

APRIL 2017

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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](http://www.eulesstx.gov/planning/devserv.htm)

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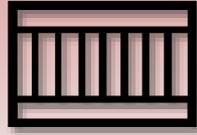
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# Residential Growth



18

NEW RESIDENTIAL PERMITS



29

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$7,637,657

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2017	Permits in Apr		Permits YTD		Value in April			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 04/17	2016	2017	Ave 17
New Residential Construction	17	18	84	69	\$6,674,666	\$7,637,657	\$424,314	\$34,039,445	\$28,155,601	\$408,052
Additions/Alterations	27	8	60	48	\$341,935	\$120,555	\$15,069	\$981,356	\$547,987	\$11,416
Residential Fence Permits	6	29	55	80	\$11,750	\$32,111	\$1,107	\$71,077	\$313,786	\$3,922
Total Residential Permits	50	55	199	197	\$7,028,351	\$7,790,323		\$35,091,878	\$29,017,374	

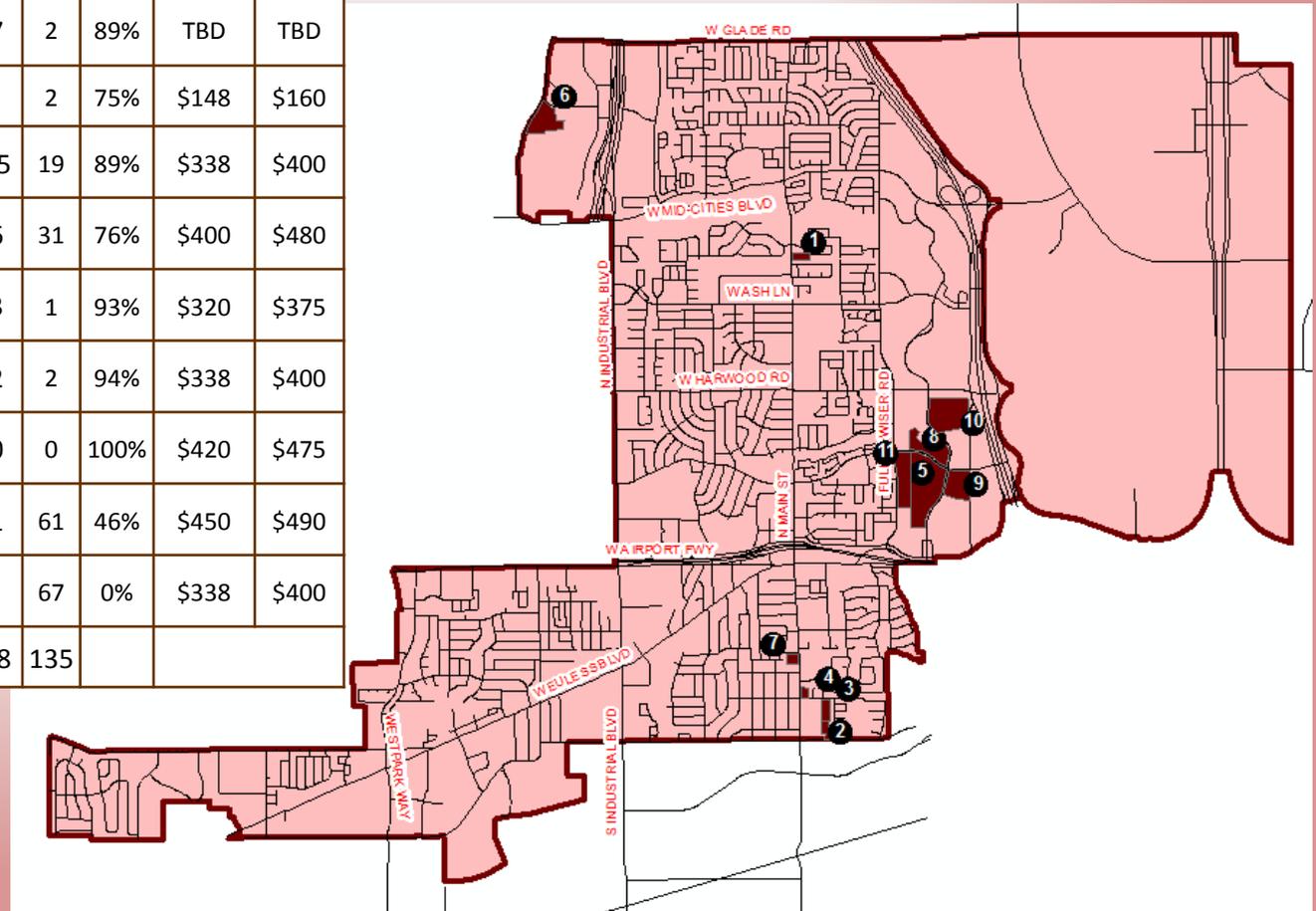
# Development Case Activity

## Development Review Cases April 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	05/02/2017	05/16/2017	NA
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	05/02/2017	05/16/2017	06/13/2017
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	04/11/2017	04/18/2017	05/09/2017
16-04-RP	Norman Drive	Norman Drive	11/14/2016	04/18/2017	05/16/2016	
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		
17-03-SP	Euleess Business Suites	2730 W Euleess 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		
17-01-RP	Westpark Central Addition	2205 W Airport Frwy	03/15/2017	04/25/2017	05/02/2017	NA
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	04/11/2017	04/18/2017	NA
