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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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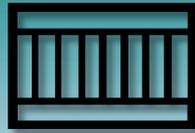
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Residential Growth



15

NEW RESIDENTIAL PERMITS



23

NEW RESIDENTIAL FENCE PERMITS



19

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$6,151,409

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits January 2017	Permits in Jan		Permits YTD		Value in January			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 01/17	2016	2017	Ave 17
New Residential Construction	21	15	21	15	\$8,632,749	\$6,151,409	\$410,094	\$8,632,749	\$6,151,409	\$410,094
Additions/Alterations	8	19	8	19	\$144,214	\$178,822	\$9,412	\$144,214	\$178,822	\$9,412
Residential Fence Permits	18	23	18	23	\$23,195	\$235,280	\$10,230	\$23,195	\$235,280	\$10,230
Total Residential Permits	47	57	47	57	\$ 8,800,158	\$ 6,565,511		\$8,800,158	\$6,565,511	

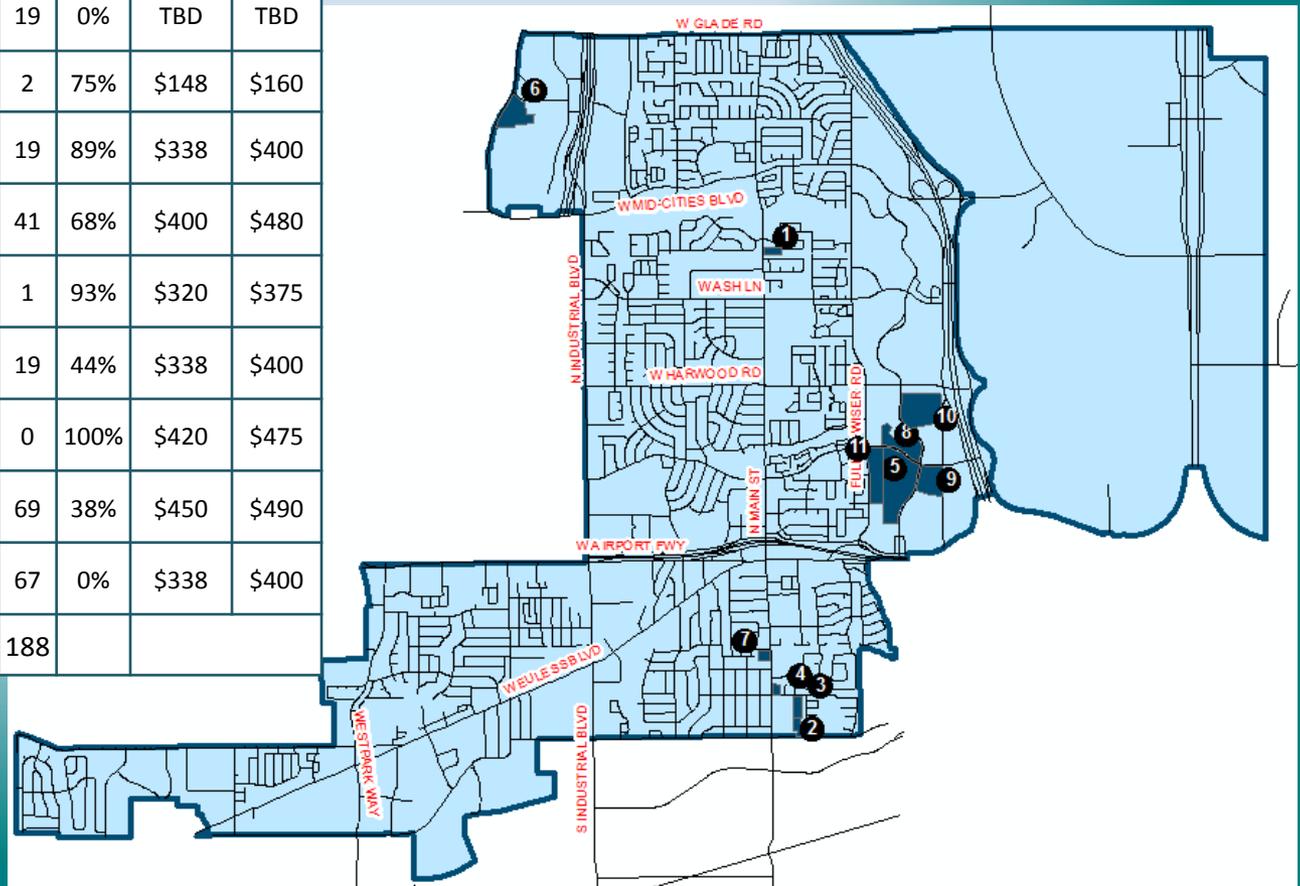
Development Case Activity

Development Review Cases January 2017

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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	FOUNDER'S PARC	57.238 ACRES, A.J. HUITT SURVEY, ABS NO 684, VARIOUS BLKS & LTS	12/14/2015	01/30/2017	02/21/2017	
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		
16-05-PP	ASHLYN ESTATES PRELIMINARY PLAT	ASH LANE	08/30/2016	Still in Progress		
16-03-RP	DOMINION AT BEAR CREEK PH 3	BLK A, LTS 48R, 50R	7/8/2016	Still in Progress		
15-09-SP	OAKCREST RESIDENTIAL	CULLUM at E EULESS BLVD	10/19/2015	Still in Progress		
15-13-SP	FOUNDER'S PARC	S. INDUSTRIAL AT VILLA DR.	12/14/2015	01/30/2017	02/21/2017	
16-03-SP	GREAT WALL EXPRESS	100 W EULESS BLVD	6/3/2016	Still In Progress		
