

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

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# Residential Growth



12

NEW RESIDENTIAL PERMITS



44

NEW RESIDENTIAL FENCE PERMITS



14

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,500,361

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits October 2016	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 10/16	2015	2016	Ave 16
New Residential Construction	9	12	145	164	\$ 3,091,385	\$ 5,500,361	\$ 458,363	\$54,135,829	\$ 67,748,660	\$ 413,102
Additions/Alterations	17	14	87	141	\$ 320,895	\$ 179,222	\$ 12,802	\$ 1,572,379	\$ 2,276,260	\$ 16,144
Residential Fence Permits	17	44	145	220	\$ 46,635	\$ 73,146	\$ 5,111	\$ 915,119	\$ 980,673	\$ 4,458
Total Residential Permits	43	70	377	525	\$ 3,458,915	\$ 5,752,729		\$56,623,327	\$ 71,005,593	

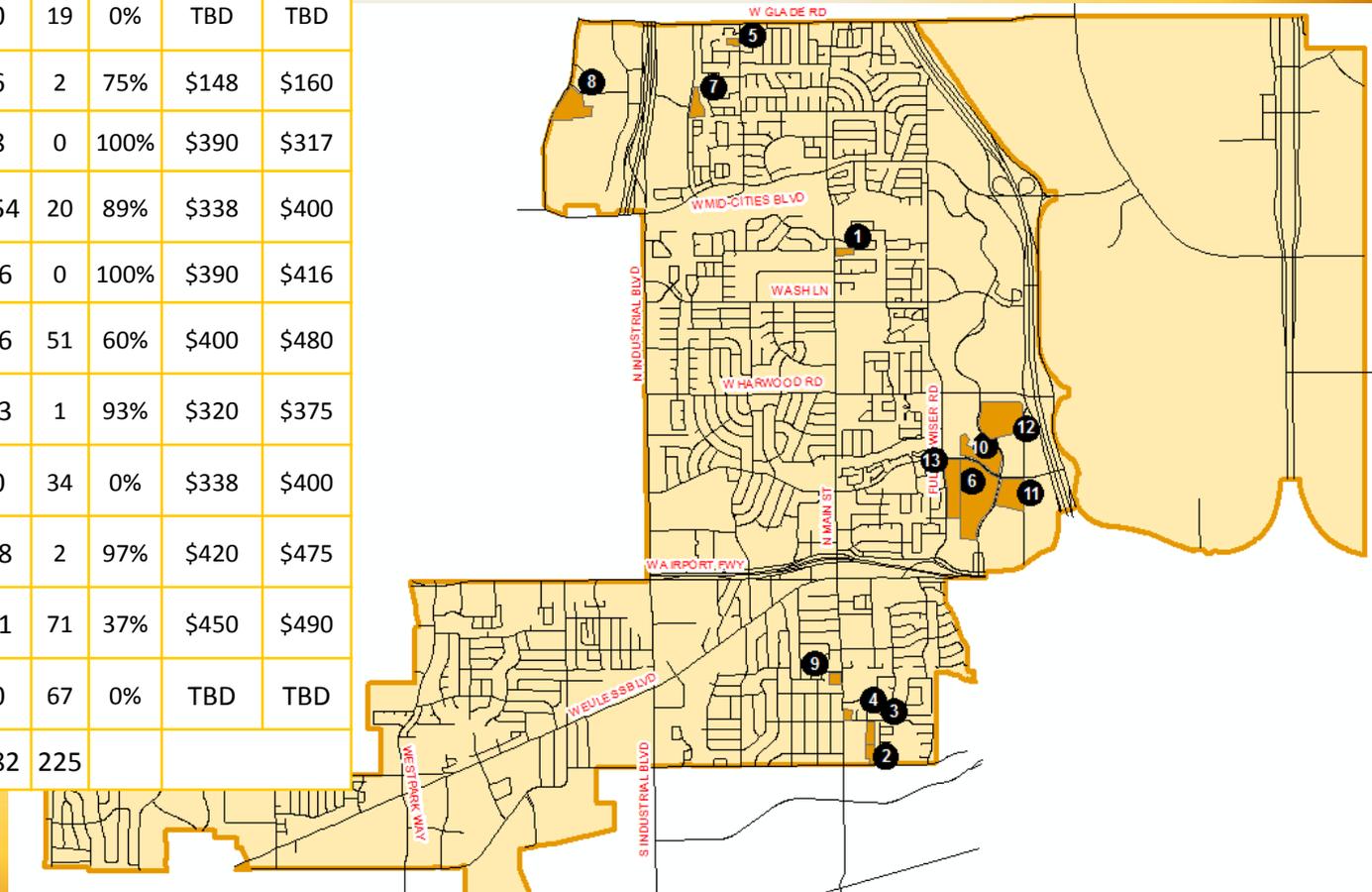
# Development Case Activity

## Development Review Cases October 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	11/01/2016	11/15/2016	12/13/2016
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				
16-05-PP	ASHLYN ESTATES PRELIMINARY PLAT	ABS 441, 18.037 ACRES	1/12/2016	Still In Progress		
16-03-PP	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	11/15/2016	12/6/2016	01/10/2017
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	11/01/2016	11/15/2016	12/13/2016
16-17- SUP	Outback Steakhouse	Chisholm TRL at SH 121	09/10/2016	11/15/2016	12/6/2016	12/13/2016
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
16-12-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
16-04-RP	Norman Drive	Norman Drive	11/14/2016	Still in Progress		
16-18-SUP	Telecommunications Tower	1513 Westpark Way	11/01/2016	11/01/2016	11/15/2016	12/13/2016
16-19-SUP	Glade Parks Lifestyle Hotel	Glade Parks – Brazos Boulevard	11/15/2016	Still in Progress		
16-10-SP	Outlot 3A Glade Parks	Glade Parks - Rio Grande Boulevard	11/01/2016	Still in Progress		
16-12-SP	Doctor's Office	1500 Blk Westpark Way	11/01/2016	Still in Progress		

# Active Residential Subdivisions

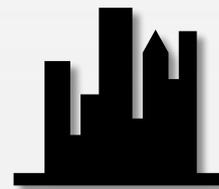
Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	6	6	2	75%	\$148	\$160
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	3	38	154	20	89%	\$338	\$400
