

February 2017

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](http://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

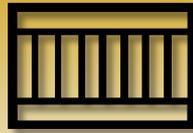
Development Review and  
Demographics  
Stephen Cook, AICP  
(817) 685-1648  
scook@eulesstx.gov

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

# Residential Growth



21



18



14

NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$8,258,275

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2017	Permits in Feb		Permits YTD		Value in February			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 02/17	2016	2017	Ave 17
New Residential Construction	15	21	36	36	\$6,307,835	\$8,258,275	\$393,251.19	\$8,632,749	\$14,940,584	\$14,409,684
Additions/Alterations	6	14	14	33	\$84,975	\$210,655	\$15,046.79	\$144,214	\$229,189	\$389,477
Residential Fence Permits	13	18	31	41	\$17,400	\$33,940	\$1,885.56	\$23,195	\$40,595	\$269,220
Total Residential Permits	34	53	81	110	\$6,410,210	\$8,502,870		\$8,800,158	\$15,210,368	\$15,068,381

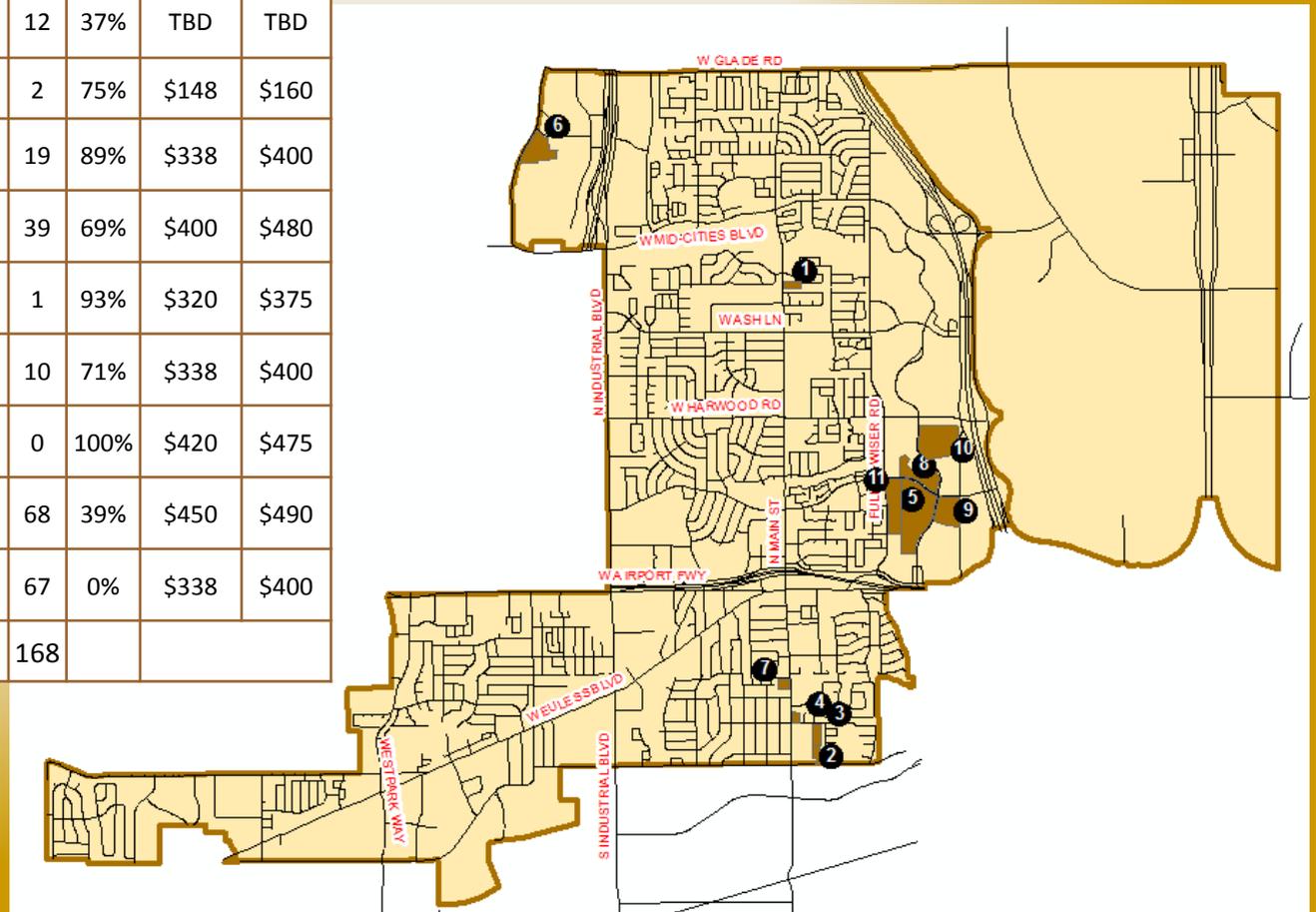
# Development Case Activity

## Development Review Cases February 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	FOUNDERS 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	FOUNDERS PARC	S. INDUSTRIAL AT VILLA DR.	12/14/2015	01/30/2017	03/21/2017	03/28/2017
16-03-SP	GREAT WALL EXPRESS	100 W EULESS BLVD	6/3/2016	Still In Progress		
16-06-SP	1510 W Euless Blvd Convenience Store	1510 W EULESS BLVD	06/20/2016	Still in Progress (Amendment)		
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	03/14/2017
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. Euless 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	03/14/2017
17-03-SP	Euless Business Suites	2730 W Euless Blvd	03/13/2017	Still in Progress		
