

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

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

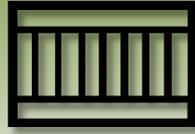
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



15

NEW RESIDENTIAL PERMITS



10

NEW RESIDENTIAL FENCE PERMITS



7

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$6,108,260

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits March 2017	Permits in Mar		Permits YTD		Value in March			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 03/17	2016	2017	Ave 17
New Residential Construction	31	15	67	51	\$12,424,195	\$6,108,260	\$407,217.33	\$27,364,779	\$20,517,944	\$402,313
Additions/Alterations	19	7	33	40	\$410,232	\$37,955	\$5,422.14	\$639,421	\$427,432	\$10,686
Residential Fence Permits	18	10	49	51	\$18,732	\$12,455	\$1,245.50	\$59,327	\$281,675	\$5,523
Total Residential Permits	68	32	149	142	\$12,853,159	\$6,158,670		\$28,063,527	\$21,227,051	

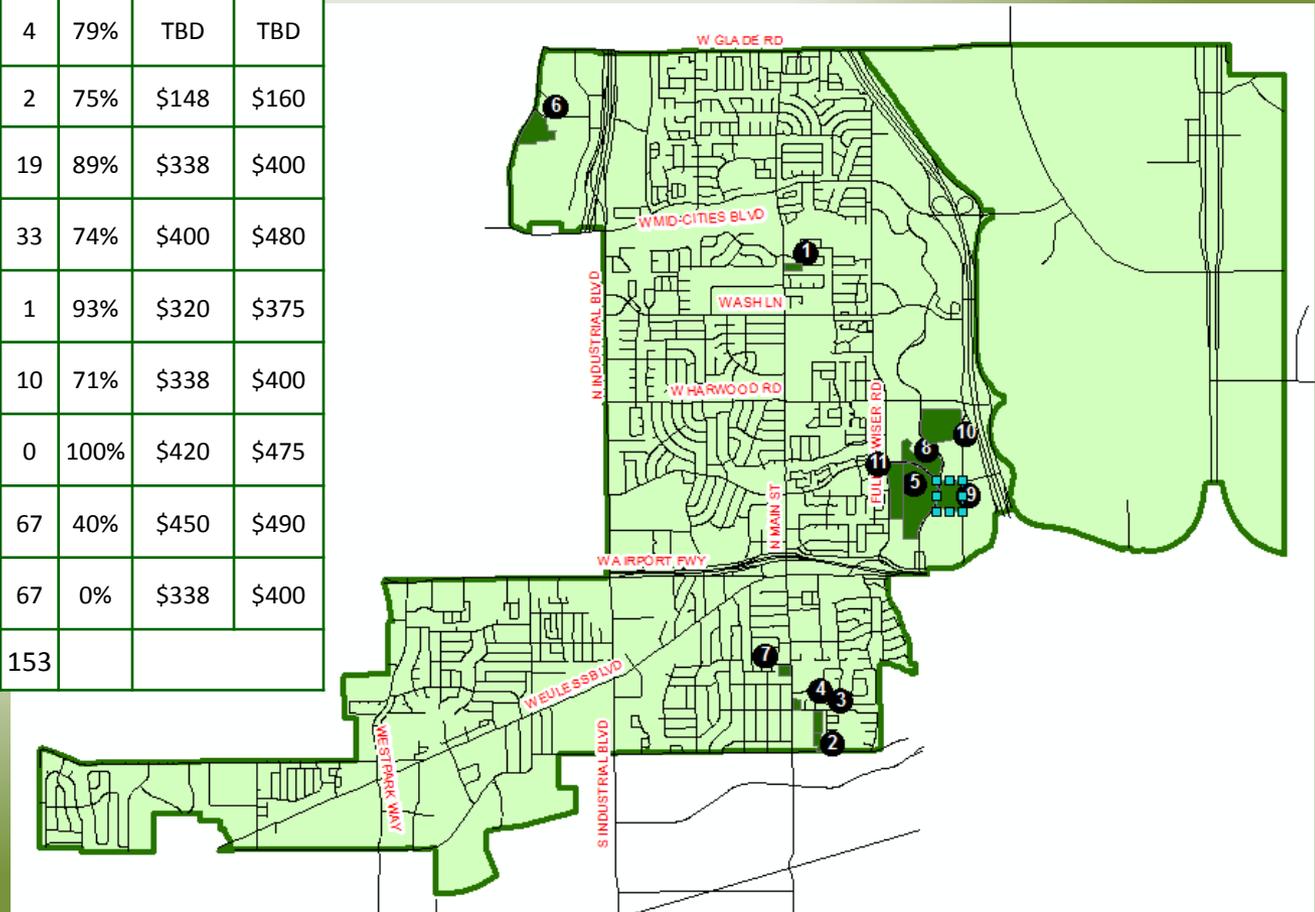
Development Case Activity

Development Review Cases March 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		
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
16-12-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