7	Gateway Court	26	0	6	26	0	100%	\$390	\$416
8	Glade Parks Residential	127	4	33	76	51	60%	\$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	5	41	41	71	37%	\$450	\$490
13	Enclave at Bear Creek	67	0	0	0	67	0%	TBD	TBD
Totals:		674	12	161	382	225			



# Commercial Development

Commercial Permits October 2016	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	2	0	19	8	\$ 715,000	\$ -	\$ 13,283,774	\$ 5,037,545
Additions/Alterations	8	9	69	86	\$ 53,000	\$ 366,217	\$ 10,686,580	\$ 13,222,713
Total Commercial Permits	10	9	88	94	\$ 768,000	\$ 366,217	\$ 23,970,354	\$ 18,260,258

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	2	4	17
Com. Electrical Permit	8	5	110	38
Res. Electrical Permit	7	5	96	71
Garage Sale	109	150	705	761
Lawn Sprinkler	13	24	143	189
Com. Mech. Permit	3	1	56	16
Res. Mech. Permit	18	18	209	194
Com. Plumbing Permit	6	6	84	43
Res. Plumbing Permit	17	11	186	146
Res. Water Heater	18	15	184	186
Roofing Permit	3	0	11	18
Sign Permit	15	5	194	179
Total Misc. Permits	217	242	1982	1858



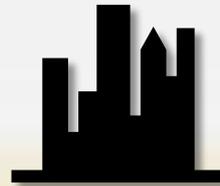
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9

NEW COMMERCIAL PERMITS

NEW COMMERCIAL REMODEL



\$ 0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

## Commercial Permits October 2016

Issue Date	Address	Permit Type
10/4/2016	1060 N Main St	BUILDING COMMERCIAL REMODEL
10/5/2016	1511 W Euless Blvd	BUILDING COMMERCIAL REMODEL
10/5/2016	1606 W Euless Blvd	BUILDING COMMERCIAL REMODEL
10/6/2016	1010 Willa Dr Ste 103	BUILDING COMMERCIAL REMODEL
10/13/2016	402 E Denton Dr	BUILDING COMMERCIAL REMODEL
10/19/2016	333 E Denton	BUILDING COMMERCIAL REMODEL
10/25/2016	610 S Industrial Ste 270	BUILDING COMMERCIAL REMODEL
10/26/2016	200 Bear Creek Dr	BUILDING COMMERCIAL REMODEL
10/28/2016	1450 Sagebrush Trl	BUILDING COMMERCIAL REMODEL

Certificates of Occupancy by Type	Month Oct	Year to Date 2016
New Business	1	67
Change in Ownership		15
Change in Address		3
Change in Business Name	1	1
<b>Total</b>	<b>2</b>	<b>86</b>

## Commercial Certificates of Occupancy October 2016

Issue Date	Business Name	Address	Classification	Type
10/10/2016	Kharel Insurance Agency	2131 W Euless Blvd	Insurance	New Business
10/24/2016	Charter School Solutions	701 S Industrial Blvd	School	Change in Business

