

APRIL 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

**Building Permits and
Certificates of Occupancy**
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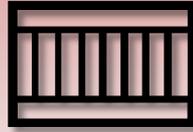
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Residential Growth



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NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$6,674,666

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2016	Permits in Apr		Permits YTD		Value in March			Value YTD		
	2015	2016	2015	2016	2015	2016	Ave 04/16	2015	2016	Ave 16
New Residential Construction	10	17	51	84	\$2,925,828	\$6,674,666	\$392,627	\$18,810,576	\$34,039,445	\$405,231
Additions/Alterations	5	27	22	60	\$85,669	\$341,935	\$12,664	\$335,614	\$981,356	\$16,356
Residential Fence Permits	19	6	59	55	\$207,740	\$11,750	\$1,958	\$297,704	\$71,077	\$1,292
Total Residential Permits	34	50	132	199	\$3,219,237	\$7,028,351		\$19,443,894	\$35,091,878	

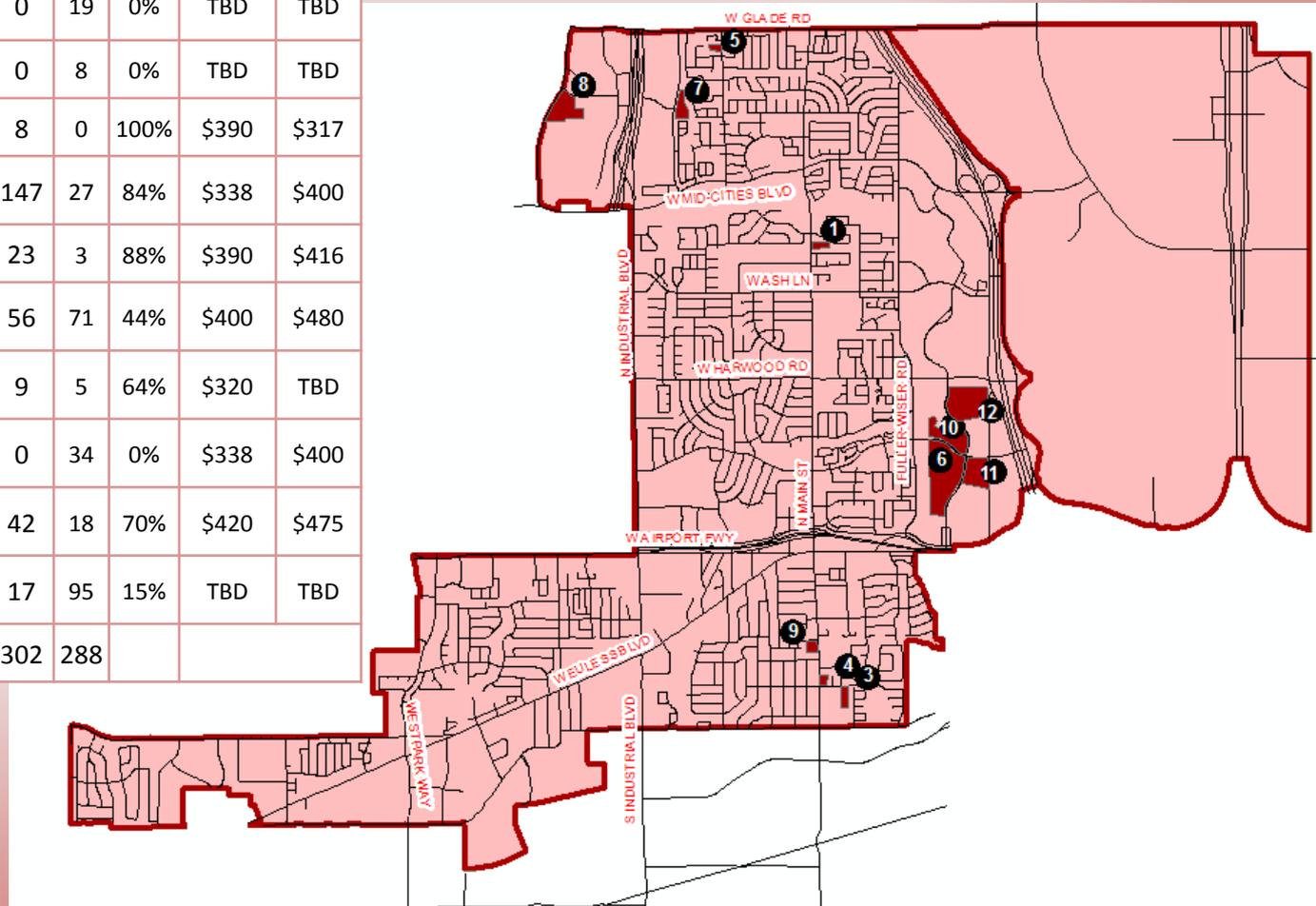
Development Case Activity

Development Review Cases March 2016

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
15-10-PD	Ashlyn Estates	200 Block E Ash Lane	12/8/2015	03/24/2016	04/05/2016	05/10/2016
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		
16-02-FP	Eulesse Mid-Town Conveyance Plat	57 Ac at S. Industrial	1/20/2016	Still in Progress		
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	03/08/2016	04/05/2016	N/A
16-03-PP	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	03/22/2016	05/03/2016	N/A
16-01-SP	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	03/22/2016	05/03/2016	05/10/2016
16-01-PD	Dominion at Bear Creek PH V	Fuller Wiser at Midway Dr	2/15/2016	03/22/2016	04/05/2016	05/10/2016
16-01-SUP	Inglesia Pentecostal	820 Wilshire	03/15/2016	03/29/2016	04/19/2016	05/10/2016