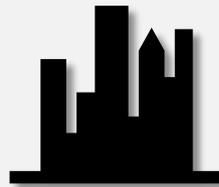
Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	450	450
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	8	15	15	4	79%	TBD	TBD
4	Trinity Court	8	0	0	6	2	75%	\$148	\$160
5	Dominion at Bear Creek	174	0	0	155	19	89%	\$338	\$400
6	Glade Parks Residential	127	6	10	94	33	74%	\$400	\$480
7	Cannon Gardens	14	0	0	13	1	93%	\$320	\$375
8	Enclave at Bear Creek	34	0	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	3	45	67	40%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	15	49	420	153			



Commercial Development

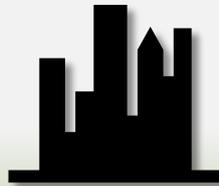
Commercial Permits March 2017	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	2	3	4	11	\$1,396,000	\$1,100,000	\$2,121,000	\$13,057,900
Additions/Alterations	3	5	15	15	\$49,000	\$3,566,200	\$1,510,667	\$4,184,050
Total Commercial Permits	5	8	19	26	\$1,445,000	\$4,666,200	\$3,631,667	\$17,241,950

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2016	2017	2016	2017
Accessory Building	1	2	3	4
Com. Electrical Permit	4	1	14	9
Res. Electrical Permit	8	10	25	19
Garage Sale	61	67	108	121
Lawn Sprinkler	10	26	32	56
Com. Mech. Permit	0	1	7	4
Res. Mech. Permit	16	17	37	36
Com. Plumbing Permit	5	10	19	21
Res. Plumbing Permit	13	12	53	34
Res. Water Heater	17	10	50	57
Roofing Permit	1	0	10	4
Sign Permit	5	22	38	50
Total Misc. Permits	141	178	396	415



3

NEW COMMERCIAL PERMITS



\$1,100,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits March 2017

Issue Date	Address	Permit Type
3/3/2017	801 W Eules Blvd	Building Commercial Remodel
3/8/2017	1401 W Glade Rd	Building Commercial Remodel
3/13/2017	2131 SH 121	Building New Commercial
3/16/2017	2275 Westpark Ct	Building Commercial Remodel
3/22/2017	603 W Eules Blvd	Building New Commercial
3/27/2017	200 E Eules Blvd	Building New Commercial
3/30/2017	1100 N Main St	Building Commercial Remodel

Certificates of Occupancy by Type	Month Mar	Year to Date 2017
New Business	7	21
Change in Ownership	1	5
Change in Address	1	2
Change in Business Name	0	1
Total	9	29

Commercial Certificates of Occupancy March 2017

Issue Date	Business Name	Address	Classification	Type
3/8/2017	Karma Field Services	2800 S Pipeline Rd	Public Utility Supply	New Business
3/8/2017	Michael Resources Group LLC	1101 Royal Pkwy #107	Office	New Business
3/17/2017	The Mandolin Apartments	2525 SH 360	Apartments	Change in Ownership
3/21/2017	Bliss Dental	711 S Industrial Blvd #110	Dental Office	New Business
3/29/2017	Eules Outlet	501 N Main St #129	Gift Shop	New Business
3/29/2017	Midway Barber & Style Shop	801 W Eules Blvd #103	Beauty Shop	Change in Address
3/29/2017	Wink & Glow Beautique	3001 N Main St #325	Beauty Shop	New Business
3/29/2017	Freedom Equity Group	1001 W Eules Blvd #100	Office	New Business
3/29/2017	Green Top Lawn Care	1001 W Eules Blvd #210	Office	New Business

Code Enforcement



19

HIGH GRASS AND WEEDS



28

TRASH/LITTERING VIOLATIONS



14

JUNKED VEHICLES

Code Enforcement Cases March 2017		Cases in Mar		YTD	
Case Type	Common Violation	2016	2017	2016	2017
Building Cases	No Building Permit	2	0	2	2
	Plumbing Violation	0	2	0	3
	Electrical Violation	3	0	5	3
	Property Maintenance	18	48	66	111
	Minimum Housing	0	0	0	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	4
	Accessory Buildings	1	0	2	0
	Permit Required for Sales	0	0	0	0
	Health	Nuisance - Pools/Spas Clarity	4	1	10
No Food Handler Card		2	0	6	0
Other Health Equipment Issue		3	20	15	44
Approved Source / Labeling		1	3	9	5
Food Contact Surfaces / Cleaning		0	0	3	5
No Health License / Expired		2	1	9	3
Evidence of Insect / Rodent Contamination		0	2	1	4
Littering and Trash	No Alcohol License / Expired	0	0	9	0
	Trash/Littering	8	28	30	58
	Junked Vehicles	3	14	30	38
	Littering/Life Safety (24hrs)	0	4	2	7
Water	High Grass and Weeds	31	19	39	20
	Watering Violations	5	4	6	5
Zoning Violations	Nuisance Other	8	2	17	8
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	2	3	8	5
	Illegal Outdoor Storage (Non Res)	1	1	1	8
	Illegal Outdoor Storage (Res)	13	21	43	67
	Fences/Walls In Disrepair	7	14	18	34
	Parking on Unpaved Surfaces	4	9	11	19
	Street and Sidewalk Obstruction	1	5	5	17
	Landscaping (Residential)	1	0	1	1
	Zoning Violation (Other)	0	1	4	6
	Signs/Billboards	52	145	110	306
	Poss Illegal Home Occupation	0	2	2	10
	Materials on ROW/Street	0	1	2	1
TOTALS		172	350	469	799

