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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

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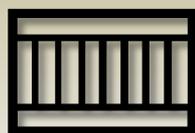
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Residential Growth



21

NEW RESIDENTIAL PERMITS



12

NEW RESIDENTIAL FENCE PERMITS



12

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$7,281,860

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits September 2015	Permits in Sep		Permits YTD		Value in September			Value YTD		
	2014	2015	2014	2015	2014	2015	Ave 09/15	2014	2015	Ave 15
New Residential Construction	2	21	66	136	\$700,480	\$7,281,860	\$346,755	\$17,911,356	\$51,044,444	\$375,327
Additions/Alterations	17	12	152	70	\$194,020	\$252,625	421,052	\$1,369,309	\$1,251,484	\$17,878
Residential Fence Permits	14	12	83	128	\$98,951	\$140,894	\$11,741	\$611,554	\$868,484	\$6,785
Total Residential Permits	33	45	301	334	\$984,451	\$7,675,379		\$19,892,219	\$53,164,412	

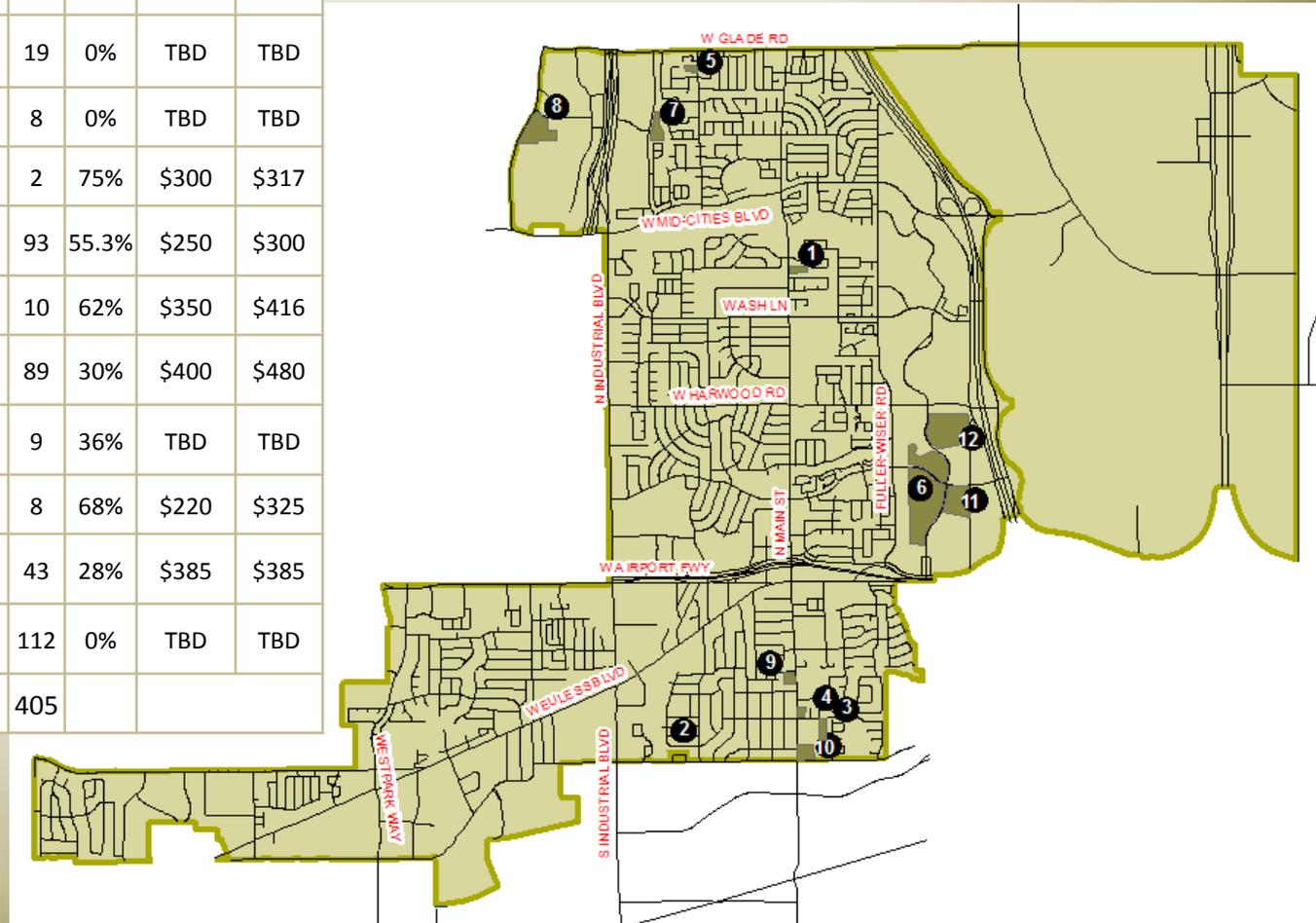
Development Case Activity

Development Review Cases September 2015

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-11-SUP	Once Upon a Child	3001 W Glade Road	07/20/2015	08/04/2015	08/18/2015	09/08/2015
15-08-PD	Blue Lagoon Court	S. Pipeline Road, E of S. Main St	07/20/2015	In Process		
15-09-PD	Beden Enterprises Assisted Living	345 Westpark Way	07/31/2015	09/15/2015	10/06/2015	10/27/2015
15-06-FP	Substation Minor Plat	SE Corner Mid-Cities / N Industrial	07/20/2015	09/01/2015		
15-02-PP	Gala at Oak Crest Estates	SW Corner of E Euless Blvd and Dickey Dr	08/17/2015	09/29/2015	10/06/2015	NA
15-01-RP	Glade Parks Retail Block A Lot 2	2700 Block SH 121	08/17/2015	09/29/2015	10/06/2015	NA