16-02-SUP	New Lives for Old	414 W Eulesse Blvd	03/16/2016	04/08/2016	04/19/2016	05/10/2016
16-03-SUP	ABC Auto Credit	1105 Pamela	03/16/2016	04/08/2016	04/19/2016	05/10/2016
16-04-SUP	Hwy 10 Tire Shop	116 W Eulesse Blvd	03/23/2016	Still In Progress		
16-05-FP	Glade Parks Movie Theater	Brazos Blvd at Chisolm Trl	03/28/2016	Still in Progress		
16-06-FP	McDonalds	105 W Airport Frwy	04/28/2016	Still in Progress		
16-01-RP	Blue Lagoon Court	S. Pipeline Road	03/22/2016	Still in Progress		
16-02-SP	McDonalds	105 W Airport Frwy	03/21/2016	04/19/2016	05/03/2016	05/24/2016
16-07-SUP	Entire Auto Service	316 N Main	04/20/2016	04/26/2016	05/03/2016	05/24/2016

Active Residential Subdivisions

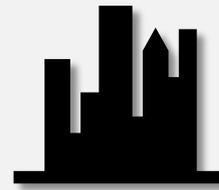
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	0	8	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	0	8	0%	TBD	TBD
5	Camden Park	8	0	2	8	0	100%	\$390	\$317
6	Dominion at Bear Creek	174	2	31	147	27	84%	\$338	\$400
7	Gateway Court	26	0	3	23	3	88%	\$390	\$416
8	Glade Parks Residential	127	1	13	56	71	44%	\$400	\$480
9	Cannon Gardens	14	0	4	9	5	64%	\$320	TBD
10	Enclave at Bear Creek	34	0	0	0	34	0%	\$338	\$400
11	Villas at Bear Creek	60	2	11	42	18	70%	\$420	\$475
12	Estates at Bear Creek	112	9	17	17	95	15%	TBD	TBD
Totals:		590	14	81	302	288			



Commercial Development

Commercial Permits April 2016	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2015	2016	2015	2016	2015	2016	2015	2016
New Commercial Construction	2	1	6	5	\$1,215,229	\$1,294,545	\$5,599,353	\$3,415,545
Additions/Alterations	8	5	26	23	\$1,513,800	\$5,608,326	\$3,250,275	\$7,118,993
Comm. Fence Permits	0	0	0	0	\$ -	\$ -	\$ -	\$ -
Total Commercial Permits	10	6	32	28	\$2,729,029	\$6,908,871	\$8,849,628	\$10,534,538