17-01-FP	Cadence Capital Addition	Harwood Rd at SH 360	02/20/2017	04/18/2016	05/16/2017	NA
17-02-PP	Dickey Drive Residential	Dickey Drive at E Alexander Ln	04/28/2017	Still in Progress		
17-03-PP	La Quinta Inn	SH 121 at Centurion Blvd	04/28/2017	Still in Progress		
17-02-RP	217 S. Main Street and Alexander Ln	S. Main and Alexander Ln	04/14/2017	Still in Progress		
17-04-SP	Chevron Station	211 N Main St	04/14/2017	Still in Progress		
17-05-SP	DBOX office	2500 Block S. Pipeline Rd	04/14/2017	Still in Progress		
17-05-FP	DBOX Plat	2500 Block S. Pipeline Rd	04/14/2017	Still in Progress		
17-07-SUP	La Quinta Inn	SH 121 at Centurion Blvd	04/28/2017	Still in Progress		
17-05-SUP	Church of Tonga	1000 Cresthaven	04/28/2017	Still in Progress		

# Active Residential Subdivisions

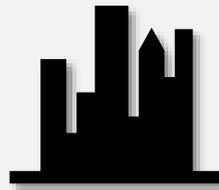
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	450	450
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	2	17	17	2	89%	TBD	TBD
4	Trinity Court	8	0	0	6	2	75%	\$148	\$160
5	Dominion at Bear Creek	174	0	0	155	19	89%	\$338	\$400
6	Glade Parks Residential	127	2	12	96	31	76%	\$400	\$480
7	Cannon Gardens	14	0	0	13	1	93%	\$320	\$375
8	Enclave at Bear Creek	34	8	27	32	2	94%	\$338	\$400
9	Villas at Bear Creek	60	0	1	60	0	100%	\$420	\$475
10	Estates at Bear Creek	112	6	9	51	61	46%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	18	67	438	135			



# Commercial Development

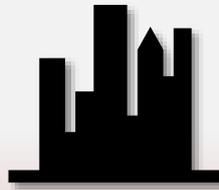
Commercial Permits April 2017	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	1	6	5	17	\$1,294,545	\$3,210,320	\$3,415,545	\$16,268,220
Additions/Alterations	5	6	20	21	\$5,608,326	\$397,350	\$7,118,993	\$4,581,400
Total Commercial Permits	6	12	25	38	\$6,902,871	\$3,607,670	\$10,534,538	\$20,849,620