15-09-FP	Glade Parks Retail Block A, Lot 3	2700 Block SH 121	08/17/2015	09/29/2015	10/06/2015	NA
15-10-FP	Glade Parks Retail Block B, Lot 3	2800 Block SH 121	08/17/2015	09/29/2015	10/06/2015	NA
15-11-FP	Glade Parks Retail Block K, Lots 1-2	2700-2900 Rio Grande Dr	08/17/2015	09/29/2015	10/06/2015	NA
15-08-SP	Gala at Oak Crest Estates	SW Corner of E Euless Blvd and Dickey Dr	08/17/2015	09/29/2015	10/06/2015	10/27/2015
15-01-PP	Autozone Preliminary Plat	800 Block S. Industrial Blvd	07/30/2015	10/13/2015	10/20/2015	NA
15-07-SP	Autozone Site Plan	800 Block S. Industrial Blvd	07/30/2015	10/13/2015	10/20/2015	11/10/2015
15-12-FP	Estates at Bear Creek	SE Corner Bear Creek Pkwy and Harwood Road	09/23/2015	10/13/2015	10/20/2015	NA
15-02-RP	Glade Parks Residential	East of Heritage Ave, South of Red River	08/03/2015	10/6/2015	10/20/2015	NA

Active Residential Subdivisions

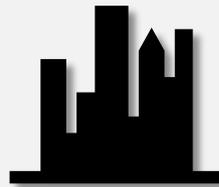
Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	6	6	2	75%	\$300	\$317
6	Dominion at Bear Creek	208	0	51	115	93	55.3%	\$250	\$300
7	Gateway Court	26	0	5	16	10	62%	\$350	\$416
8	Glade Parks Residential	127	4	31	38	89	30%	\$400	\$480
9	Cannon Gardens	14	1	5	5	9	36%	TBD	TBD
10	Silver Crest	25	6	17	17	8	68%	\$220	\$325
11	Villas at Bear Creek	60	10	17	17	43	28%	\$385	\$385
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	21	132	233	405			



Commercial Development

Commercial Permits September 2015	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2014	2015	2014	2015	2014	2015	2014	2015
New Commercial Construction	1	0	21	17	\$10,000	\$ -	\$28,435,576	\$12,568,774
Additions/Alterations	13	8	80	61	\$425,805	\$1,154,646	\$6,103,367	\$10,633,580
Comm. Fence Permits	1	0	5	0	\$12,500	\$ -	\$84,029	\$ -
\$Total Commercial Permits	15	8	106	78	\$448,305	\$1,154,646	\$34,622,972	\$23,202,354