# Code Enforcement



27

HIGH GRASS AND WEEDS



0

TRASH/LITTERING VIOLATIONS



27

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases October 2016		Cases in Oct		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	3	4	5
	Plumbing Violation	2	0	11	0
	Electrical Violation	3	0	24	24
	Property Maintenance	23	27	237	577
	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	6	41	34
	No Food Handler Card	1	1	28	24
	Other Health Equipment Issue	8	11	118	125
	Approved Source / Labeling	7	1	50	57
	Food Contact Surfaces / Cleaning	3	4	27	19
	No Health License / Expired	2	0	24	16
	Evidence of Insect / Rodent Contamination	0	0	6	9
No Alcohol License / Expired	0	0	4	11	
Littering and Trash	Trash/Littering	18	23	148	206
	Junked Vehicles	10	1	67	108
	Littering/Life Safety (24hrs)	1	0	6	10
Water	High Grass and Weeds	57	27	829	665
Zoning Violations	Watering Violations	9	8	42	33
	Nuisance Other	10	7	65	70
	Garbage Collection/Pick Up Req.	0	0	3	3
	Solid Waste Other	0	1	6	25
	Illegal Outdoor Storage (Non Res)	0	2	10	14
	Illegal Outdoor Storage (Res)	19	6	105	132
	Fences/Walls In Disrepair	12	5	64	62
	Parking on Unpaved Surfaces	8	2	51	38
	Street and Sidewalk Obstruction	1	5	23	40
	Landscaping (Residential)	0	23	42	79
	Zoning Violation (Other)	5	4	18	26
	Signs/Billboards	5	15	78	247
Poss Illegal Home Occupation	1	0	10	12	
Materials on ROW/Street	0	1	2	4	
TOTALS		209	183	2160	2695

