

JANUARY 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

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Residential Growth



21



18



8

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$8,632,749

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits January 2016	Permits in Jan		Permits YTD		Value in January			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 01/16	2015	2016	Ave 16
New Residential Construction	24	21	24	21	\$9,085,851	\$8,632,749	\$411,083	\$9,085,851	\$8,632,749	\$411,083
Additions/Alterations	8	8	8	8	\$74,695	\$144,214	\$18,027	\$74,695	\$144,214	\$18,027
Residential Fence Permits	8	18	8	18	\$30,904	\$23,195	\$1,289	\$30,904	\$23,195	\$1,289
Total Residential Permits	40	47	40	47	\$9,191,450	\$8,800,158		\$9,191,450	\$8,800,158	

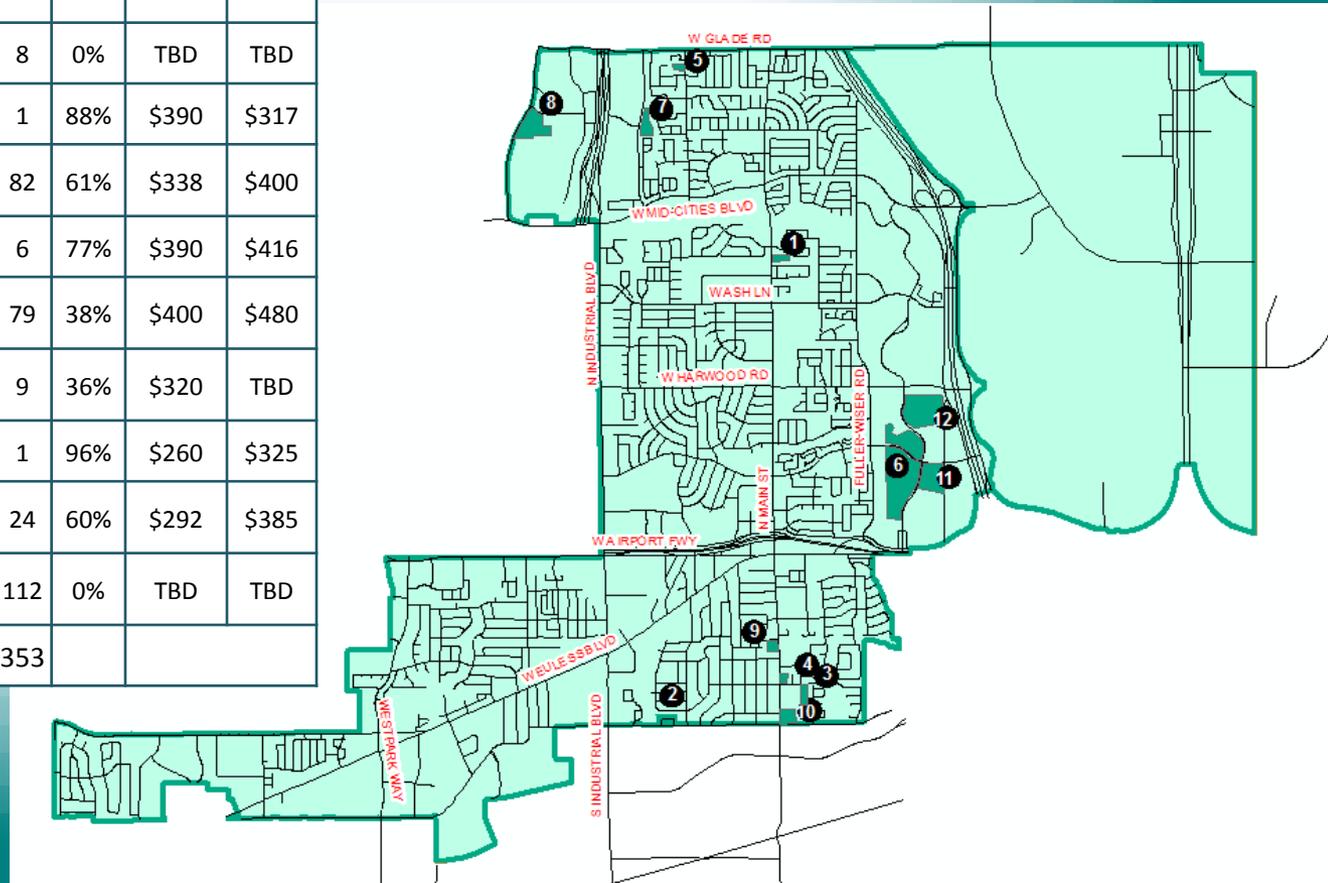
Development Case Activity

Development Review Cases January 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-10-SP	Glade Parks Theater	Brazos Blvd	10/20/2015	11/08/2015	12/15/2015	01/12/2016
15-11-SP	Lazy Dog Restaurant	Chisholm Trl at SH 121	11/03/2015	12/01/2015	12/15/2015	01/12/2016
15-14-FP	Trinity Courts Addition	S. Main St at E. Whitener	11/10/2015	11/24/2015	12/15/2015	NA
15-12-SUP	La Quinta Inn& Suites	431 W Airport Frwy	11/30/2015	11/08/2015	12/15/2015	01/12/2016
15-12-SP	24 Hour Fitness	Lot 4, Block K Glade Parks Addition	12/02/2015	1/26/2015	2/2/2016	2/23/2016
15-10-PD	Ashlyn Estates	200 Block E Ash Lane	12/8/2015	Still in Progress		
15-04-PP	MidTown Village	SE Airport Fwy / S Industrial	12/14/2015	Still in Progress		
15-13-SP	MidTown Village	SE Airport Fwy / S Industrial	12/14/2015	Still in Progress		
16-01-FP	Glade Parks Retail II	2701-2901 Rio Grande Blvd	1/15/2016	N/A	2/2/2016	N/A