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2016	2017	2016	2017
Accessory Building	3	2	6	6
Com. Electrical Permit	2	4	16	13
Res. Electrical Permit	5	7	30	26
Garage Sale	84	114	192	235
Lawn Sprinkler	13	22	45	78
Com. Mech. Permit	1	4	8	8
Res. Mech. Permit	21	24	58	60
Com. Plumbing Permit	2	6	21	27
Res. Plumbing Permit	17	15	70	49
Res. Water Heater	25	18	75	75
Roofing Permit	1	0	11	4
Sign Permit	11	14	49	64
Total Misc. Permits	185	230	581	645



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NEW COMMERCIAL PERMITS



\$3,210,320

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

## Commercial Permits April 2017

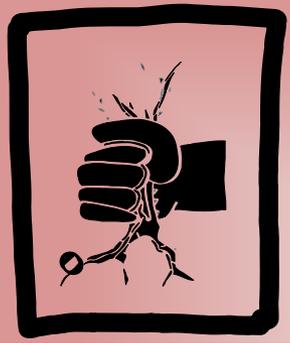
Issue Date	Address	Permit Type
4/3/2017	1301 Chisholm Trl	Building New Commercial
4/5/2017	1210 Chisholm Trl	Building New Commercial
4/5/2017	1200 Chisholm Trl	Building New Commercial
4/5/2017	1211 Chisholm Trl	Building New Commercial
4/5/2017	1201 Chisholm Trl	Building New Commercial
4/5/2017	1320 Chisholm Trl	Building New Commercial
4/24/2017	1201 W Airport Frwy #300	Building Commercial Remodel
4/26/2017	1001 W Airport Frwy	Building Commercial Remodel
4/26/2017	306 Martha St	Building Commercial Remodel
4/27/2017	4305 W Pipeline Rd	Building Commercial Remodel
4/28/2017	1201 W Airport Frwy	Building Commercial Remodel

Certificates of Occupancy by Type	Month Apr	Year to Date 2017
New Business	1	22
Change in Ownership	0	5
Change in Address	1	3
Change in Business Name	0	1
Total	2	31

## Commercial Certificates of Occupancy April 2017

Issue Date	Business Name	Address	Classification	Type
4/10/2017	GTC Technology US, LLC	1400 Westpark Way #200	Metal Products	New Business
4/11/2017	Calvary Pentecostal Church	204 N Ector Dr	Church	Change in Address

# Code Enforcement



48

HIGH GRASS AND WEEDS



12

TRASH/LITTERING VIOLATIONS



40

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases April 2017		Cases in Apr		YTD	
Case Type	Common Violation	2016	2017	2016	2017
Building Cases	No Building Permit	0	0	2	2
	Plumbing Violation	0	0	0	3
	Electrical Violation	9	0	14	3
	Property Maintenance	17	40	83	151
	Minimum Housing	0	0	0	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	1	0	5
	Accessory Buildings	0	1	2	1
	Permit Required for Sales	0	1	0	1
Health	Nuisance - Pools/Spas Clarity	3	2	13	4
	No Food Handler Card	0	1	6	1
	Other Health Equipment Issue	9	25	24	69
	Approved Source / Labeling	1	2	10	7
	Food Contact Surfaces / Cleaning	2	3	5	8
	No Health License / Expired	0	3	9	6
	Evidence of Insect / Rodent Contamination	1	4	2	8
	No Alcohol License / Expired	0	0	9	0
Littering and Trash	Trash/Littering	15	12	45	70
	Junked Vehicles	14	8	44	46
	Littering/Life Safety (24hrs)	0	0	2	7
	High Grass and Weeds	147	48	186	68
Water	Watering Violations	3	1	9	6
Zoning Violations	Nuisance Other	10	4	27	12
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	1	3	9	8
	Illegal Outdoor Storage (Non Res)	1	0	2	8
	Illegal Outdoor Storage (Res)	17	13	60	80
	Fences/Walls In Disrepair	10	10	28	44
	Parking on Unpaved Surfaces	1	5	12	24
	Street and Sidewalk Obstruction	3	7	8	24
	Landscaping (Residential)	9	0	10	1
	Zoning Violation (Other)	1	2	5	8
	Signs/Billboards	5	9	115	315
	Poss Illegal Home Occupation	2	1	4	11
	Materials on ROW/Street	0	0	2	1
TOTALS		281	206	750	1005