# 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-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

## Recreation:

Euless 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		

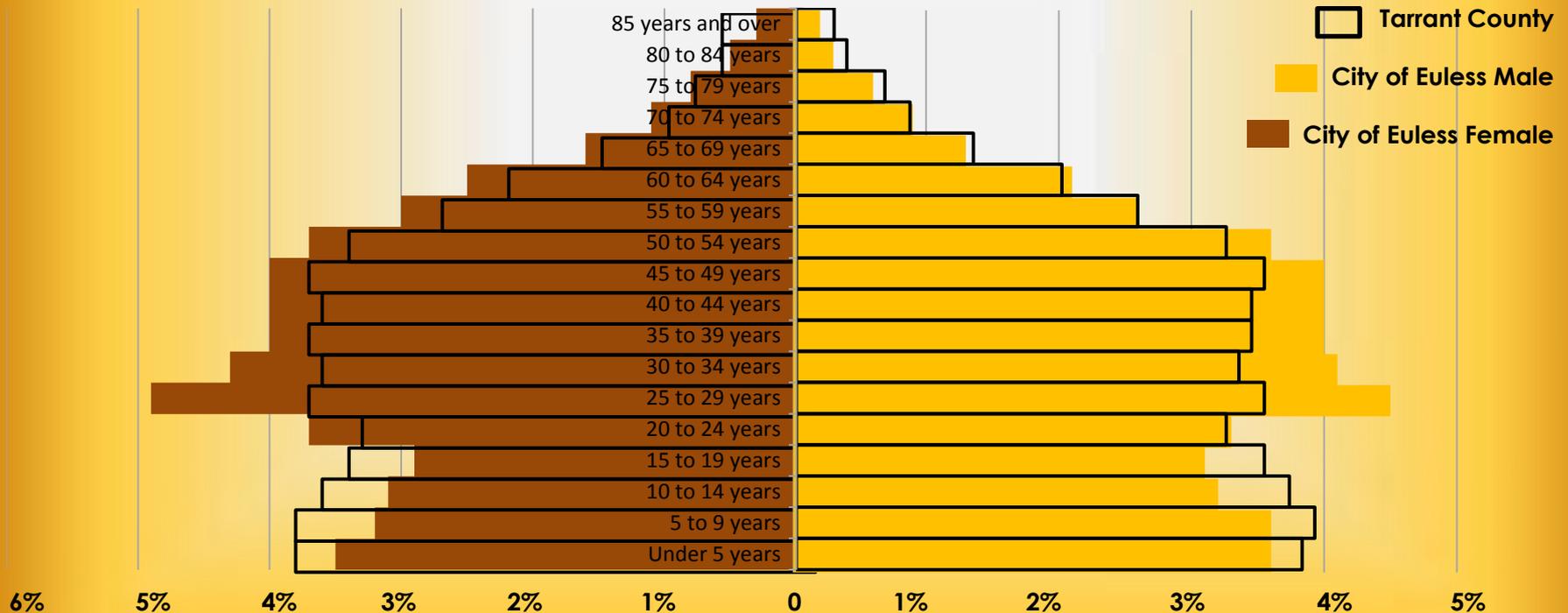
# Demographics and Data

## 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.

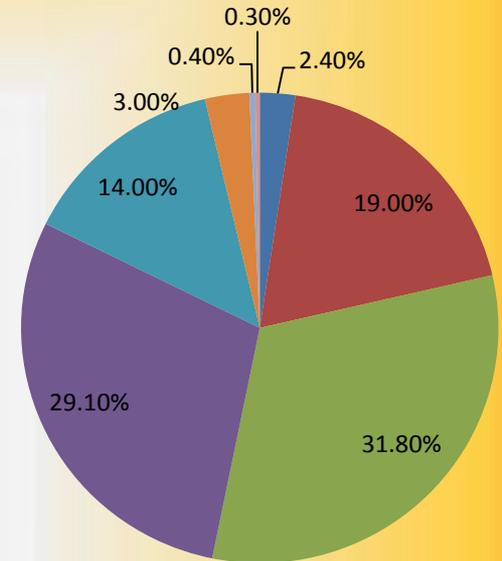
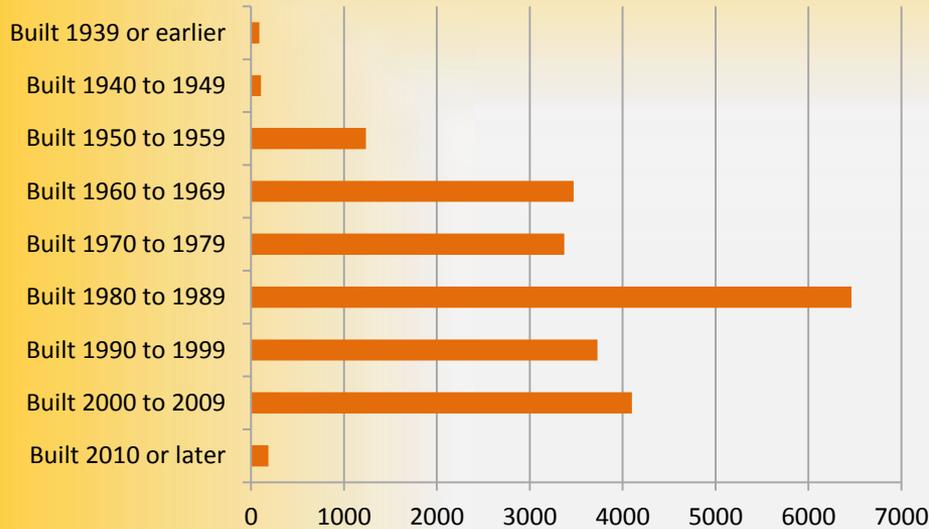
City of Euless – Age Cohort Pyramid



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

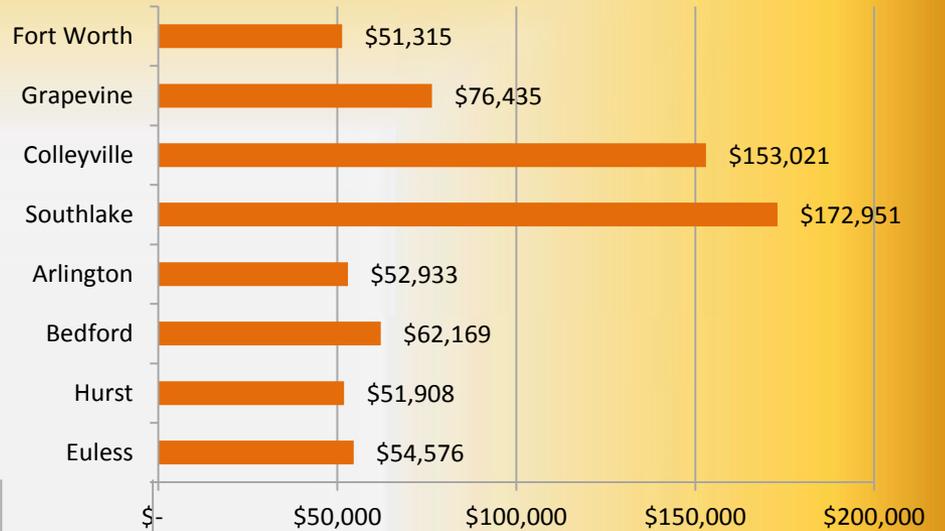
UPDATED March 2015

# 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

