

JULY 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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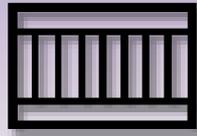
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# Residential Growth



13

NEW RESIDENTIAL PERMITS



15

NEW RESIDENTIAL FENCE PERMITS



9

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,949,660

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits July 2016	Permits in Jul		Permits YTD		Value in Jul			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 07/16	2015	2016	Ave 16
New Residential Construction	15	13	98	131	\$ 5,809,931	\$ 5,949,660	\$ 457,666	\$37,882,792	\$ 54,696,839	\$ 417,533
Additions/Alterations	12	9	48	95	\$ 251,727	\$ 334,381	\$ 37,153	\$ 893,756	\$ 1,679,619	\$ 17,680
Residential Fence Permits	16	15	101	140	\$ 28,461	\$ 17,242	\$ 1,149	\$ 714,587	\$ 748,467	\$ 5,346
Total Residential Permits	43	37	247	366	\$ 6,090,119	\$ 6,301,283		\$39,491,135	\$ 57,124,925	

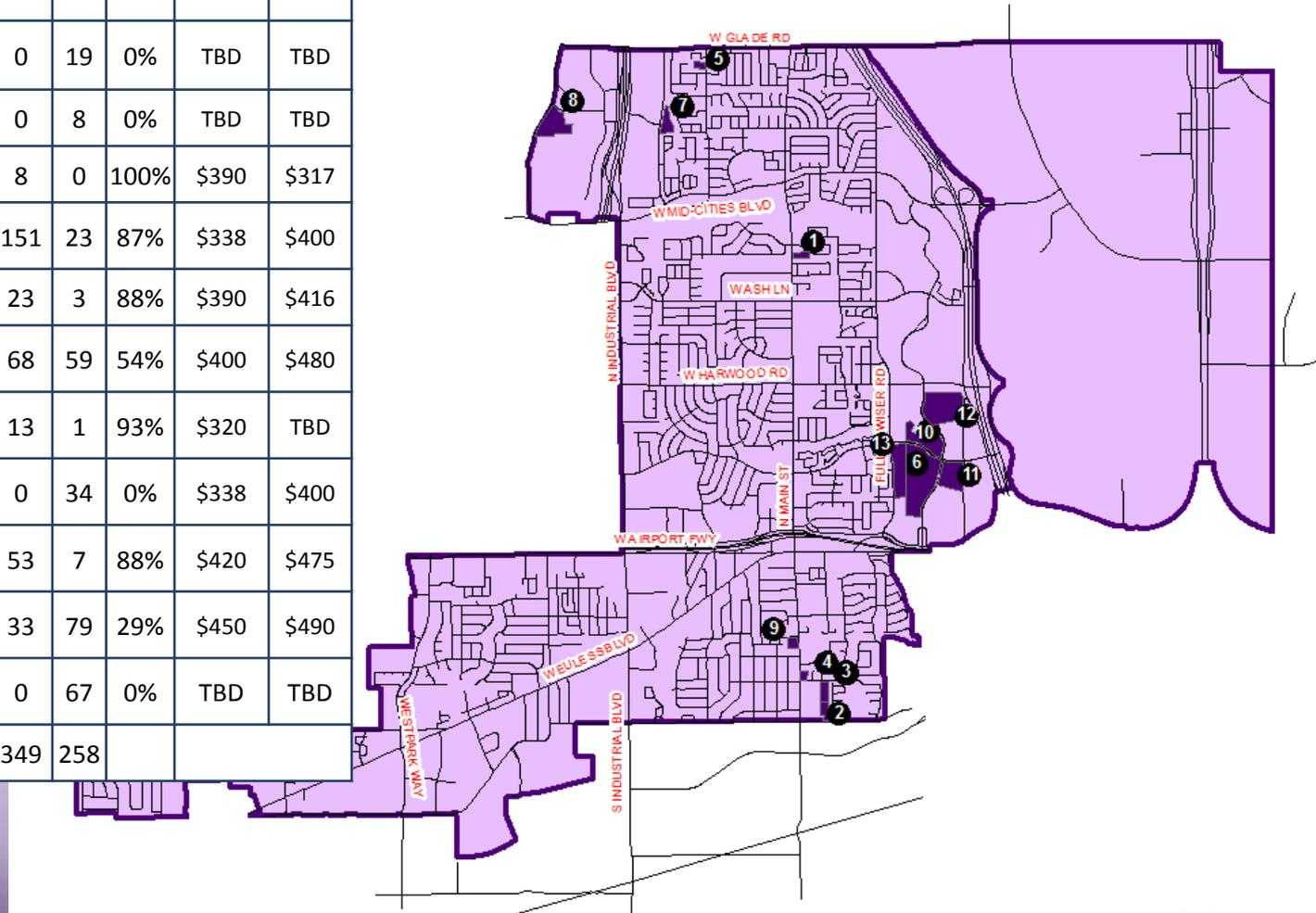
# Development Case Activity

## Development Review Cases July 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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
16-03-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	7/26/2016	8/09/2016	8/30/2016
16-02-RP	HARWOOD CROSSING	BLOCK 1, LOTS 5R AND 5R1	5/5/2016	7/26/2016	8/09/2016	NA
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	
16-04-PP	CADENCE CAPITAL ADDITION	BLOCK A, LOTS 1 & 2, TRACT 1A07, ABS 152, 7.541 ACRES	5/5/2016	07/26/2016	08/09/2016	NA
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		
16-07-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		
16-03-FP	ESTATES AT BEAR CREEK PH I	EAST OF BEAR CREEK PARKWAY	7/08/2016	Still in Progress		
16-03-RP	DOMINION AT BEAR CREEK PH 3	BLK A, LTS 48R, 50R	7/8/2016	Still in Progress		
16-05-SP	EULESS BUSINESS SUITES	2730 W EULESS BLVD	6/20/2016	Still in Progress		
16-15-SUP	ONCE UPON A CHILD	3001 SH 121 Ste 258	7/13/2016	7/19/2016	8/9/2016	9/13/2016

# Active Residential Subdivisions

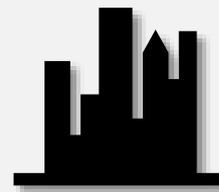
Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	3	35	151	23	87%	\$338	\$400
7	Gateway Court	26	0	3	23	3	88%	\$390	\$416