16-02-FP	Eules Mid-Town Conveyance Plat	57 Ac at S. Industrial	1/20/2016	Still in Progress		
15-08-PD	Blue Lagoon Court	207 S Pipeline Rd	7/24/2015	12/29/2015	1/23/2016	2/9/2016
16-01-PP	Glade Parks Phase II	18.037 Acres SH 121	1/12/2016	Still in Progress		
16-02-PP	Glade Parks South Urban Lofts	Cheek-Sparger at Heritage Ave	1/20/2016	Still in Progress		

Active Residential Subdivisions

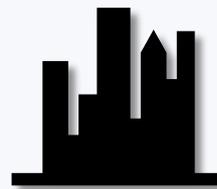
Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
2	Courtyards Addition	23	0	0	19	4	83%	\$195	\$300
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	1	1	7	1	88%	\$390	\$317
6	Dominion at Bear Creek	208	10	10	126	82	61%	\$338	\$400
7	Gateway Court	26	0	0	20	6	77%	\$390	\$416
8	Glade Parks Residential	127	5	5	48	79	38%	\$400	\$480
9	Cannon Gardens	14	0	0	5	9	36%	\$320	TBD
10	Silver Crest	25	0	0	24	1	96%	\$260	\$325
11	Villas at Bear Creek	60	5	5	36	24	60%	\$292	\$385
12	Estates at Bear Creek	112	0	0	0	112	0%	TBD	TBD
Totals:		638	21	21	285	353			



Commercial Development

Commercial Permits January 2016	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	1	2	1	2	\$2,750,000	\$725,000	\$2,750,000	\$725,000
Additions/Alterations	4	9	4	9	\$317,375	\$978,000	\$317,375	\$978,000
Comm. Fence Permits	0	0	0	0	\$ -	\$ -	\$ -	\$ -
Total Commercial Permits	5	11	5	11	\$3,067,375	\$1,703,000	\$3,067,375	\$1,703,000

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2015	2016	2015	2016
Accessory Building	0	1	0	1
Com. Electrical Permit	16	5	16	5
Res. Electrical Permit	5	11	5	11
Garage Sale	11	16	11	16
Lawn Sprinkler	15	8	15	8
Com. Mech. Permit	3	4	3	4
Res. Mech. Permit	11	12	11	12
Com. Plumbing Permit	7	4	7	4
Res. Plumbing Permit	22	18	22	18
Res. Water Heater	24	17	24	17
Roofing Permit	1	7	1	7
Sign Permit	23	13	23	13
Total Misc. Permits	138	116	138	116



