

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
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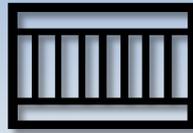
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Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$7,227,470

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2017	Permits in May		Permits YTD		Value in May			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 05/17	2016	2017	Ave 17
New Residential Construction	11	16	95	85	\$4,597,255	\$7,227,470	\$451,717	\$38,636,700	\$35,383,071	\$416,271
Additions/Alterations	11	8	71	56	\$184,940	\$63,477	\$7,935	\$1,166,296	\$611,464	\$10,919
Residential Fence Permits	27	20	82	100	\$373,820	\$26,573	\$1,329	\$444,897	\$340,359	\$3,404
Total Residential Permits	49	44	248	241	\$5,156,015	\$7,317,520		\$40,247,893	\$36,334,894	

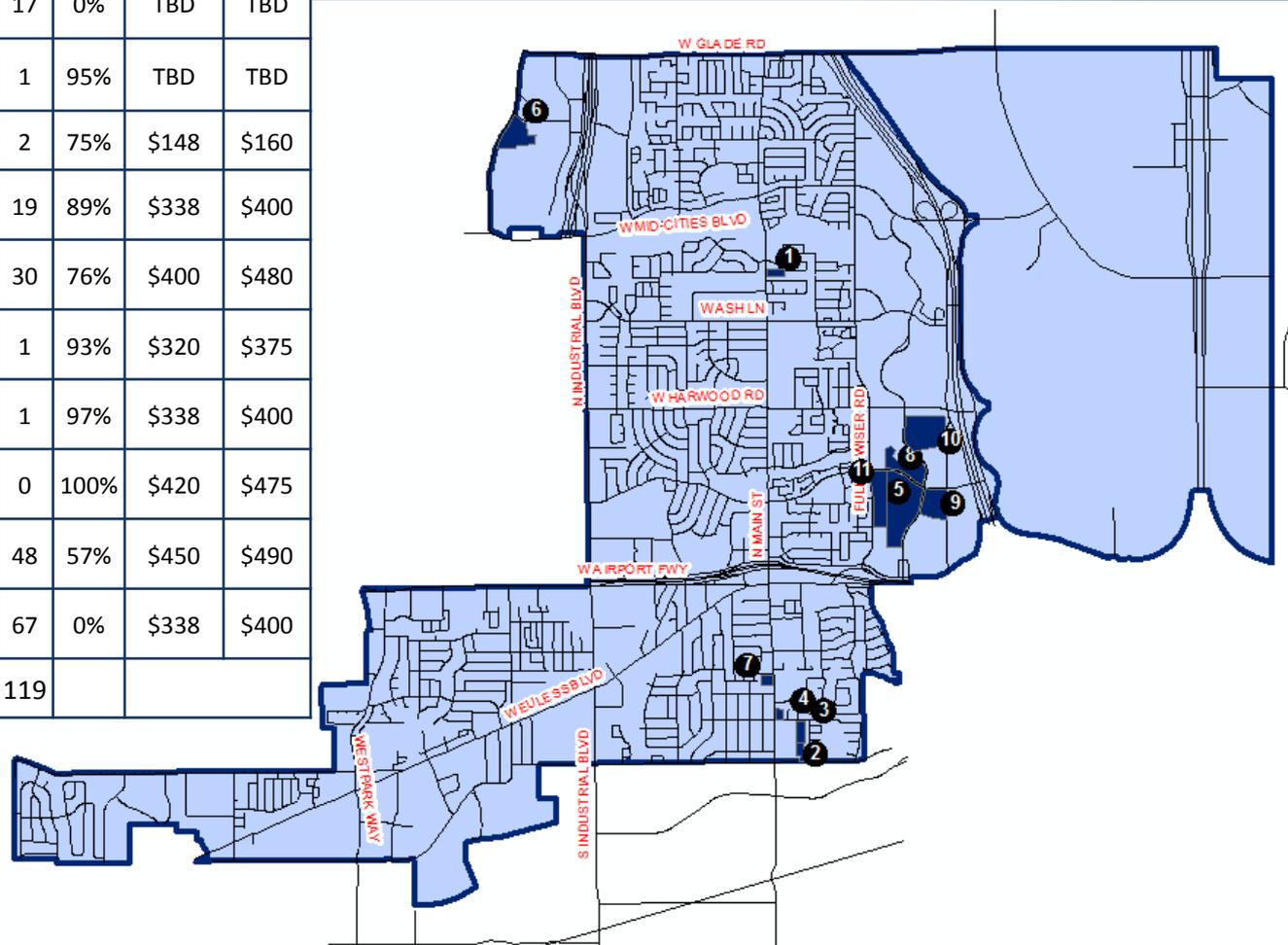
Development Case Activity

Development Review Cases May 2017

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
17-01-FP	Cadence Capital Addition	Harwood Rd at SH 360	2/20/2017	4/18/2016	5/16/2017	NA
17-03-FP	Outlot 3A Final Plat	Glade Parks – Rio Grande Boulevard	3/13/2017	Still in Progress		
17-05-FP	DBOX Plat	2500 Block S. Pipeline Rd	4/14/2017	Still in Progress		
15-03-PP	OAK CREST BLKS A & B	BLK A, LT 1-20; BLK B, LT 1-24	10/19/2015	5/2/2017	5/16/2017	NA
16-01-PP	GLADE PARKS PHASE II		1/12/2016	Still In Progress		
16-05-PP	ASHLYN ESTATES PRELIMINARY PLAT	ASH LANE	8/30/2016	Still in Progress		
17-02-PP	Dickey Drive Residential	Dickey Drive at E Alexander Ln	4/28/2017	Still in Progress		
17-03-PP	La Quinta Inn	SH 121 at Centurion Blvd	4/28/2017	Still in Progress		
17-04-PP	Autozone	800 Block S Industrial Blvd	5/3/2017	5/23/2017	6/6/2017	NA
16-03-RP	DOMINION AT BEAR CREEK PH 3	BLK A, LTS 48R, 50R	7/8/2016	Still in Progress		