8	Glade Parks Residential	127	7	25	68	59	54%	\$400	\$480
9	Cannon Gardens	14	1	8	13	1	93%	\$320	TBD
10	Enclave at Bear Creek	34	0	0	0	34	0%	\$338	\$400
11	Villas at Bear Creek	60	2	22	53	7	88%	\$420	\$475
12	Estates at Bear Creek	112	0	33	33	79	29%	\$450	\$490
13	Enclave at Bear Creek	67	0	0	0	67	0%	TBD	TBD
Totals:		674	13	128	349	258			



# Commercial Development

Commercial Permits July 2016	Permits in Jul		Permits YTD		Value in Jul		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	6	0	15	8	\$ 6,016,921	\$ -	\$ 12,376,274	\$ 5,037,545
Additions/Alterations	9	9	47	54	\$ 1,094,075	\$ 695,800	\$ 8,976,256	\$ 9,839,543
Total Commercial Permits	15	9	62	62	\$ 7,110,996	\$ 695,800	\$ 21,352,530	\$ 14,877,088

Miscellaneous Permits	Permits in Jul		Permits YTD	
	2015	2016	2015	2016
Accessory Building	1	4	4	13
Com. Electrical Permit	12	1	82	26
Res. Electrical Permit	13	6	67	55
Garage Sale	121	78	444	483
Lawn Sprinkler	17	35	101	123
Com. Mech. Permit	8	1	41	12
Res. Mech. Permit	27	30	148	130
Com. Plumbing Permit	5	2	59	29
Res. Plumbing Permit	19	10	130	105
Res. Water Heater	11	24	132	129
Roofing Permit	0	2	7	16
Sign Permit	15	25	151	112
Total Misc. Permits	249	218	1366	1233



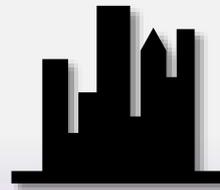
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NEW COMMERCIAL PERMITS

NEW COMMERCIAL REMODEL



\$ 0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Commercial Permits July 2016				
Issue Date	Item	Address	Business Type	Permit Type
7/13/2016	Retail	2800 SH 121 #500	Retail	BUILDING COMMERCIAL REMODEL
7/14/2016	Retail	711 S. Industrial #120	Retail	BUILDING COMMERCIAL REMODEL
7/14/2016	Office	1441 W Airport Frwy	Office	BUILDING COMMERCIAL REMODEL
7/14/2016	Apartments	1130 Bear Creek Pkwy	Apartments	BUILDING COMMERCIAL REMODEL
7/19/2016	Retail	2921 Rio Grande Blvd #100	Retail	BUILDING COMMERCIAL REMODEL
7/21/2016	Apartments	1400 Sagebrush Trl	Apartments	BUILDING COMMERCIAL REMODEL
7/25/2016	Retail	831 W Eules Blvd	Retail	BUILDING COMMERCIAL REMODEL
7/26/2016	Cell Tower	3110 S Pipeline Rd	Cell Tower	BUILDING COMMERCIAL REMODEL
7/29/2016	Apartments	1350 N Main St	Apartments	BUILDING COMMERCIAL REMODEL