16-05-SP	EULESS BUSINESS SUITES	2730 W EULESS BLVD	6/20/2016	Still in Progress		
16-06-SP	1510 W EULESS BLVD CONVENINCE STORE	1510 W EULESS BLVD	06/20/2016	11/15/2016	12/6/2016	01/10/2017
16-08-SP	JPS	NW CORNER OF RAIDER DR and W EULESS BLVD	09/10/2016	12/14/2016	12/20/2016	01/24/2017
16-04-RP	Norman Drive	Norman Drive	11/14/2016	Still in Progress		
16-19-SUP	Glade Parks Lifestyle Hotel	Glade Parks – Brazos Boulevard	11/15/2016	01/30/2017	02/07/2017	02/28/2017
16-10-SP	Outlot 3A Glade Parks	Glade Parks - Rio Grande Boulevard	11/01/2016	12/20/2016	01/17/2016	02/14/2017
16-12-SP	Doctor's Office	1500 Blk Westpark Way	11/01/2016	Still in Progress		
16-13-SP	7 Eleven – N. Main Street	110 N Main	12/20/2016	Still in Progress		
16-05-RP	JPS Replat	3500 W. Euleess Blvd	12/20/2016	Still in Progress		
17-01-SUP	Dr Pepper StarCenter	1400 S. Pipeline Rd W.	N/A	N/A	02/07/2017	02/28/2017

Active Residential Subdivisions

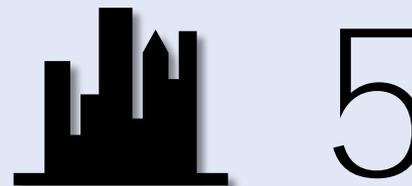
Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	0	7	1	88%	450	450
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	0	0	0	19	0%	TBD	TBD
4	Trinity Court	8	0	0	6	2	75%	\$148	\$160
5	Dominion at Bear Creek	174	0	0	155	19	89%	\$338	\$400
6	Glade Parks Residential	127	2	2	86	41	68%	\$400	\$480
7	Cannon Gardens	14	0	0	13	1	93%	\$320	\$375
8	Enclave at Bear Creek	34	10	10	15	19	44%	\$338	\$400
9	Villas at Bear Creek	60	1	1	60	0	100%	\$420	\$475
10	Estates at Bear Creek	112	1	1	43	69	38%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	14	14	385	188			



Commercial Development

Commercial Permits January 2017	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	2	5	2	5	\$725,000	\$9,840,000	\$725,000	\$9,840,000
Additions/Alterations	9	7	9	7	\$978,000	\$490,000	\$978,000	\$490,000
Total Commercial Permits	11	12	11	12	\$1,703,000	\$10,330,000	\$1,703,000	\$10,330,000