# 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		

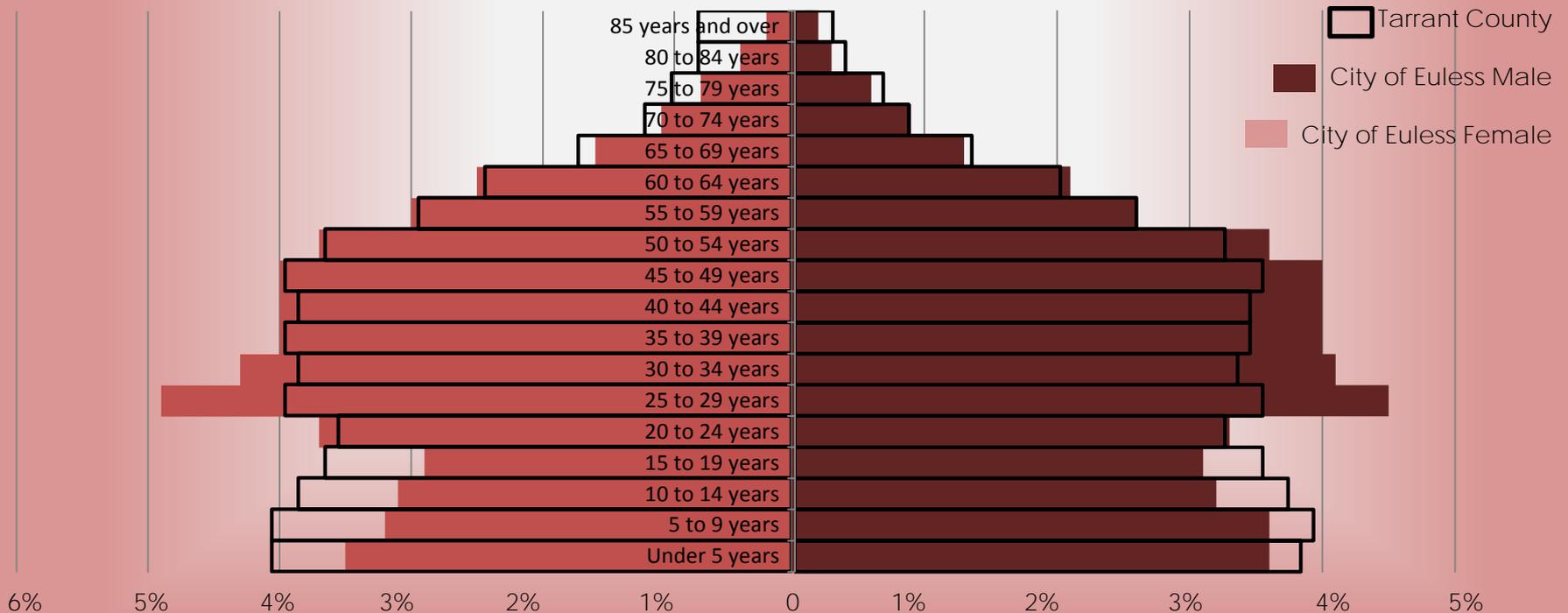
## Age -

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

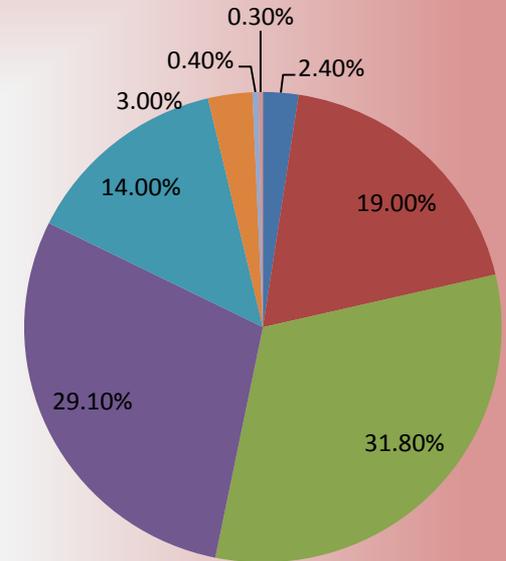
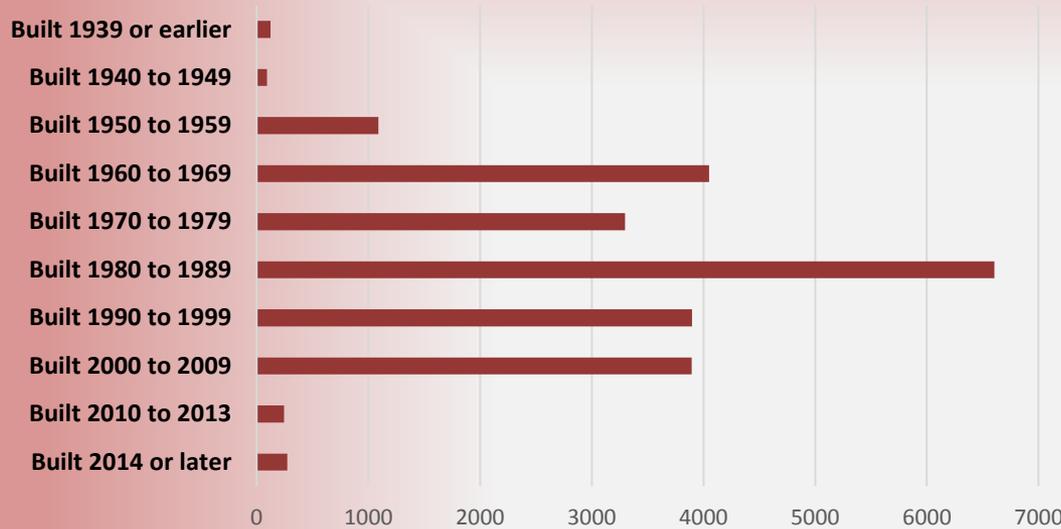
