

AUGUST 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

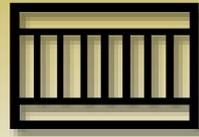
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



13

NEW RESIDENTIAL PERMITS



25

NEW RESIDENTIAL FENCE PERMITS



14

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,711,950

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits August 2016	Permits in Aug		Permits YTD		Value in Aug			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 08/16	2015	2016	Ave 16
New Residential Construction	17	13	115	144	\$ 5,879,792	\$ 3,711,950	\$ 285,535	\$43,762,584	\$ 58,408,789	\$ 405,617
Additions/Alterations	10	14	58	109	\$ 105,103	\$ 237,950	\$ 16,996	\$ 998,859	\$ 1,917,569	\$ 17,592
Residential Fence Permits	15	25	116	165	\$ 13,003	\$ 102,842	\$ 4,114	\$ 727,590	\$ 851,309	\$ 5,159
Total Residential Permits	42	52	289	418	\$ 5,997,898	\$ 4,052,742		\$45,489,033	\$ 61,177,667	

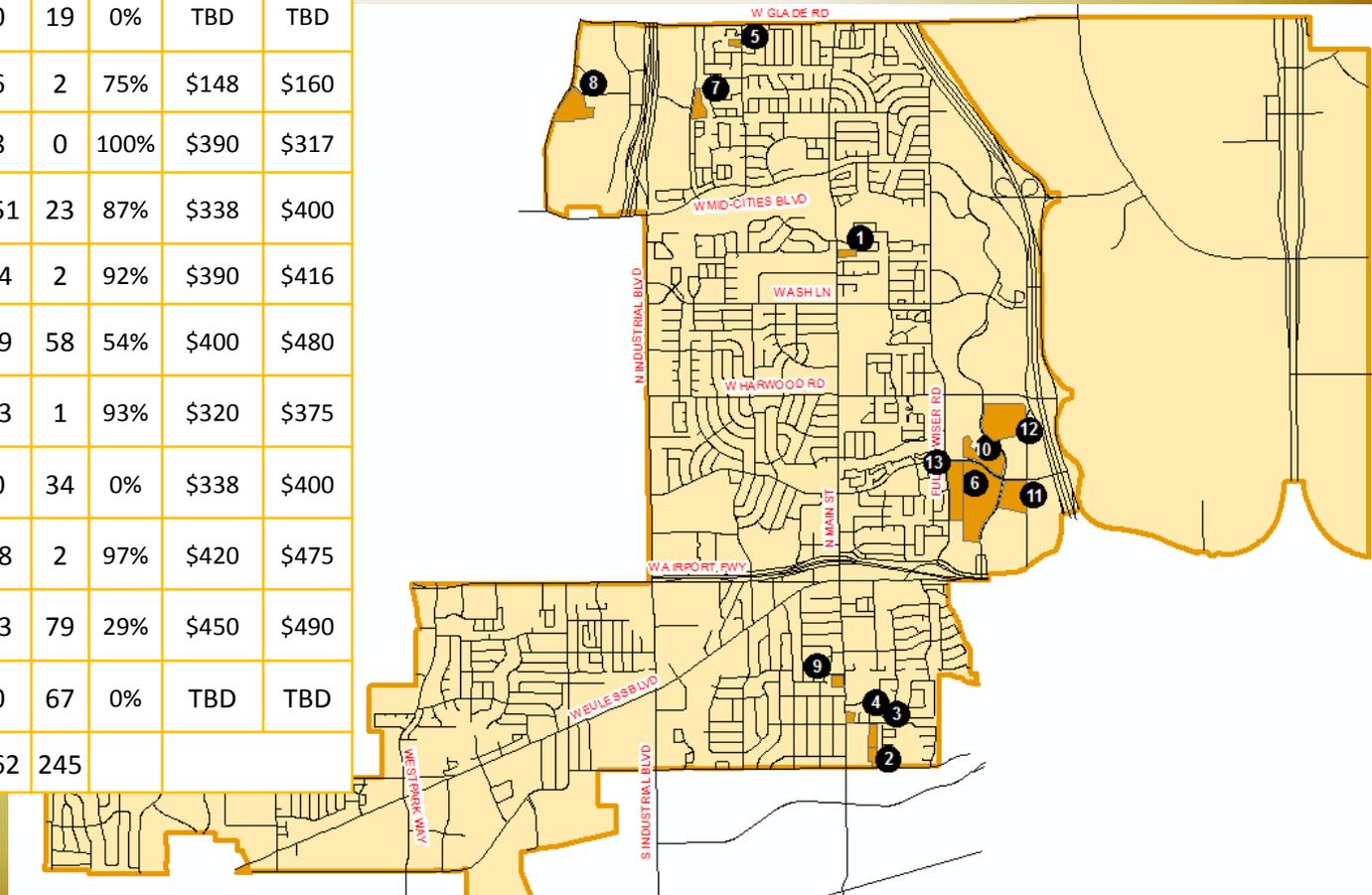
Development Case Activity

Development Review Cases August 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		
16-04-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	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	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
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
16-05-PP	ASHLYN ESTATES PRELIMINARY PLAT	ASH LANE	08/30/2016	Still in Progress		
16-10-FP	GLADE PARKS RESIDENTIAL PH 2	HERITAGE AVE	08/30/2016	Still in Progress		
16-03-PF	55PLUS RESIDENCES	2350 SH 121	08/30/2016	Still in Progress		

Active Residential Subdivisions

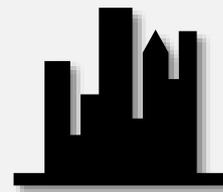
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	6	6	6	2	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	1	4	24	2	92%	\$390	\$416
8	Glade Parks Residential	127	1	26	69	58	54%	\$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	5	27	58	2	97%	\$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	141	362	245			



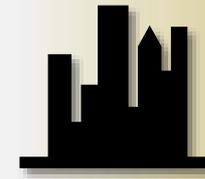
Commercial Development

Commercial Permits August 2016	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	2	0	17	8	\$ 192,500	\$ -	\$ 12,568,774	\$ 5,037,545