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2015	2016	2015	2016
Accessory Building	2	3	2	6
Com. Electrical Permit	11	2	50	16
Res. Electrical Permit	11	5	35	30
Garage Sale	49	84	136	195
Lawn Sprinkler	19	13	60	45
Com. Mech. Permit	9	1	23	8
Res. Mech. Permit	29	21	65	58
Com. Plumbing Permit	11	2	37	21
Res. Plumbing Permit	25	17	75	70
Res. Water Heater	24	25	96	75
Roofing Permit	1	1	6	11
Sign Permit	45	11	105	49
Total Misc. Permits	236	185	690	584



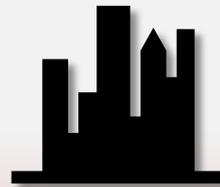
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NEW COMMERCIAL PERMITS



0

NEW COMMERCIAL FENCE PERMITS



\$0

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

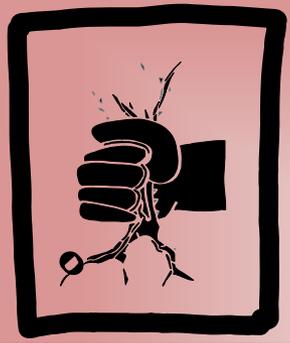
Commercial Development

Commercial Permits April 2016			
Issue Date	Address	Business Type	Business Type
4/1/2016	2921 SH 121 #400	Retail Shopping Center	Commercial Remodel
4/12/2016	1060 N Main St	Kroger Reconstruction	Commercial Remodel
4/13/2016	2401 Rio Grande Blvd	Retail Shopping Center	Building New Commercial
4/19/2016	1201 N Main St	Retail Shopping Center	Commercial Remodel
4/22/2016	3001 SH 121 #282	Retail Shopping Center	Commercial Remodel
4/26/2016	1304 Raider Dr	Retail	Commercial Remodel

Commercial Certificates of Occupancy April 2016				
Issue Date	Business Name	Address	Classification	Type
4/7/2016	Servicemaster Advanced Residential	2170 Regal Pkwy #A	Business Service	New Business
4/14/2016	Menchie's 4J Smile Factory	2701 SH 121 #301	Restaurant	New Business
4/14/2016	SPD Resources	1361 W Eules Blvd #108	Contractor Office	New Business
4/15/2016	Erik Hudak Law Firm	610 S Industrial Blvd #301	Service	New Business
4/20/2016	KAS Shipping	1101 Royal Pkwy #121	Cargo Agent	New Business
4/25/2016	Eules 10 Barbershop	3002 W Eules Blvd	Beauty Shop	New Business
4/25/2016	Dustcontrol INC	1109 S Airport Cir #D	Business Service	New Business
4/25/2016	Massage Therapy by Nichole	309 Byers St #B	Beauty Shop	New Business
4/25/2016	Bayyinah LLC	1701 W Eules Blvd	Educational Facility	New Business
4/27/2016	Trinity Transcon LLC	3033 Clairmont Ln	Office	New Business
4/28/2016	Riverwalk Cross Vine LLC	900 Grange Hall	Apartments	New Business
4/28/2016	Bath and Body Works	2901 Rio Grande Blvd #300	Retail	New Business

Certificates of Occupancy by Type	Month Apr	Year to Date 2016
New Business	12	35
Change in Ownership	0	8
Change in Address	0	0
Change in Business Name	0	0
Total	12	43