17-02-SP	Preserve at Bear Creek PH II	901 Grange Hall Road	03/03/2017	Still in Progress		
17-01-SP	Life Connection Church	208 Nutmeg	01/09/2017	Still in Progress		
17-02-SUP	Urban Grooming	101 W Glade Rd #201	02/08/2017	02/28/2017	03/14/2017	03/28/2017
17-01-RP	Westpark Central Addition	2205 W Airport Frwy	03/15/2017	Still in Progress		
17-03-FP	Outlot 3A Final Plat	Glade Parks – Rio Grande Boulevard	03/13/2017	Still in Progress		
17-02-FP	Outback Steakhouse	Glade Parks – Chisholm Trail	03/13/2017	Still in Progress		
17-01-FP	Cadence Capital Addition	Harwood Rd at SH 360	02/20/2017	Still in Progress		
17-01-PP	55Plus Residences	2300 Block SH 121	02/06/2017	03/14/2017	03/21/2017	NA
17-01-CC	Pride of Texas Festival	1201 W Airport Frwy	03/06/2017	03/21/2017	NA	03/28/2017

# Active Residential Subdivisions

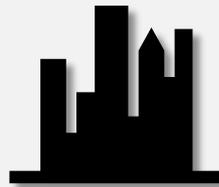
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	1	1	8	0	100%	450	450
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	7	7	7	12	37%	TBD	TBD
4	Trinity Court	8	0	0	6	2	75%	\$148	\$160
5	Dominion at Bear Creek	174	0	0	155	19	89%	\$338	\$400
6	Glade Parks Residential	127	2	4	88	39	69%	\$400	\$480
7	Cannon Gardens	14	0	0	13	1	93%	\$320	\$375
8	Enclave at Bear Creek	34	9	19	24	10	71%	\$338	\$400
9	Villas at Bear Creek	60	0	1	60	0	100%	\$420	\$475
10	Estates at Bear Creek	112	1	2	44	68	39%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	20	34	405	168			



# Commercial Development

Commercial Permits February 2017	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	0	3	2	8	\$0	\$2,117,900	\$725,000	\$11,957,900
Additions/Alterations	3	3	12	10	\$483,667	\$127,850	\$1,461,667	\$617,850
Total Commercial Permits	3	6	14	18	\$483,667	\$2,245,750	\$2,186,667	\$12,575,750