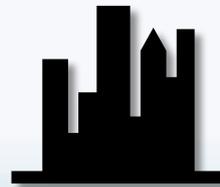
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$725,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits January 2016				
Issue Date	Address	Business Name	Business Type	Permit Type
1/8/2016	150 WESTPARK WAY DRIVE THRU	ALFIERI, GIAGOMO	LL TOWER/ANTENNA	BUILDING COMMERCIAL REMODEL
1/8/2016	601 E AIRPORT FRWY CELL	VISION TWENTY-ONE INC	CELL TOWER/ANTENNA	BUILDING COMMERCIAL REMODEL
1/19/2016	4305 W PIPELINE RD	SFW-PIPELINE LTD	COMMERCIAL ADD-ON/REMODEL	BUILDING COMMERCIAL REMODEL
1/20/2016	1100 PAMELA DR	BUNGALOW FURNITURE LLC	CELL TOWER/ANTENNA	BUILDING COMMERCIAL REMODEL
1/22/2016	4215 W PIPELINE RD	GRIFFIN, CONNIE ANN	CELL TOWER/ANTENNA	BUILDING COMMERCIAL REMODEL
1/27/2016	301 WESTPARK WAY	MACARTHUR OBGYN LLP	COMMERCIAL ADD-ON/REMODEL	BUILDING COMMERCIAL REMODEL
1/28/2016	1204 W EULESS BLVD	EXTRA SPACE PROPERTIES TEN LLC	COMMERCIAL ADD-ON/REMODEL	BUILDING COMMERCIAL REMODEL
1/29/2016	1206 W EULESS BLVD	EXTRA SPACE PROPERTIES TEN LLC	COMMERCIAL ADD-ON/REMODEL	BUILDING COMMERCIAL REMODEL
1/29/2016	210 W AIRPORT FRWY	AIRPORT FRWY CHURCH OF CHRIST	COMMERCIAL ADD-ON/REMODEL	BUILDING COMMERCIAL REMODEL
1/12/2016	3110 S PIPELINE RD W	DRENNAN, BILL & JERRY	CELL TOWER/ANTENNA	BUILDING NEW COMMERCIAL
1/28/2016	900 N INDUSTRIAL BLVD	LYONS EQUITIES INC TR	COMMERCIAL NEW CONSTRUCTION	BUILDING NEW COMMERCIAL

Commercial Development

Commercial Certificates of Occupancy January 2016				
Issue Date	Business Name	Address	Classification	Type
1/4/2016	Fred's Downtown Philly	3260 W Eules Blvd #7	Restaurant	New Business
1/4/2016	Common Tax Corporation	3260 W Eules Blvd #4	Tax Office	New Business
1/5/2016	Manna Enterprise	610 S Industrial Blvd #235	Office	New Business
1/13/2016	BD Nurse Aide Academy LLC	610 S Industrial Blvd #220	Office	New Business
1/14/2016	Subway San Subs LLC	305 W Eules Blvd #500	Restaurant	Change in Ownership
1/15/2016	The Mandolin	2525 SH 360	Apartments	Change in Ownership
1/15/2016	Kensington By the Vineyard	2400 SH 121	Apartments	Change in Ownership
1/15/2016	Savplus Overstock LLC	305 W Eules Blvd #700	Office	New Business
1/20/2016	Zoetic Dental DBA Shadetreer	1060 N Main St @103	Medical Office	New Business
1/21/2016	Amina Corporation	1101 Roy Pkwy #111	Office	New Business
1/21/2016	Nedderman & Associates Inc	2115 W Eules Blvd	Office	New Business
1/21/2016	Alliance Power Services	1131 W Airport Frwy #304	Office	New Business
1/28/2016	Main Street Coffee and Gas	600 N Main St	Convenience Store	New Business

Certificates of Occupancy by Type	Month	Year to Date
	Jan	2016
New Business	10	10
Change in Ownership	3	3
Change in Address	0	0
Change in Business Name	0	0
Total	13	13