Additions/Alterations	6	10	53	64	\$ 502,678	\$ 2,776,569	\$ 9,478,934	\$ 12,616,112
Total Commercial Permits	8	10	70	72	\$ 695,178	\$ 2,776,569	\$ 22,047,708	\$ 17,653,657

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	0	4	13
Com. Electrical Permit	9	4	91	30
Res. Electrical Permit	8	6	75	61
Garage Sale	79	48	523	531
Lawn Sprinkler	12	17	113	140
Com. Mech. Permit	5	2	46	14
Res. Mech. Permit	25	25	173	155
Com. Plumbing Permit	7	5	66	34
Res. Plumbing Permit	13	15	143	120
Res. Water Heater	16	13	148	142
Roofing Permit	1	1	8	17
Sign Permit	15	19	166	131
Total Misc. Permits	190	155	1556	1388



0



10

NEW COMMERCIAL PERMITS

NEW COMMERCIAL REMODEL



\$ 0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits August 2016				
Issue Date	Item	Address	Business Type	Permit Type
8/3/2016	Retail	1401 W Glade Rd	Retail	BUILDING COMMERCIAL REMODEL
8/4/2016	Retail	1060 N Main Street	Retail	BUILDING COMMERCIAL REMODEL
8/4/2016	Restaurant	306 N Main St	Restaurant	BUILDING COMMERCIAL REMODEL
8/9/2016	Retail	1201 W Aiport Frwy #400	Retail	BUILDING COMMERCIAL REMODEL
8/10/2016	Retail	1201 N Main Street #550	Retail	BUILDING COMMERCIAL REMODEL
8/19/2016	Office	1010 W Eules Blvd	Office	BUILDING COMMERCIAL REMODEL
8/22/2016	Apartments	306 Martha	Apartments	BUILDING COMMERCIAL REMODEL
8/26/2016	Auto Repair	407 W Eules Blvd	Auto Repair	BUILDING COMMERCIAL REMODEL
8/29/2016	Retail	Rio Grande Boulevard	Retail	BUILDING COMMERCIAL REMODEL

Commercial Certificates of Occupancy August 2016				
Issue Date	Business Name	Address	Classification	Type
8/15/2016	183 Motel	2500 W Eules Blvd	Motel	Change in Ownership
8/22/2016	CWA Local 6001	610 S Industrial Blvd #250	Office	New Business
8/22/2016	Nail Spa	3001 SH 121 #218	Beauty Shop	New Business
8/31/2016	DFW Outlet	305 W Eules Blvd #700	Misc Home Store	New Business

Certificates of Occupancy by Type	Month Aug	Year to Date 2016
New Business	3	56
Change in Ownership	1	12
Change in Address	0	2
Change in Business Name	0	0
Total	4	70