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2016	2017	2016	2017
Accessory Building	1	1	2	2
Com. Electrical Permit	5	2	10	8
Res. Electrical Permit	6	3	17	9
Garage Sale	34	37	47	54
Lawn Sprinkler	14	10	22	30
Com. Mech. Permit	3	3	7	3
Res. Mech. Permit	9	11	21	19
Com. Plumbing Permit	10	6	14	11
Res. Plumbing Permit	22	10	40	22
Res. Water Heater	16	23	33	47
Roofing Permit	2	1	9	4
Sign Permit	20	19	33	28
Total Misc. Permits	142	103	255	190



3

NEW COMMERCIAL PERMITS



\$2,117,900

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

## Commercial Permits February 2017

Issue Date	Address	Permit Type
2/6/2017	105 W Airport Frwy	Building New Commercial
2/8/2017	1510 W Eules Blvd	Building Commercial Remodel
2/20/2017	606 N Industrial Blvd #B	Building Commercial Remodel
2/20/2017	1000 E Harwood Rd	Building New Commercial
2/22/2017	200 W Eules Blvd	Building Commercial Remodel
2/22/2017	2601 SH 121	Building New Commercial

Certificates of Occupancy by Type	Month	Year to Date
	Feb	2017
New Business	7	14
Change in Ownership	2	4
Change in Address	0	1
Change in Business Name	0	1
<b>Total</b>	0	20

## Commercial Certificates of Occupancy February 2017

Issue Date	Business Name	Address	Classification	Type
2/2/2017	Holiday Foot Spa	1010 Villa Dr #102	Beauty Shop	New Business
2/2/2017	XMED Oxygen and Medical Equipment	201 S. Ector Dr	Medical Supply	New Business
2/2/2017	Legend Oaks Healthcare and Rehab	900 Westpark Way	Medical Office	New Business
2/2/2017	Denny's	1015 W Airport Frwy	Restaurant	Change in Ownership
2/7/2017	Regency Inn & Suites	901 W Airport Frwy	Hotel	Change in Ownership
2/17/2017	Trophies Signs and More	1101 Royal Pkwy	Advertising	New Business
2/23/2017	Bardo Capital Investments	1331 W Airport Frwy	Office	New Business
2/27/2017	North Rock Real Estate Office	2921 Rio Grande Blvd #200	Office	New Business
2/27/2017	Jeffery Machine	2214 W Eules Blvd	Machinery and Equipment	New Business

# Code Enforcement



1

HIGH GRASS AND WEEDS



17

TRASH/LITTERING VIOLATIONS



0

MINIMUM HOUSING VIOLATIONS

Code Enforcement Cases February 2017		Cases in Feb		YTD	
Case Type	Common Violation	2016	2017	2016	2017
Building Cases	No Building Permit	0	2	0	2
	Plumbing Violation	0	0	0	1
	Electrical Violation	1	1	2	3
	Property Maintenance	26	29	48	63
	Minimum Housing	0	0	0	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	4	0	4
	Accessory Buildings	1	0	1	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	5	0	6	1
	No Food Handler Card	1	0	4	0
	Other Health Equipment Issue	7	6	12	24
	Approved Source / Labeling	4	0	8	2
	Food Contact Surfaces / Cleaning	2	2	3	5
	No Health License / Expired	3	0	7	2
	Evidence of Insect / Rodent Contamination	1	0	1	2
Littering and Trash	No Alcohol License / Expired	0	0	9	0
	Trash/Littering	14	17	22	30
	Junked Vehicles	15	16	27	24
	Littering/Life Safety (24hrs)	2	2	2	3
Water	High Grass and Weeds	4	1	8	1
	Watering Violations	0	1	1	1
Zoning Violations	Nuisance Other	4	3	9	6
	Garbage Collection/Pick Up Req.	3	0	3	0
	Solid Waste Other	6	1	6	2
	Illegal Outdoor Storage (Non Res)	0	4	0	7
	Illegal Outdoor Storage (Res)	14	33	30	46
	Fences/Walls In Disrepair	8	10	11	20
	Parking on Unpaved Surfaces	4	7	7	10
	Street and Sidewalk Obstruction	2	2	4	12
	Landscaping (Residential)	0	0	0	1
	Zoning Violation (Other)	3	4	4	5
	Signs/Billboards	37	160	58	161
	Poss Illegal Home Occupation	1	6	2	8
Materials on ROW/Street	0	0	2	0	
<b>TOTALS</b>		<b>168</b>	<b>311</b>	<b>297</b>	<b>449</b>