Code Enforcement



4

HIGH GRASS AND WEEDS



8

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases January 2016		Cases in Jan		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	0	1	0
	Electrical Violation	2	1	2	1
	Property Maintenance	22	22	22	22
	Minimum Housing	0	0	0	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	1	0	1	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	1	0	1
	No Food Handler Card	0	3	0	3
	Other Health Equipment Issue	3	5	3	5
	Approved Source / Labeling	0	4	0	4
	Food Contact Surfaces / Cleaning	0	1	0	1
	No Health License / Expired	0	4	0	4
	Evidence of Insect / Rodent Contamination	0	0	0	0
Littering and Trash	No Alcohol License / Expired	0	9	0	9
	Trash/Littering	16	8	16	8
	Junked Vehicles	5	12	5	12
	Littering/Life Safety (24hrs)	2	0	2	0
Water	High Grass and Weeds	30	4	30	4
	Watering Violations	1	1	1	1
Zoning Violations	Nuisance Other	1	5	1	5
	Garbage Collection/Pick Up Req.	0	0	0	0
	Solid Waste Other	0	0	0	0
	Illegal Outdoor Storage (Non Res)	0	0	0	0
	Illegal Outdoor Storage (Res)	4	16	4	16
	Fences/Walls In Disrepair	8	3	8	3
	Parking on Unpaved Surfaces	5	3	5	3
	Street and Sidewalk Obstruction	0	2	0	2
	Landscaping (Residential)	1	0	1	0
	Zoning Violation (Other)	2	1	2	1
	Signs/Billboards	6	21	6	21
	Poss Illegal Home Occupation	2	1	2	1
Materials on ROW/Street	0	2	0	2	
TOTALS		112	129	112	129