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2016	2017	2016	2017
Accessory Building	1	1	1	1
Com. Electrical Permit	5	6	5	6
Res. Electrical Permit	11	6	11	6
Garage Sale	13	17	13	17
Lawn Sprinkler	8	20	8	20
Com. Mech. Permit	4	0	4	0
Res. Mech. Permit	12	8	12	8
Com. Plumbing Permit	4	5	4	5
Res. Plumbing Permit	18	12	18	12
Res. Water Heater	17	0	17	0
Roofing Permit	7	3	7	3
Sign Permit	13	9	13	9
Total Misc. Permits	113	87	113	87



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits January 2017

Issue Date	Address	Permit Type
1/5/2017	799 Midway Dr	Building Commercial Remodel
1/5/2017	100 Dickey Dr	Building New Commercial
1/5/2017	100 Dickey Dr	Building New Commercial
1/5/2017	100 Dickey Dr	Building New Commercial
1/5/2017	100 Dickey Dr	Building New Commercial
1/5/2017	100 Dickey Dr	Building New Commercial
1/6/2017	1101 N Main St	Building Commercial Remodel
1/12/2017	2921 Rio Grande Blvd #200	Building Commercial Remodel
1/13/2017	1701 W Eules Blvd	Building Commercial Remodel
1/19/2017	2050 Regal Pkwy	Building Commercial Remodel
1/20/2017	151 S Pipeline Rd E	Building Commercial Remodel
1/31/2017	1606 W Eules Blvd	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Jan	2017
New Business	7	7
Change in Ownership	2	2
Change in Address	1	2
Change in Business Name	0	0
Total	11	11

Commercial Certificates of Occupancy January 2017

Issue Date	Business Name	Address	Classification	Type
1/5/2017	24 Hour Fitness	3403 Rio Grande Blvd	Recreational	New Business
1/6/2017	T-Mobile	711 S Industrial Blvd #115	Retail	New Business
1/11/2017	Wilshire Manor Apartments	1450 Sagebrush Trl	Apartments	Change in Ownership
1/11/2017	Derik Solutions	610 S Industrial Blvd #300	Office	New Business
1/18/2017	Sutton Paint	208 S Ector Dr	Retail	New Business
1/18/2017	Euro United LLC	2127 W Eules Blvd	Office	New Business
1/18/2017	Clint Maki	1118 S Airport Cir #100	Storage	New Business
1/19/2017	Real Life Ministries COGI	1717 W Eules Blvd	Place of Worship	New Business
1/23/2017	Village Green at Bear Creek	1800 Fuller-Wiser Rd	Apartments	Change in Ownership
1/23/2017	NN Diva Hair Braiding	4307 W Pipeline Rd #200	Beauty Shop	Change in Address

Code Enforcement



0

HIGH GRASS AND WEEDS



13

TRASH/LITTERING VIOLATIONS



3

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases January 2017		Cases in Jan		YTD	
Case Type	Common Violation	2016	2017	2016	2017
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	1	0	1
	Electrical Violation	1	2	1	2
	Property Maintenance	22	34	22	34
	Minimum Housing	0	3	0	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	1	1	1
	No Food Handler Card	3	0	3	0
	Other Health Equipment Issue	5	18	5	18
	Approved Source / Labeling	4	2	4	2
	Food Contact Surfaces / Cleaning	1	3	1	3
	No Health License / Expired	4	2	4	2
	Evidence of Insect / Rodent Contamination	0	2	0	2
Littering and Trash	No Alcohol License / Expired	9	0	9	0
	Trash/Littering	8	13	8	13
	Junked Vehicles	12	8	12	8
	Littering/Life Safety (24hrs)	0	1	0	1
Water	High Grass and Weeds	4	0	4	0
	Watering Violations	1	0	1	0
Zoning Violations	Nuisance Other	5	3	5	3
	Garbage Collection/Pick Up Req.	0	0	0	0
	Solid Waste Other	0	1	0	1
	Illegal Outdoor Storage (Non Res)	0	3	0	3
	Illegal Outdoor Storage (Res)	16	13	16	13
	Fences/Walls In Disrepair	3	10	3	10
	Parking on Unpaved Surfaces	3	3	3	3
	Street and Sidewalk Obstruction	2	10	2	10
	Landscaping (Residential)	0	1	0	1
	Zoning Violation (Other)	1	1	1	1
	Signs/Billboards	21	1	21	1
	Poss Illegal Home Occupation	1	2	1	2
Materials on ROW/Street		2	0	2	0
TOTALS		129	138	129	138