# 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

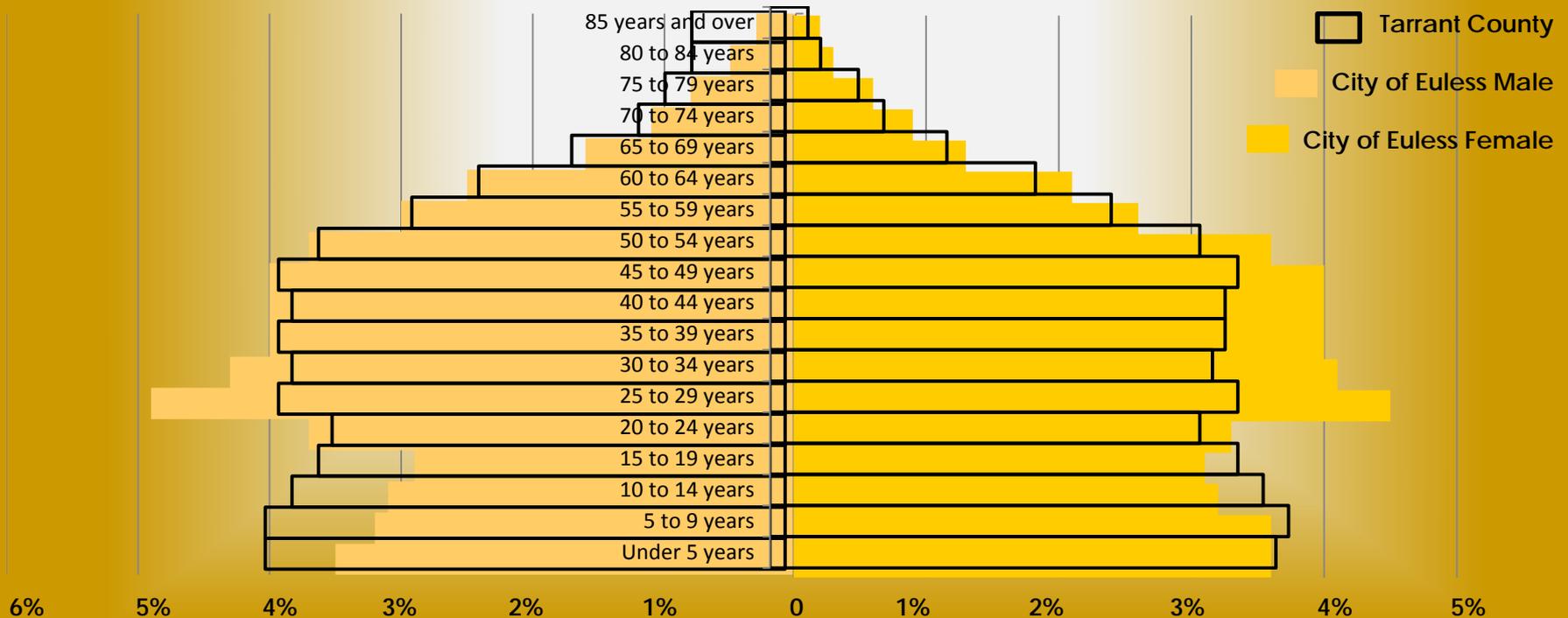
# Demographics and Data

## 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

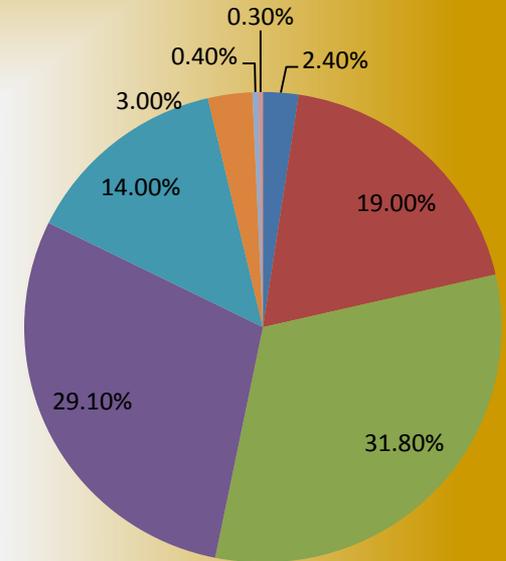
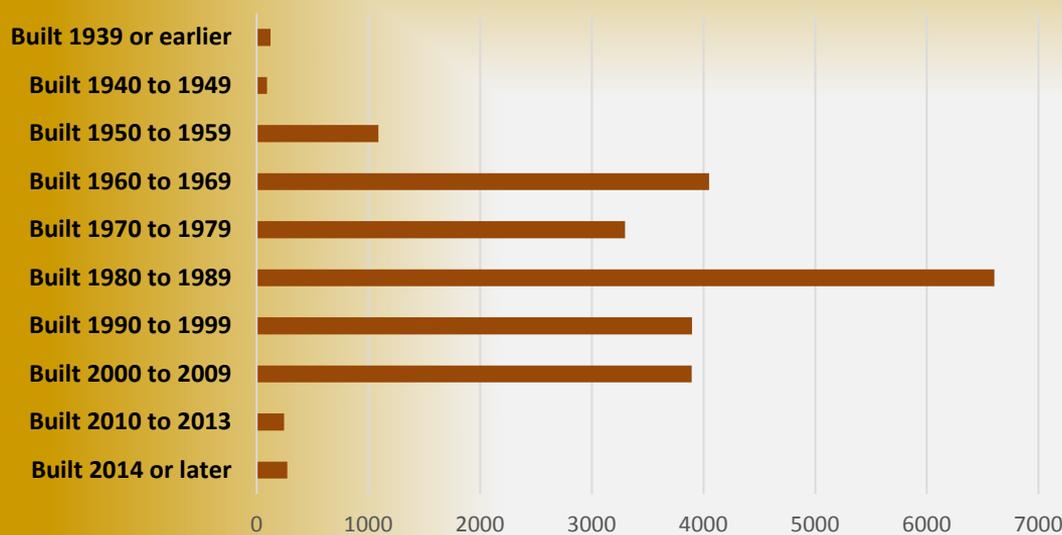