16-04-RP	Norman Drive	Norman Drive	11/14/2016	4/18/2017	5/16/2016	NA
16-05-RP	JPS Replat	3500 W. Eules Blvd	12/20/2016	Still in Progress		
17-01-RP	Westpark Central Addition	2205 W Airport Frwy	3/15/2017	4/25/2017	5/2/2017	NA
17-02-RP	217 S. Main Street and Alexander Ln	S. Main and Alexander Ln	4/14/2017	Still in Progress		
17-03-RP	Heather Dr	Heather Drive at S. Pipeline Rd	5/23/2017	Still in Progress		
17-04-RP	Enclave at Bear Creek	Midway Drive at Bear Creek Pkwy	5/23/2017	Still in Progress		
15-09-SP	OAKCREST RESIDENTIAL	CULLUM at E EULESS BLVD	10/19/2015	5/2/2017	5/16/2017	06/13/2017
16-03-SP	GREAT WALL EXPRESS	100 W EULESS BLVD	6/3/2016	Still In Progress		
16-06-SP	1510 W Eules Blvd Convenience Store	1510 W EULESS BLVD	6/20/2016	4/11/2017	4/18/2017	5/9/2017
16-12-SP	Doctor's Office	1500 Blk Westpark Way	11/1/2016	Still in Progress		
16-13-SP	7 Eleven – N. Main Street	110 N Main	12/20/2016	Still in Progress		
17-01-SP	Life Connection Church	208 Nutmeg	1/9/2017	Still in Progress		
17-02-SP	Preserve at Bear Creek PH II	901 Grange Hall Road	3/3/2017	Still in Progress		
17-03-SP	Eules Business Suites	2730 W Eules Blvd	3/13/2017	Still in Progress		
17-04-SP	Chevron Station	211 N Main St	4/14/2017	Still in Progress		
17-05-SP	DBOX office	2500 Block S. Pipeline Rd	4/14/2017	Still in Progress		
17-06-SP	Autozone	800 Block S Industrial Blvd	5/3/2017	5/23/2017	6/6/2017	6/27/2017
17-07-SP	Golden Chick	700 Block of N Industiral Blvd	5/23/2017	Still in Progress		
17-04-SUP	Ten Minute Oil Change	401 S Industrial	4/14/2017	4/28/2017	5/2/2017	5/23/2017
17-05-SUP	Church of Tonga	1000 Cresthaven	4/28/2017	05/23/2017	6/6/2017	
17-07-SUP	La Quinta Inn	SH 121 at Centurion Blvd	4/28/2017	Still in Progress		
17-08-SUP	Vaivai	220 Martha Street	5/10/2016	6/6/2017	6/20/2017	6/27/2017