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		

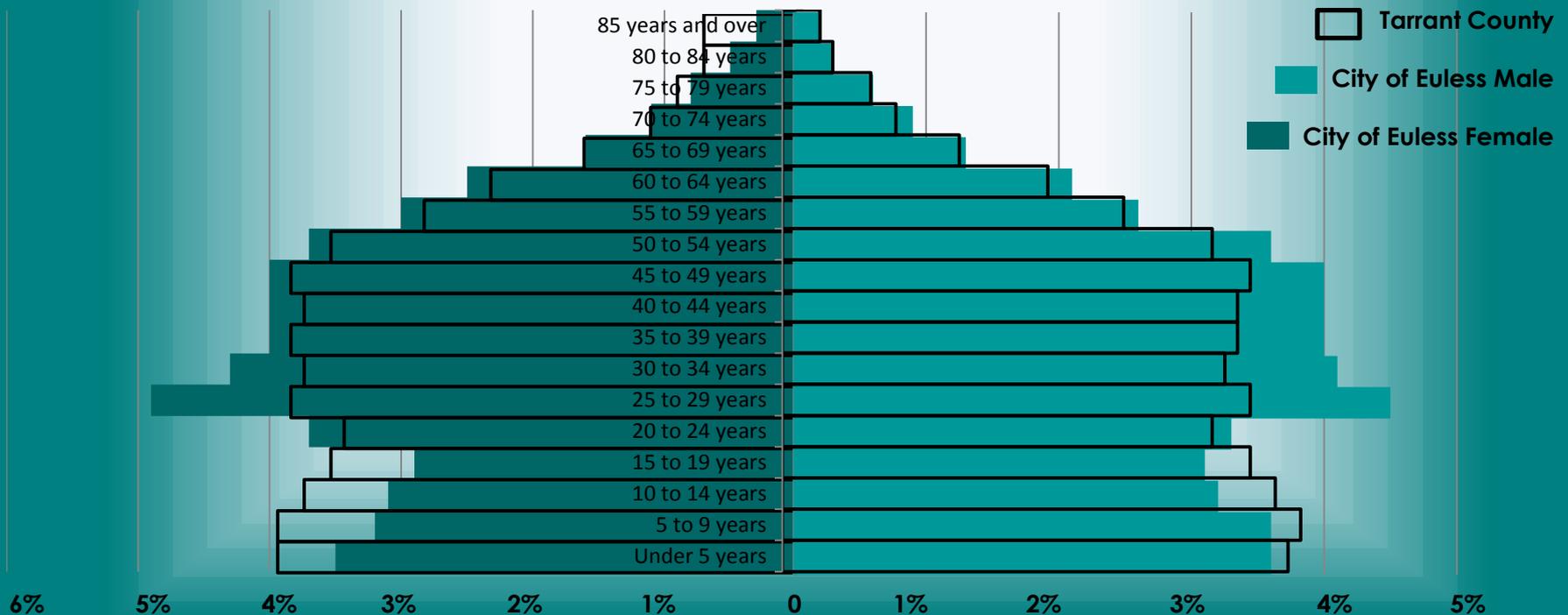
Age -

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

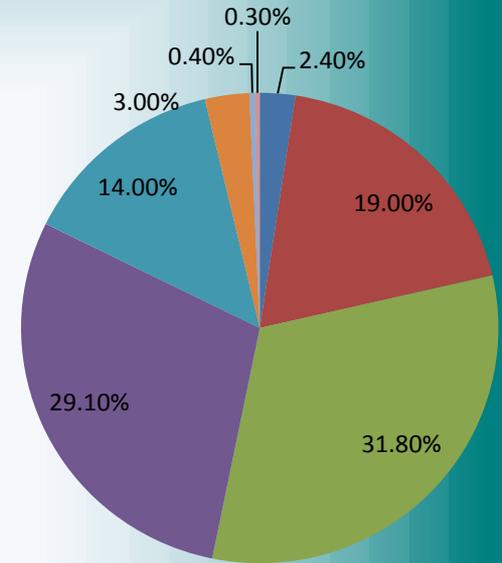
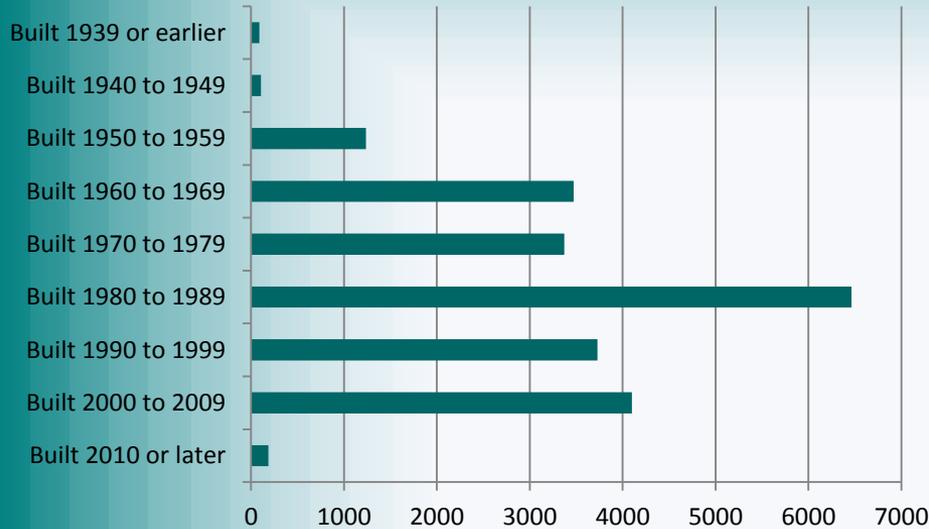


Source: US Bureau of Census 2010

JANUARY 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

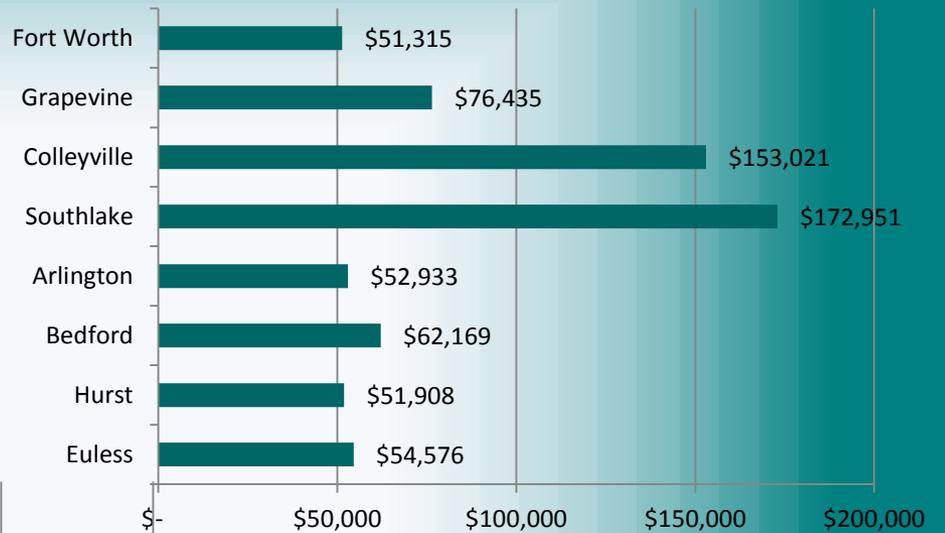
UPDATED March 2015

Demographics and Data

Income -

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