Source: US Bureau of Census 2010

FEBRUARY 2017

# 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

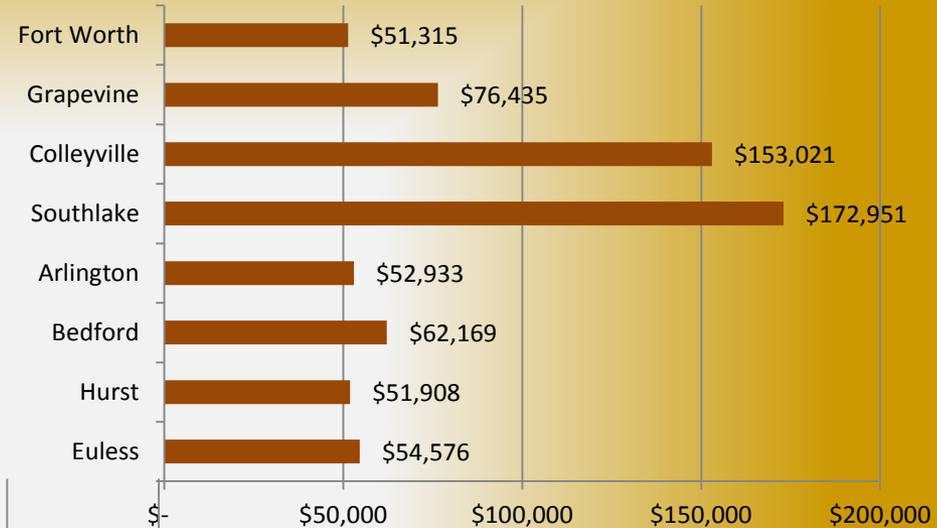
UPDATED March 2015

# 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