Active Residential Subdivisions

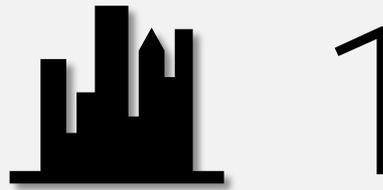
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	450	450
2	Blue Lagoon	17	0	0	0	17	0%	TBD	TBD
3	Hearthstone	19	1	18	18	1	95%	TBD	TBD
4	Trinity Court	8	0	0	6	2	75%	\$148	\$160
5	Dominion at Bear Creek	174	0	0	155	19	89%	\$338	\$400
6	Glade Parks Residential	127	1	13	97	30	76%	\$400	\$480
7	Cannon Gardens	14	0	0	13	1	93%	\$320	\$375
8	Enclave at Bear Creek	34	1	28	33	1	97%	\$338	\$400
9	Villas at Bear Creek	60	0	1	60	0	100%	\$420	\$475
10	Estates at Bear Creek	112	13	22	64	48	57%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	16	83	454	119			



Commercial Development

Commercial Permits May 2017	Permits in May		Permits YTD		Value in May		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	3	1	8	18	\$1,622,000	\$1,900,000	\$5,037,545	\$18,168,220
Additions/Alterations	15	4	35	25	\$1,932,750	\$116,500	\$9,051,743	\$4,697,900
Total Commercial Permits	18	5	43	43	\$3,554,750	\$2,016,500	\$14,089,288	\$22,866,120

Miscellaneous Permits	Permits in May		Permits YTD	
	2016	2017	2016	2017
Accessory Building	3	0	9	6
Com. Electrical Permit	0	8	16	21
Res. Electrical Permit	11	9	41	35
Garage Sale	103	87	295	322
Lawn Sprinkler	17	19	62	97
Com. Mech. Permit	0	1	8	9
Res. Mech. Permit	24	24	82	84
Com. Plumbing Permit	4	13	25	40
Res. Plumbing Permit	9	9	79	58
Res. Water Heater	15	0	90	75
Roofing Permit	1	2	12	6
Sign Permit	16	27	65	91
Total Misc. Permits	203	199	784	844



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits May 2017

Issue Date	Address	Permit Type
5/3/2017	601 E Airport Frwy	Building Commercial Remodel
5/10/2017	900 E Mid-Cities Blvd	Building Commercial Remodel
5/10/2017	2601 SH 121	Building New Commercial
5/17/2017	801 S Industrial Blvd #400	Building Commercial Remodel
5/19/2019	2750 SH 121 #700	Building Commercial Remodel

Certificates of Occupancy by Type	Month May	Year to Date 2017
New Business	3	25
Change in Ownership	2	7
Change in Address	0	3
Change in Business Name	1	1
Total	6	36