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

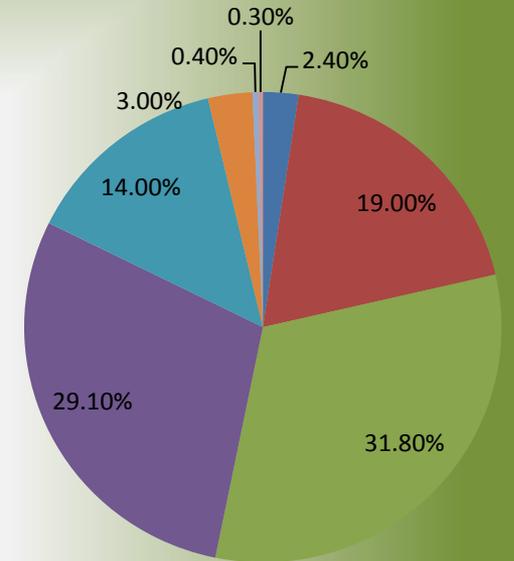
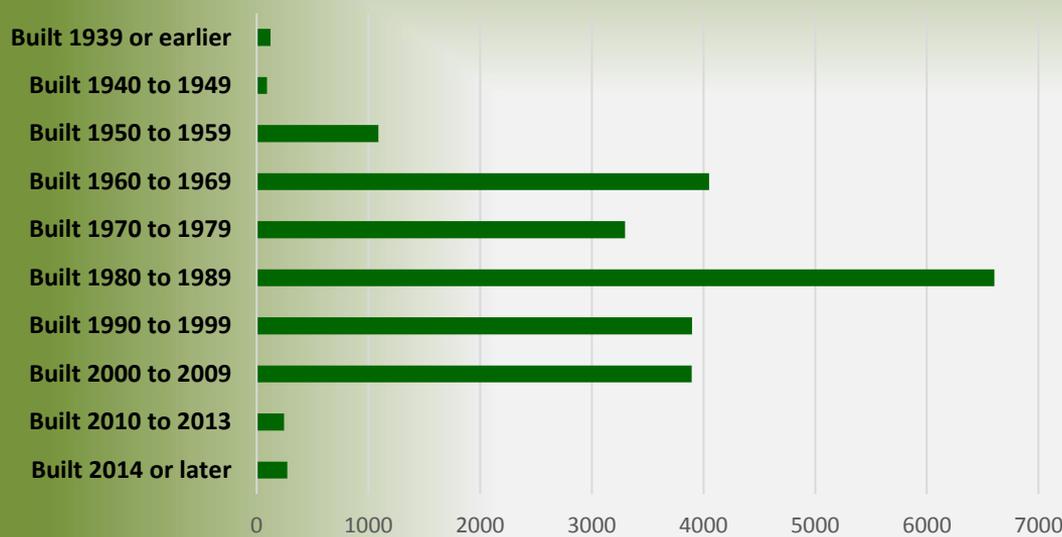
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

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

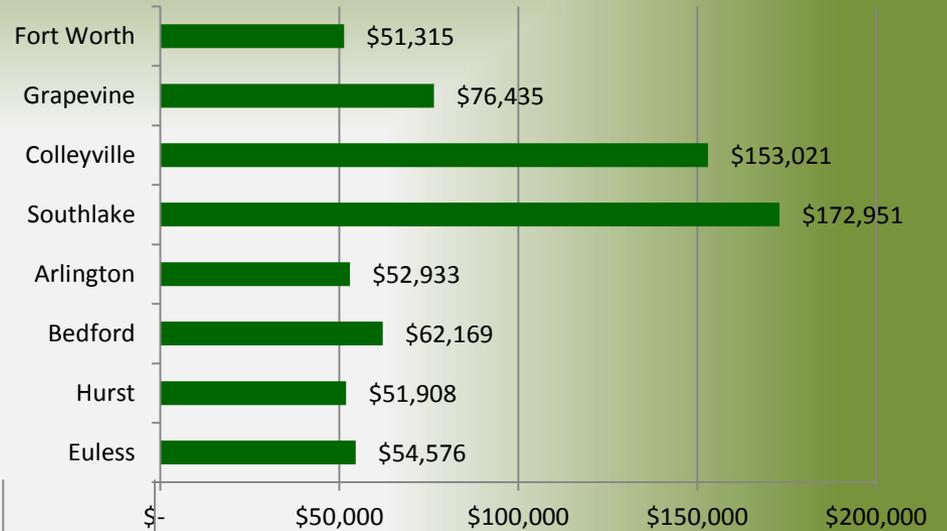
UPDATED March 2015

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