Commercial Certificates of Occupancy July 2016				
Issue Date	Business Name	Address	Classification	Type
7/1/2016	Liberty Tax Service	606 S Industrial Bl	Tax Office	New Business
7/12/2016	Charley Stanely Laboratories	414 N Main St	Investment	New Business
7/12/2016	Randy Jones Agency - Allstate	610 S Industrial Blvd #110	Insurance	Change in Address
7/12/2016	Hand and Stone	2921 SH 121 #400	Beauty Shop	New Business
7/12/2016	Grace Food International	3260 W Eules Blvd #6	Convenience Store	New Business
7/25/2016	North Texas SNAP	901 Clinic Dr #B99	Office	New Business
7/26/2016	La Quinta Inn & Suites	431 W Airport Frwy	Hotel	Change in Ownership
7/26/2016	A-Max Auto Insurance	203 W Eules Blvd	Insurance	New Business
7/26/2016	Chameleon Enterprises	414 N Main St #216	Art Studio	New Business
7/26/2016	Thai Noodle	217 Martha St	Restaurant	Change in Ownership

Certificates of Occupancy by Type	Month	Year to Date
	Jul	2016
New Business	7	53
Change in Ownership	2	11
Change in Address	1	2
Change in Business Name	0	0
Total	10	66

# Code Enforcement



66

HIGH GRASS AND WEEDS



20

TRASH/LITTERING VIOLATIONS



20

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases Jul 2016		Cases in Jul		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	3	0	4	2
	Plumbing Violation	1	0	7	0
	Electrical Violation	7	3	17	22
	Property Maintenance	37	20	164	481
	Minimum Housing	3	0	6	1
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	2	12
	Accessory Buildings	0	0	5	3
	Permit Required for Sales	0	1	1	1
Health	Nuisance - Pools/Spas Clarity	7	2	21	25
	No Food Handler Card	3	9	25	16
	Other Health Equipment Issue	20	22	88	55
	Approved Source / Labeling	9	12	34	27
	Food Contact Surfaces / Cleaning	7	2	19	8
	No Health License / Expired	3	2	18	13
	Evidence of Insect / Rodent Contamination	2	1	5	4
Littering and Trash	No Alcohol License / Expired	2	1	4	11
	Trash/Littering	12	20	106	152
	Junked Vehicles	9	12	37	81
Water	Littering/Life Safety (24hrs)	1	3	4	6
	High Grass and Weeds	118	66	657	461
Zoning Violations	Watering Violations	8	10	20	19
	Nuisance Other	9	6	32	50
	Garbage Collection/Pick Up Req.	0	0	1	3
	Solid Waste Other	2	0	6	11
	Illegal Outdoor Storage (Non Res)	2	2	9	6
	Illegal Outdoor Storage (Res)	13	16	62	108
	Fences/Walls In Disrepair	9	2	45	45
	Parking on Unpaved Surfaces	8	6	31	26
	Street and Sidewalk Obstruction	3	1	16	33
	Landscaping (Residential)	0	5	13	30
	Zoning Violation (Other)	0	3	11	10
	Signs/Billboards	1	5	65	224
	Poss Illegal Home Occupation	1	2	8	6
Materials on ROW/Street	0	0	0	3	
TOTALS		300	234	1543	1955