Commercial Certificates of Occupancy May 2017

Issue Date	Business Name	Address	Classification	Type
5/3/2017	Wingstop	3001 SH 121 #282	Restaurant	New Business
5/3/2017	Buttercup Buckley LLC	400 S Industrial Blvd #228	Business Services	New Business
5/10/2017	Urban Grooming	101 W Glade Rd #201	Dog Grooming	Change in Ownership
5/10/2017	Eules Outlet	501 N Main St #103	Gift Shop	New Business
5/10/2017	Eules Corner Store	699 E Harwood Rd	Convenience Store	Change in Ownership
5/26/2017	Bowlero Eules	1901 W Airport Frwy	Recreational	Change in Business

Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



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PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases May 2017		Cases in May		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	2	1	16	4
	Property Maintenance	38	20	121	171
	Minimum Housing	0	0	0	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	5	17	5	22
	Accessory Buildings	0	0	2	1
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	3	4	16	8
	No Food Handler Card	1	4	7	5
	Other Health Equipment Issue	7	37	31	106
	Approved Source / Labeling	4	4	14	11
	Food Contact Surfaces / Cleaning	0	3	5	11
	No Health License / Expired	1	5	10	11
	Evidence of Insect / Rodent Contamination	0	2	2	10
No Alcohol License / Expired	0	1	9	1	
Littering and Trash	Trash/Littering	56	32	101	102
	Junked Vehicles	13	6	57	52
	Littering/Life Safety (24hrs)	0	0	2	7
	High Grass and Weeds	81	42	267	110
Water	Watering Violations	0	1	9	7
Zoning Violations	Nuisance Other	9	2	36	14
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	0	0	9	8
	Illegal Outdoor Storage (Non Res)	1	2	3	10
	Illegal Outdoor Storage (Res)	15	13	75	93
	Fences/Walls In Disrepair	6	7	34	51
	Parking on Unpaved Surfaces	1	6	13	30
	Street and Sidewalk Obstruction	3	7	11	31
	Landscaping (Residential)	5	0	15	1
	Zoning Violation (Other)	2	4	7	12
	Signs/Billboards	102	1	217	316
	Poss Illegal Home Occupation	0	0	4	11
Materials on ROW/Street	0	1	2	2	
TOTALS		355	222	1105	1227