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		

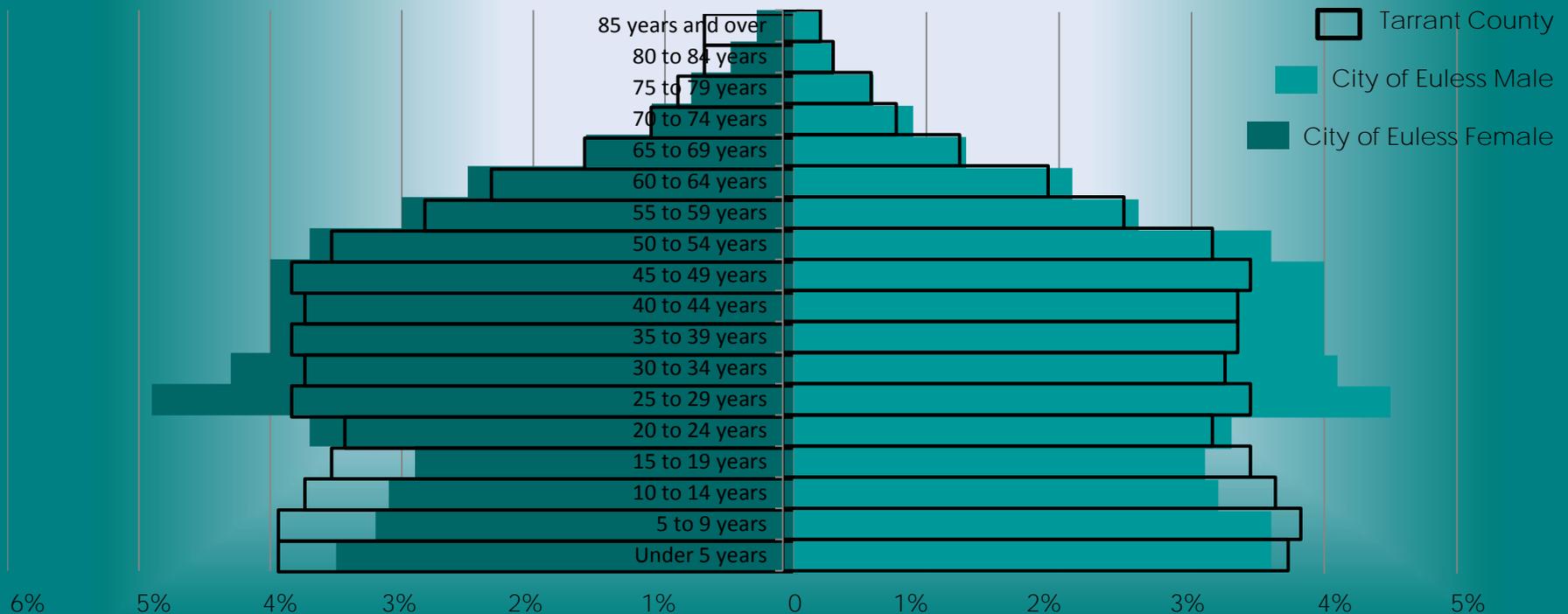
Age -

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

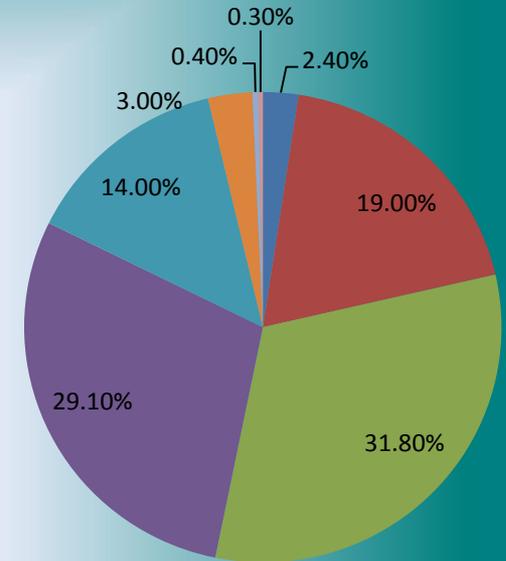
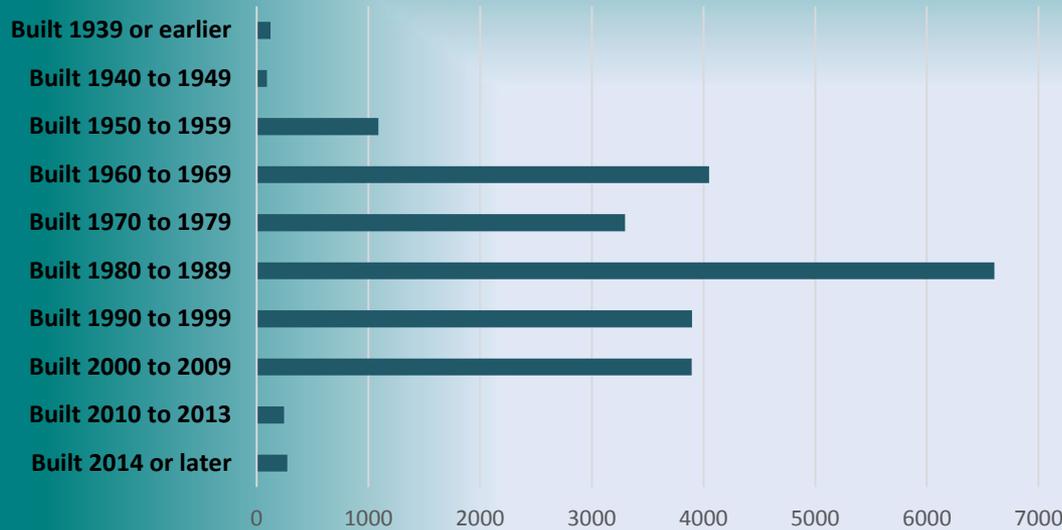
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

Demographics and Data