Code Enforcement



65

HIGH GRASS AND WEEDS



11

TRASH/LITTERING VIOLATIONS



27

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases Aug 2016		Cases in Aug		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	4	2
	Plumbing Violation	1	0	8	0
	Electrical Violation	2	2	19	24
	Property Maintenance	20	27	184	508
	Minimum Housing	2	2	8	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	0	3	12
	Accessory Buildings	0	0	5	3
	Permit Required for Sales	0	1	1	2
	Health	Nuisance - Pools/Spas Clarity	12	1	33
No Food Handler Card		1	3	26	19
Other Health Equipment Issue		15	39	103	94
Approved Source / Labeling		7	20	41	47
Food Contact Surfaces / Cleaning		2	0	21	8
No Health License / Expired		4	0	22	13
Evidence of Insect / Rodent Contamination		1	3	6	7
No Alcohol License / Expired		0	0	4	11
Littering and Trash	Trash/Littering	4	11	110	163
	Junked Vehicles	11	16	48	97
	Littering/Life Safety (24hrs)	0	1	4	7
Water	High Grass and Weeds	40	65	697	526
Zoning Violations	Watering Violations	8	4	28	23
	Nuisance Other	18	10	50	60
	Garbage Collection/Pick Up Req.	0	0	1	3
	Solid Waste Other	0	3	6	14
	Illegal Outdoor Storage (Non Res)	0	4	9	10
	Illegal Outdoor Storage (Res)	16	8	78	116
	Fences/Walls In Disrepair	3	8	48	53
	Parking on Unpaved Surfaces	6	6	37	32
	Street and Sidewalk Obstruction	1	0	17	33
	Landscaping (Residential)	2	26	15	56
	Zoning Violation (Other)	0	3	11	13
	Signs/Billboards	5	4	70	228
Poss Illegal Home Occupation	0	1	8	7	
Materials on ROW/Street	1	0	1	3	
TOTALS		183	268	1726	2223