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		

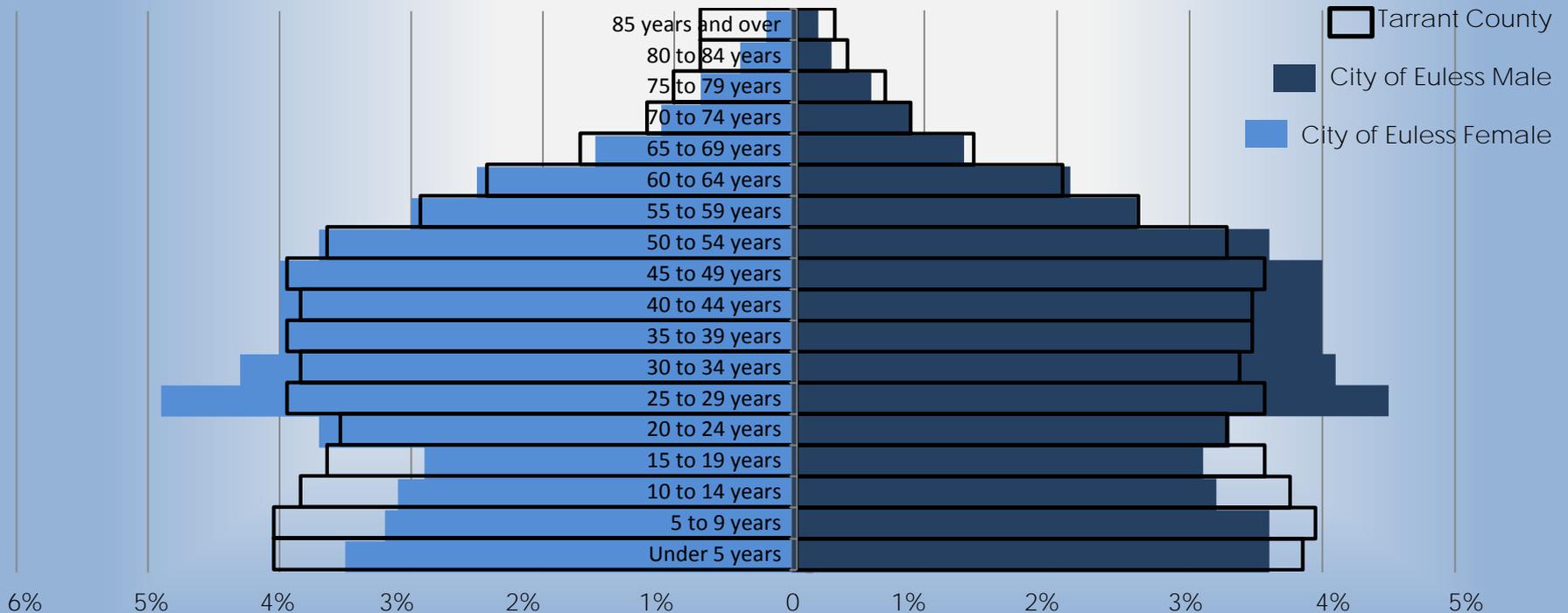
Age -

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

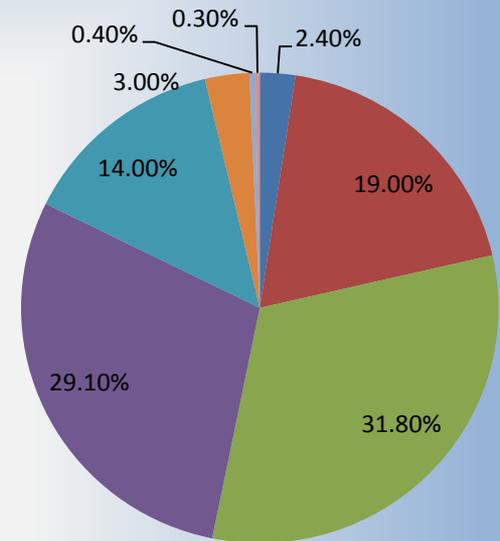
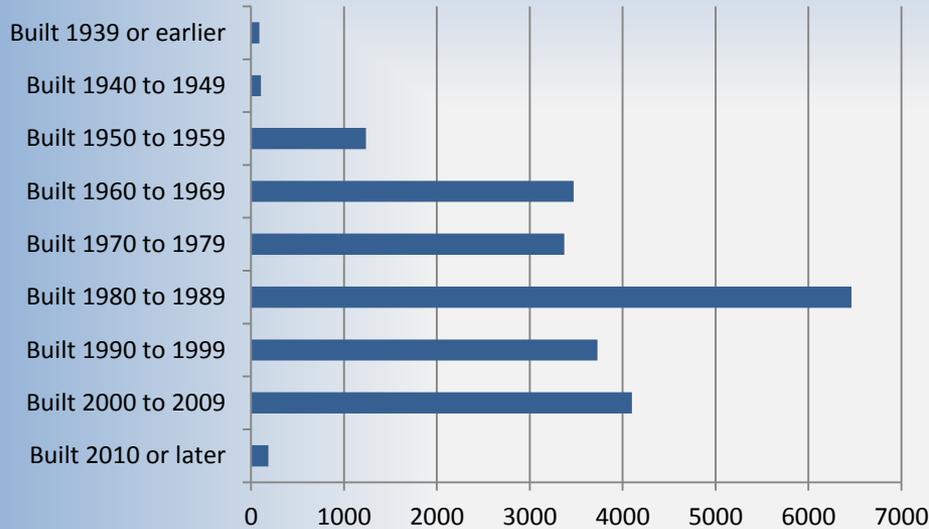
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

Demographics and Data

Total Housing Units (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