# 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		

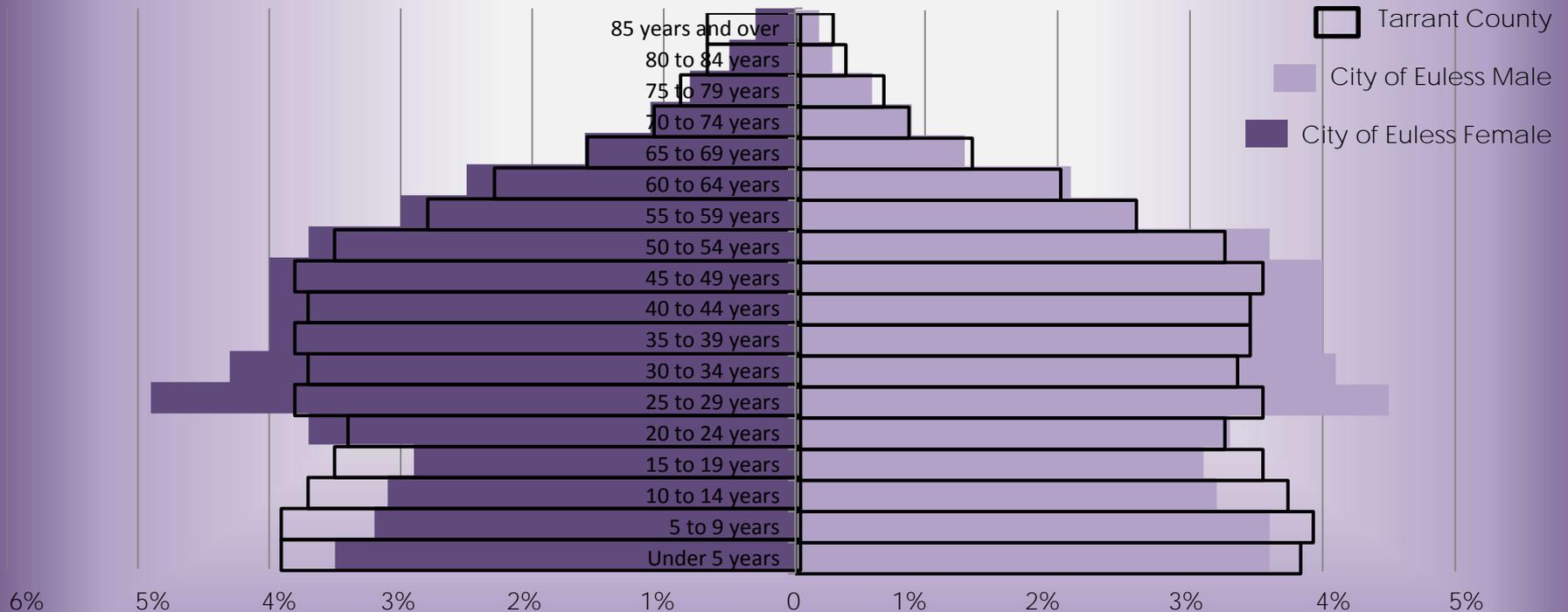
## Age -

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.

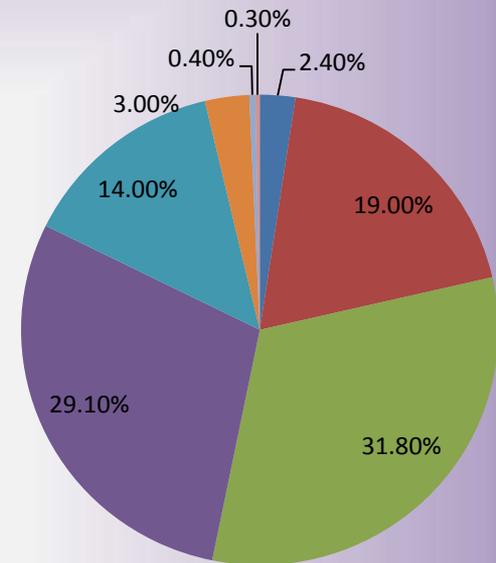
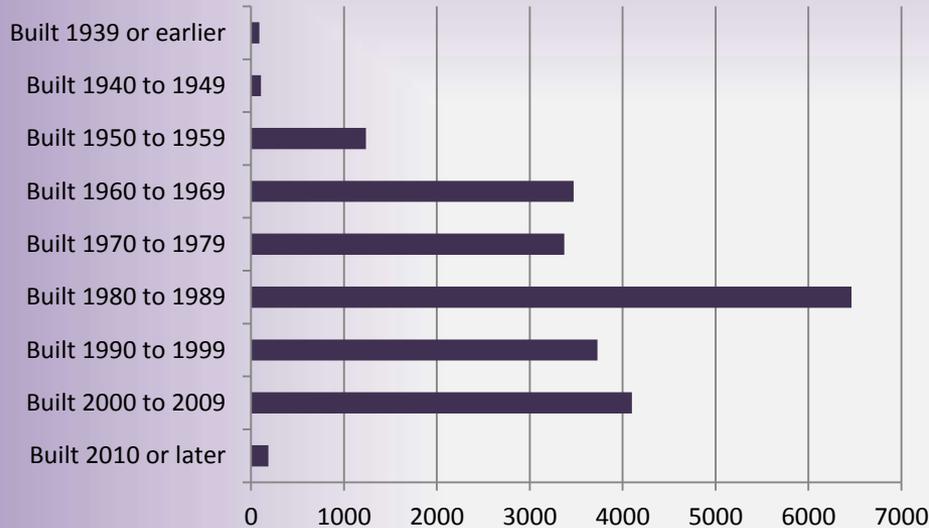
# Demographics and Data

City of Euless – Age Cohort Pyramid



# 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