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		

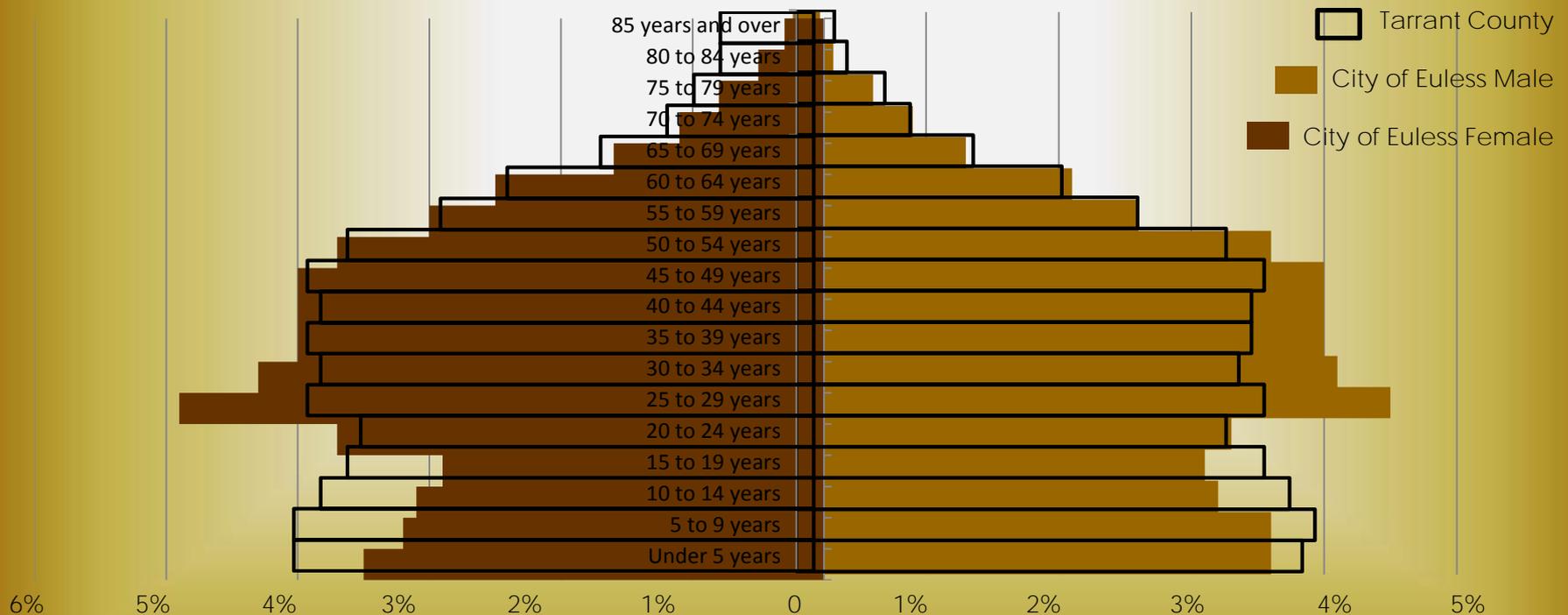
Age -

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

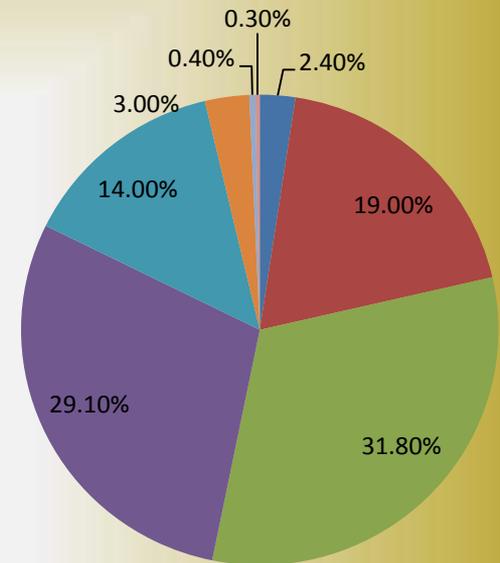
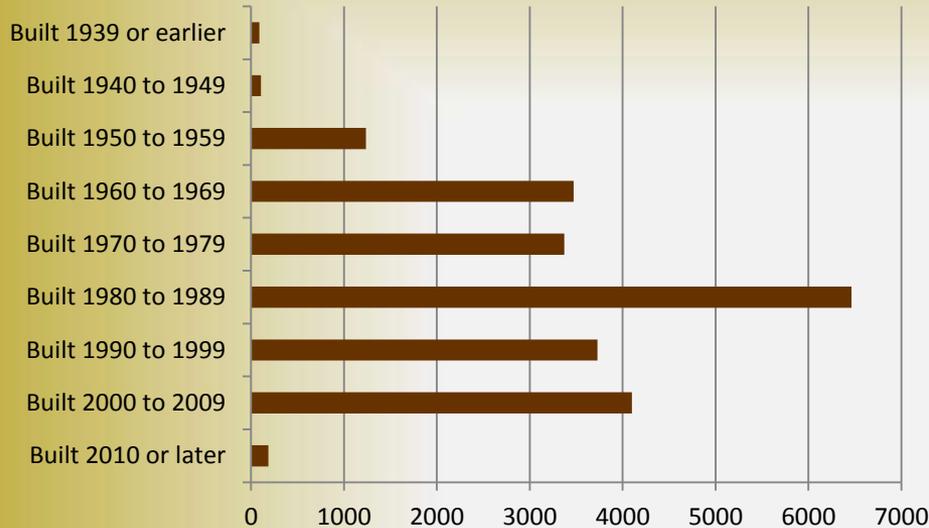
City of Euless – Age Cohort Pyramid



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

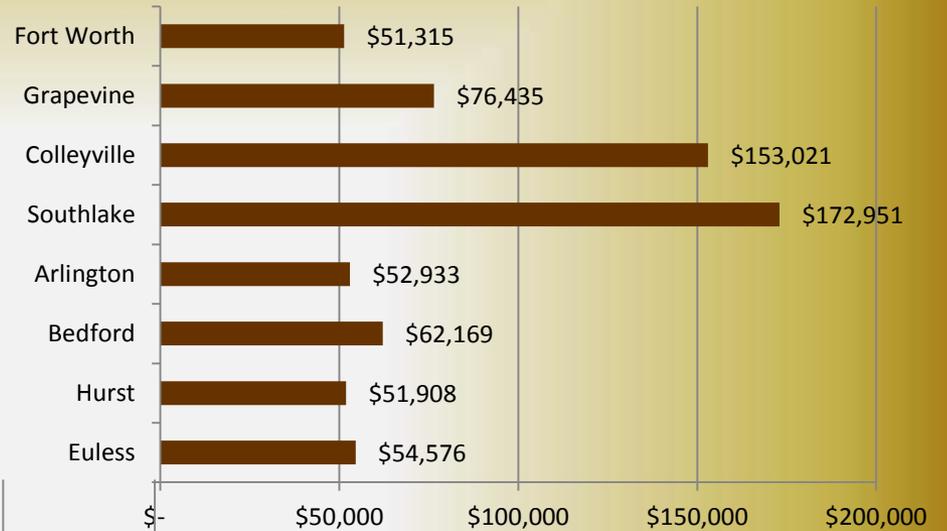
UPDATED March 2015

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