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2014	2015	2014	2015
Accessory Building	1	0	9	4
Com. Electrical Permit	7	11	83	102
Res. Electrical Permit	6	14	97	89
Garage Sale	99	73	754	596
Lawn Sprinkler	0	17	50	130
Com. Mech. Permit	3	7	42	53
Res. Mech. Permit	20	18	185	191
Com. Plumbing Permit	14	12	76	78
Res. Plumbing Permit	20	26	173	169
Res. Water Heater	17	18	175	166
Roofing Permit	0	0	28	8
Sign Permit	11	13	108	179
Total Misc. Permits	198	209	1780	1765



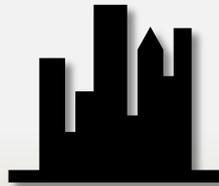
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NEW COMMERCIAL PERMITS



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NEW COMMERCIAL FENCE PERMITS

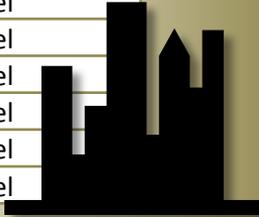


\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

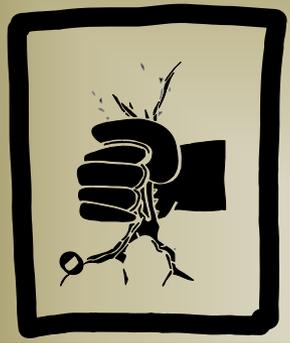
Commercial Permits September 2015			
Issue Date	Business Type	Address	Permit Type
9/2/2015	Retail	2701 SH 121	Commercial Remodel
9/10/2015	Retail	2901 Rio Grande Blvd #100	Commercial Remodel
9/11/2015	Retail	700 W Eules Blvd	Commercial Remodel
9/14/2015	Retail	1301 W Glade Rd #166	Commercial Remodel
9/15/2015	Retail	2800 SH 121 #700	Commercial Remodel
9/21/2015	Restaurant	2301 W Airport Frwy	Commercial Remodel
9/21/2015	Hotel	1001 W Airport Frwy	Commercial Remodel
9/22/2015	Office	307 Westpark Way	Commercial Remodel



Commercial Certificates of Occupancy September 2015				
Issue Date	Business Name	Address	Classification	Type
9/3/2015	Kirklands	2911 Rio Grande Blvd #300	Retail Store	New Business
9/3/2015	General Wireless	100 S Ector Dr #104	Office	New Business
9/3/2015	CATO Fashions	2901 Rio Grande Blvd #400	Retail Store	New Business
9/3/2015	Ulta Beauty	2901 Rio Grande Blvd #600	Retail Store	New Business
9/3/2015	Quality Life Co	901 Clinic Dr	Insurance Agent	New Business
9/3/2015	Macarthur Medical Center	323 Westpark Way	Medical Office	New Business
9/10/2015	Grace Cleaners Plant	4319 W Pipeline Rd	Cleaners	New Business
9/10/2015	Five Below	2901 Rio Grande Blvd #500	Retail Store	New Business
9/11/2015	New Lives for Old Grace Fellowship	414 W Eules Blvd	Place of Worship	New Business
9/25/2015	Mac's Furniture	501 N Main St #103	Retail Store	New Business
9/28/2015	Top Nosh Truck Café	1400 S Pipeline Rd	Caterer	New Business
9/28/2015	Halloween City	2800 SH 121 #500	Retail Store	New Business

Certificates of Occupancy by Type	Month Year to Date	
	Sep	2015
New Business	12	72
Change in Ownership	0	19
Change in Address	0	6
Change in Business Name	0	6
Total	12	103