Code Enforcement



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HIGH GRASS AND WEEDS



15

TRASH/LITTERING VIOLATIONS



0

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases April 2016		Cases in Apr		YTD	
Case Type	Common Violation	2015	2016	2015	2016
Building Cases	No Building Permit	0	0	1	2
	Plumbing Violation	0	0	1	0
	Electrical Violation	3	9	5	14
	Property Maintenance	19	17	60	83
	Minimum Housing	1	0	3	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	1	0
	Accessory Buildings	0	0	2	2
	Permit Required for Sales	1	0	1	0
Health	Nuisance - Pools/Spas Clarity	3	3	5	13
	No Food Handler Card	5	0	9	6
	Other Health Equipment Issue	15	9	32	24
	Approved Source / Labeling	6	1	8	10
	Food Contact Surfaces / Cleaning	2	2	5	5
	No Health License / Expired	1	0	2	9
	Evidence of Insect / Rodent Contamination	2	1	2	2
	No Alcohol License / Expired	1	0	1	9
Littering and Trash	Trash/Littering	14	15	54	45
	Junked Vehicles	5	14	15	44
	Littering/Life Safety (24hrs)	1	0	3	2
	High Grass and Weeds	111	147	313	186
Water	Watering Violations	5	3	6	9
Zoning Violations	Nuisance Other	2	10	9	27
	Garbage Collection/Pick Up Req.	0	0	1	3
	Solid Waste Other	0	1	3	9
	Illegal Outdoor Storage (Non Res)	1	1	5	2
	Illegal Outdoor Storage (Res)	10	17	22	60
	Fences/Walls In Disrepair	2	10	19	28
	Parking on Unpaved Surfaces	3	1	15	12
	Street and Sidewalk Obstruction	6	3	10	8
	Landscaping (Residential)	3	9	4	10
	Zoning Violation (Other)	5	1	9	5
	Signs/Billboards	7	5	49	115
	Poss Illegal Home Occupation	1	2	5	4
Materials on ROW/Street	0	0	0	2	
TOTALS		235	281	680	750

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
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		

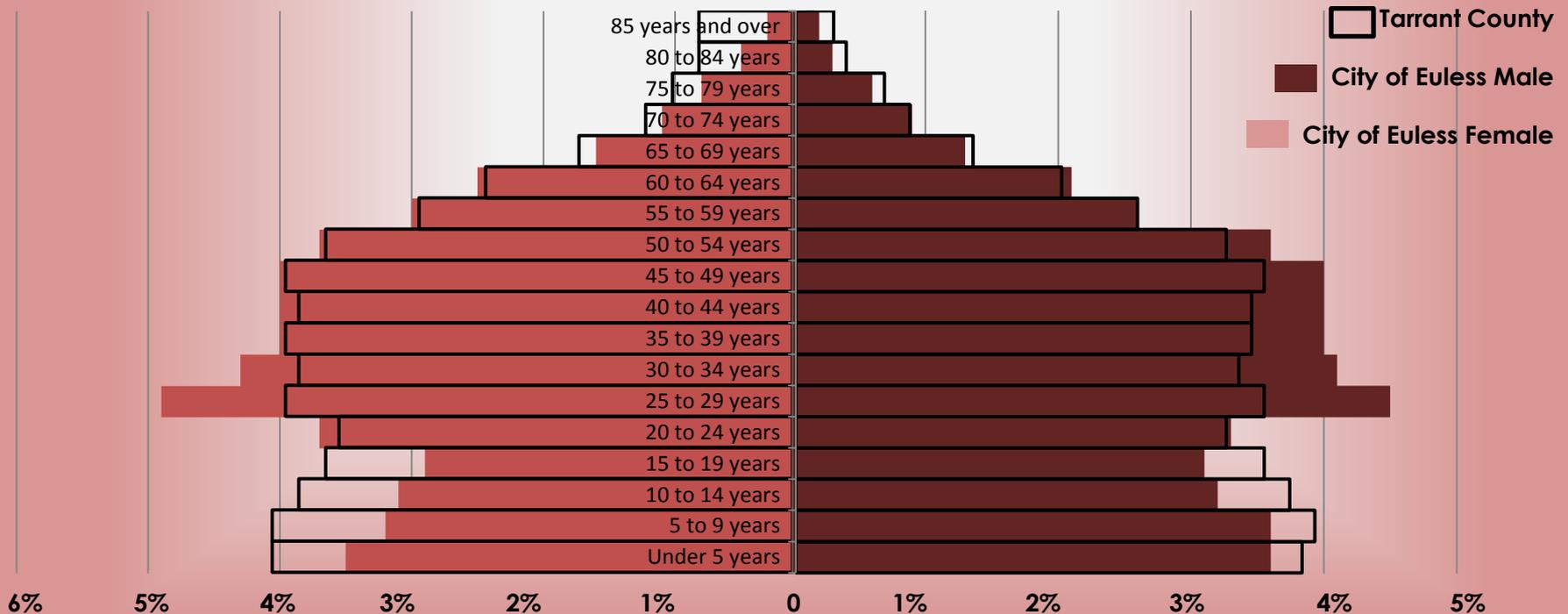
Demographics and Data

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.