City of Euless – Age Cohort Pyramid



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

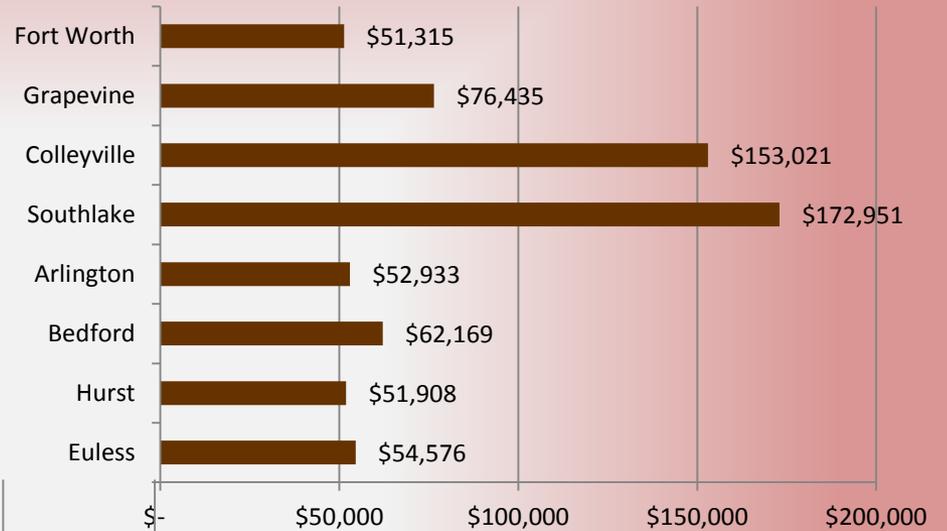
UPDATED March 2015

# 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