Code Enforcement



75

HIGH GRASS AND WEEDS



20

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases September 2015		Cases in Sep		YTD	
Case Type	Common Violation	2014	2015	2014	2015
Building Cases	No Building Permit	0	0	0	4
	Plumbing Violation	3	1	9	9
	Electrical Violation	3	2	13	21
	Property Maintenance	19	30	133	214
	Minimum Housing	0	0	12	8
	Dangerous Conditions/Structures	0	0	1	0
	Screening Swimming Pools/Spa	0	0	1	3
	Accessory Buildings	0	0	1	5
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	26	4	58	37
	No Food Handler Card	6	1	59	27
	Other Health Equipment Issue	9	7	123	110
	Approved Source / Labeling	1	2	45	43
	Food Contact Surfaces / Cleaning	2	3	30	24
	No Health License / Expired	1	0	23	22
	Evidence of Insect / Rodent Contamination	0	0	3	6
	No Alcohol License / Expired	0	0	8	4
Littering and Trash	Trash/Littering	27	20	190	130
	Junked Vehicles	12	9	71	57
	Littering/Life Safety (24hrs)	0	1	4	5
Water	High Grass and Weeds	127	75	833	772
Zoning Violations	Watering Violations	51	5	149	33
	Nuisance Other	4	5	67	55
	Garbage Collection/Pick Up Req.	0	2	0	3
	Solid Waste Other	3	0	13	6
	Illegal Outdoor Storage (Non Res)	1	1	8	10
	Illegal Outdoor Storage (Res)	21	8	100	86
	Fences/Walls In Disrepair	5	4	80	52
	Parking on Unpaved Surfaces	5	6	49	43
	Street and Sidewalk Obstruction	4	5	27	22
	Landscaping (Residential)	1	27	45	42
	Zoning Violation (Other)	1	2	21	13
	Signs/Billboards	5	3	24	73
Poss Illegal Home Occupation	0	1	9	9	
Materials on ROW/Street	1	1	7	2	
TOTALS		338	225	2216	1951