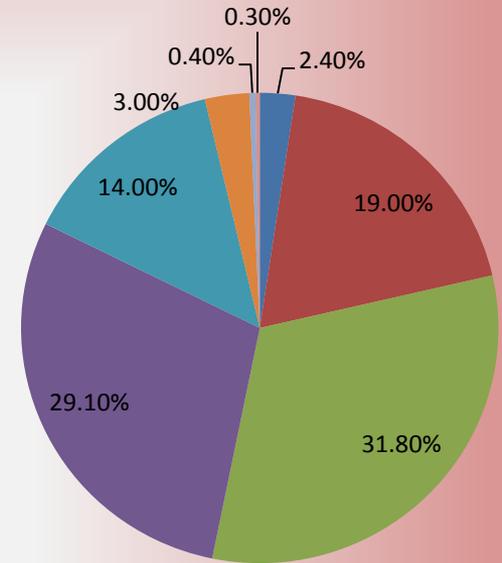
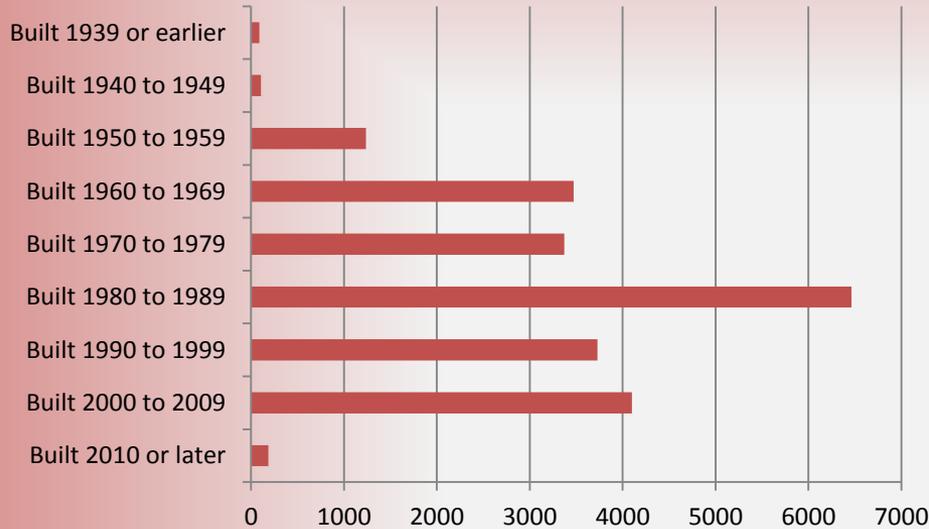
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

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

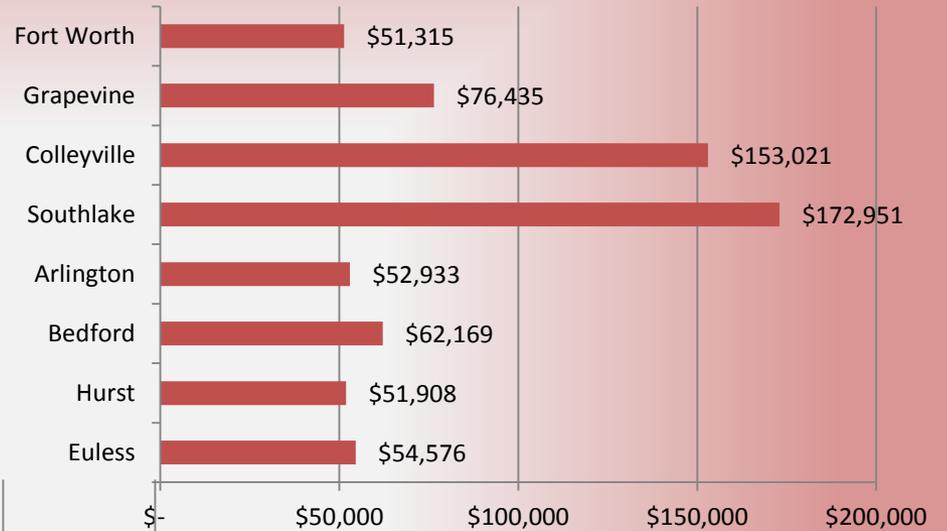
UPDATED March 2015

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