Total Housing Units (2015) 23,293
Year Structure Built



Housing Valuation Percentage of Housing Units (2015)
2015 Median Home Value \$150,400

- 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 2011-2015

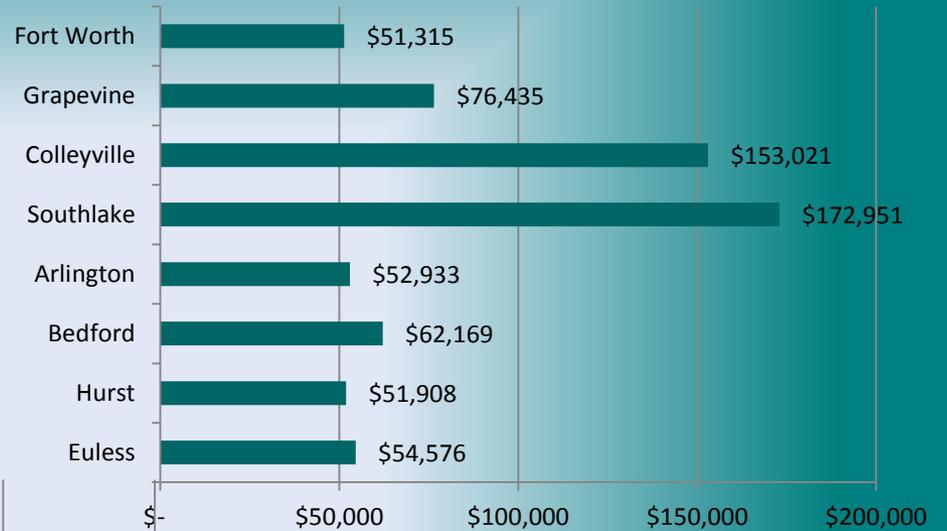
UPDATED March 2015

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

