	12
	Materials on ROW/Street	1	0	2	3
TOTALS		225	289	1951	2512

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 amphitheaters; 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		

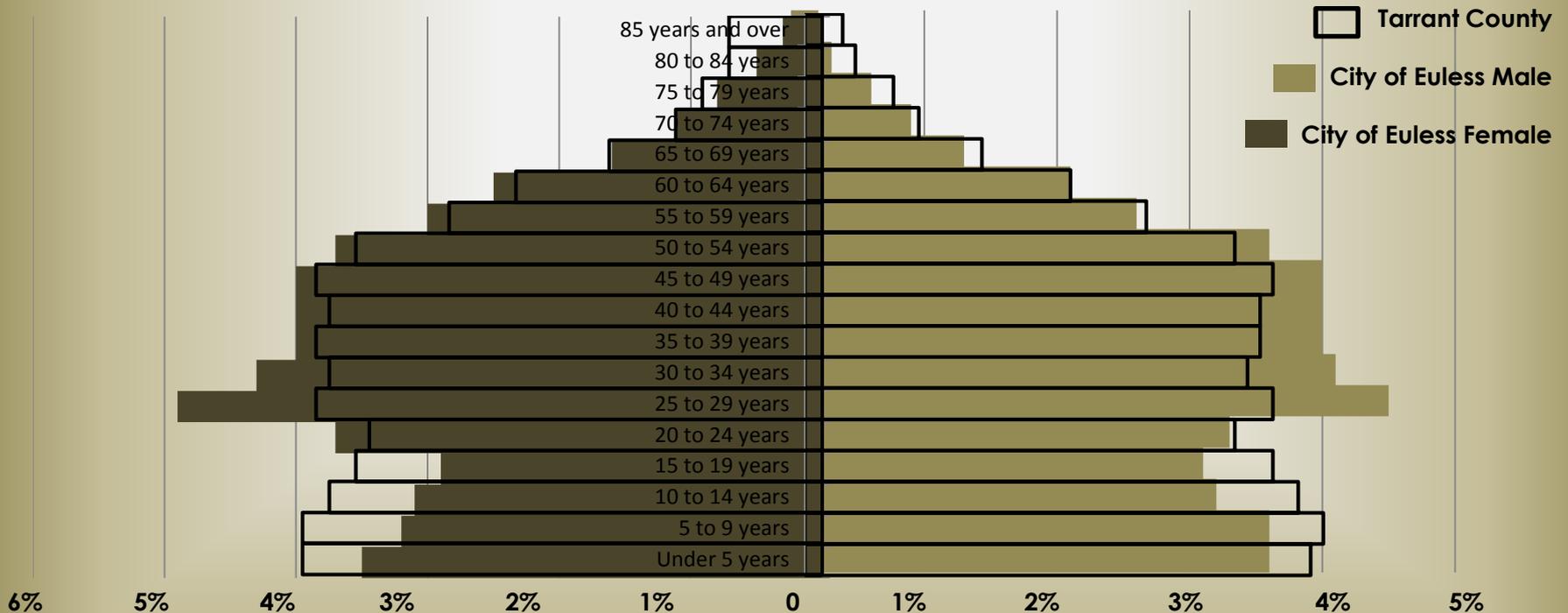
Demographics and Data

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

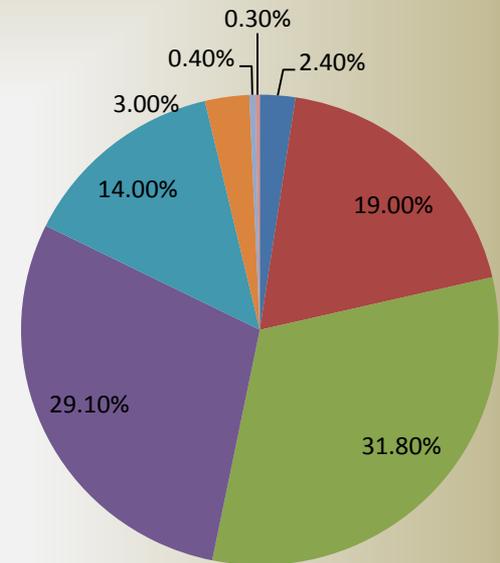
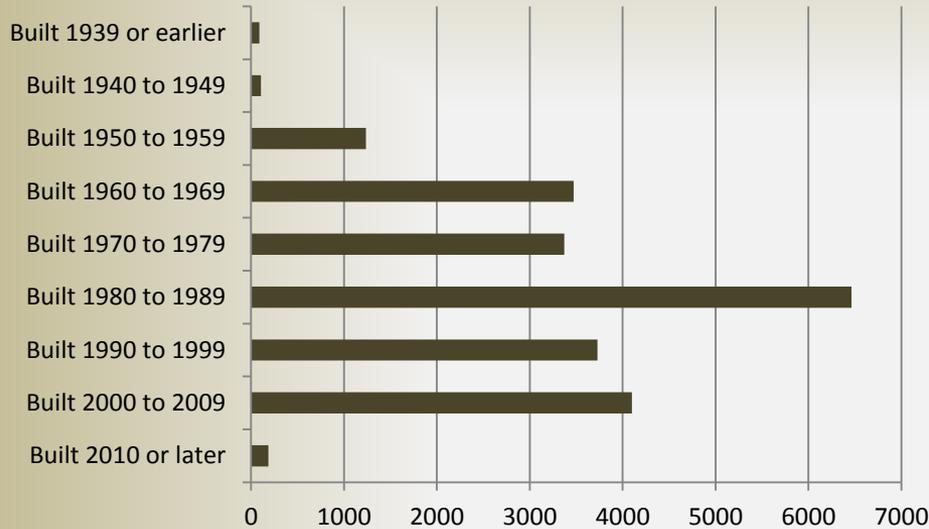


Source: US Bureau of Census 2010

SEPTEMBER 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

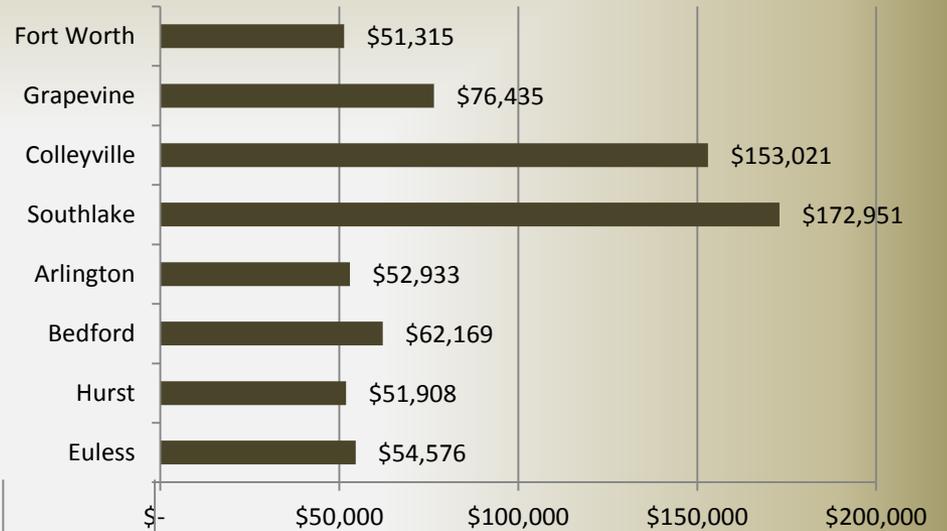
UPDATED March 2015

Demographics and Data

Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Eules 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

Eules Income Levels by Percentage of Households