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		

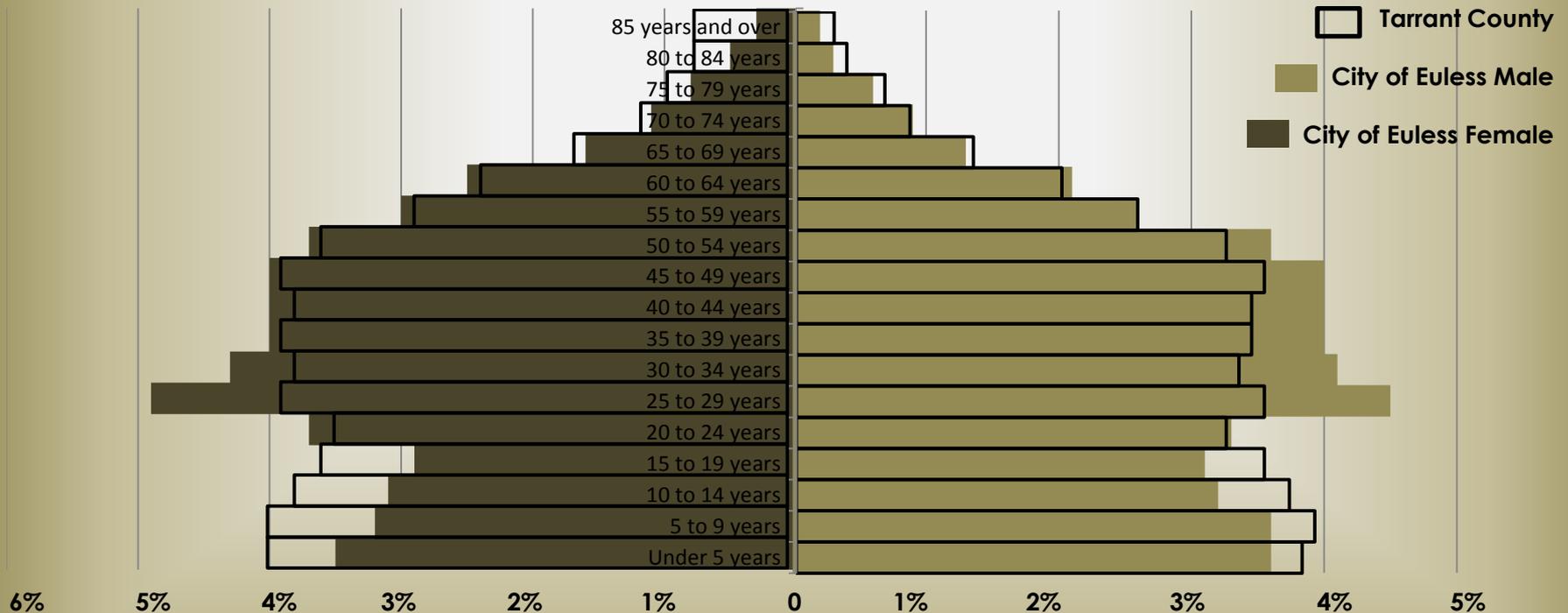
Demographics and Data

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

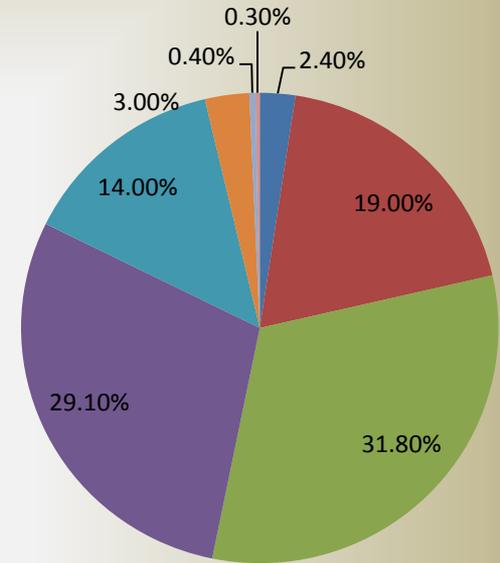
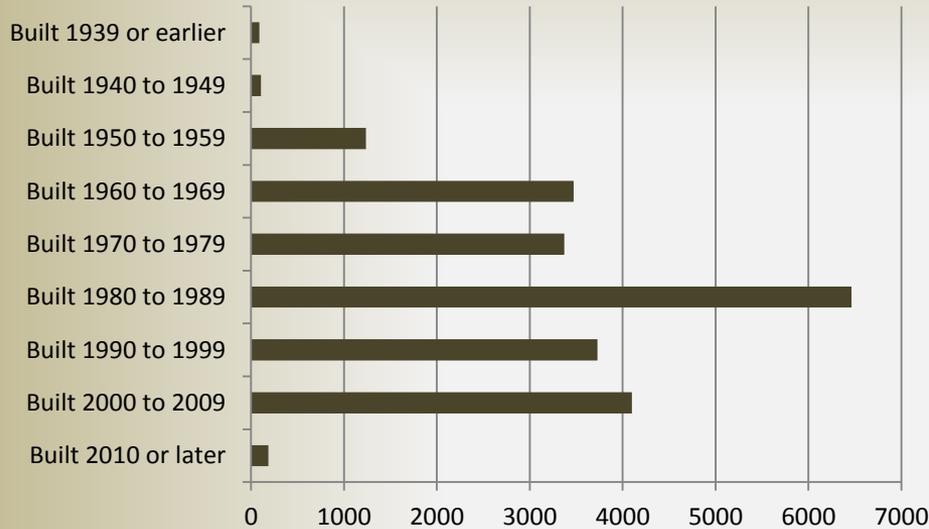


Source: US Bureau of Census 2010

SEPTEMBER 2015

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

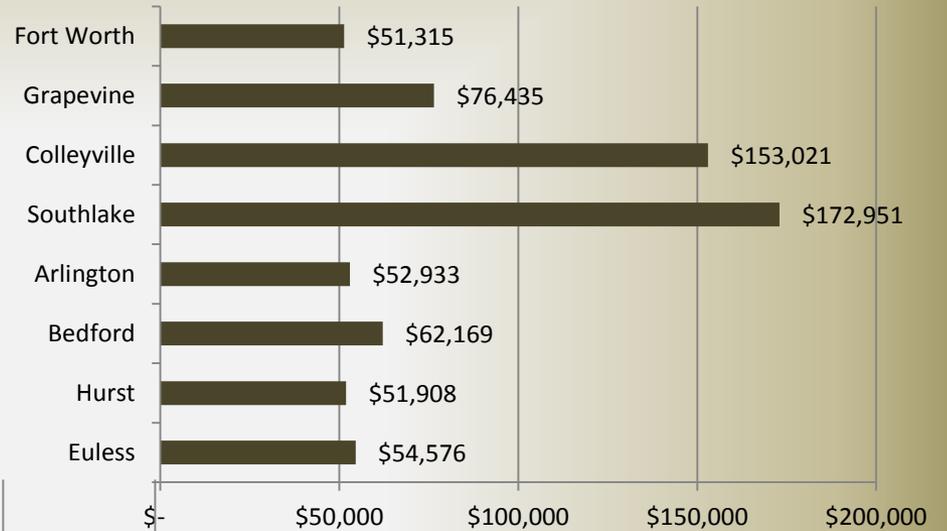
UPDATED March 2015

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

