

JUNE 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

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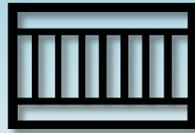
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Residential Growth



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NEW RESIDENTIAL PERMITS



36

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,760,539

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits June 2017	Permits in June		Permits YTD		Value in June			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 06/17	2016	2017	Ave 17
New Residential Construction	23	10	118	95	\$10,110,479	\$3,760,539	\$376,054	\$48,747,179	\$39,143,610	\$412,038
Additions/Alterations	15	8	86	64	\$178,942	\$74,851	\$9,356	\$1,345,238	\$686,315	\$10,724
Residential Fence Permits	43	36	125	136	\$286,328	\$35,030	\$973	\$731,225	\$375,389	\$2,760
Total Residential Permits	81	54	329	295	\$10,575,749	\$3,870,420		\$50,823,642	\$40,205,314	

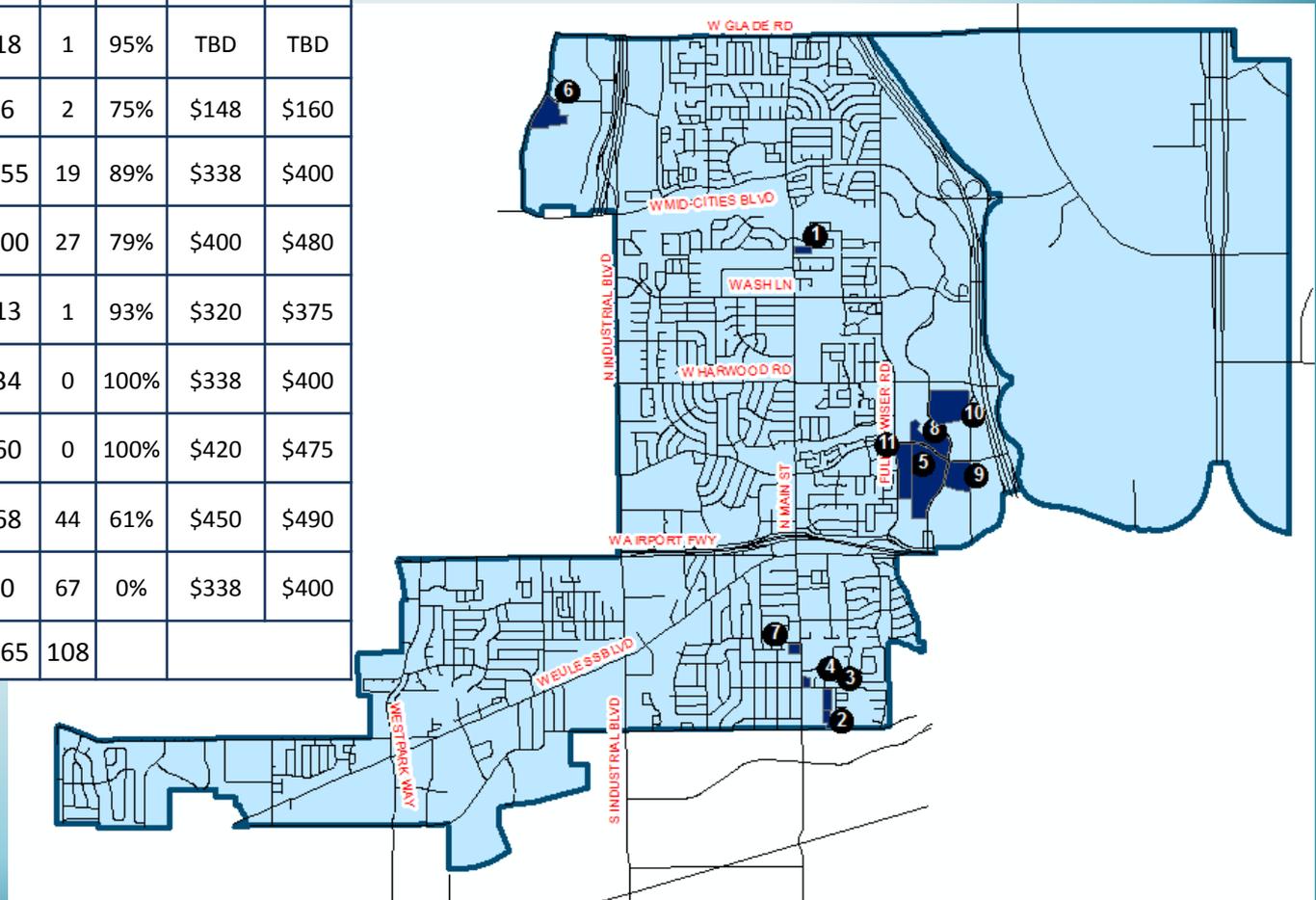
Development Case Activity

Development Review Cases June 2017

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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		
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
17-05-PP	Cadence Capital Addition	SEC of Bear Creek Pkwy Harwood Dr	6/27/2017	7/11/2017	7/18/2017	
16-03-RP	DOMINION AT BEAR CREEK PH 3	BLK A, LTS 48R, 50R	7/8/2016	Still in Progress		
16-05-RP	JPS Replat	3500 W. Euless 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	6/30/2017	7/18/2017	NA
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	6/27/2017	7/18/2017	8/15/2017
16-12-SP	Doctor's Office	1500 Blk Westpark Way	11/1/2016	6/27/2017	7/18/2017	8/15/2017
16-13-SP	7 Eleven – N. Main Street	110 N Main	12/20/2016	6/27/2017	7/18/2017	8/15/2017
17-01-SP	Life Connection Church	208 Nutmeg	1/9/2017	7/11/2017	8/1/2017	
17-02-SP	Preserve at Bear Creek PH II	901 Grange Hall Road	3/3/2017	6/6/2017	6/20/2017	6/27/2017
17-03-SP	Euless Business Suites	2730 W Euless Blvd	3/13/2017	6/6/2017	6/20/2017	6/27/2017
17-04-SP	Chevron Station	211 N Main St	4/14/2017	7/11/2017	7/18/2017	8/15/2017
17-05-SP	DBOX office	2500 Block S. Pipeline Rd	4/14/2017	5/23/2017	6/6/2017	6/27/2017
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	6/27/2017	7/18/2017	8/15/2017
17-05-SUP	Church of Tonga	1000 Cresthaven	4/28/2017	05/23/2017	6/6/2017	6/27/2017
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	8/15/2017

Active Residential Subdivisions

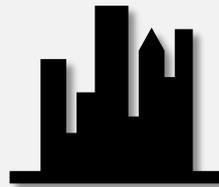
Map Ref #	Most Active Subdivisions	Platted Lots	Jun Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	\$450	\$450
2	Blue Lagoon	17	3	3	3	14	18%	\$200	\$220
3	Hearthstone	19	0	18	18	1	95%	TBD	TBD
4	Trinity Court	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	3	16	100	27	79%	\$400	\$480
7	Cannon Gardens	14	0	0	13	1	93%	\$320	\$375
8	Enclave at Bear Creek	34	0	29	34	0	100%	\$338	\$400
9	Villas at Bear Creek	60	0	1	60	0	100%	\$420	\$475
10	Estates at Bear Creek	112	4	26	68	44	61%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	10	94	465	108			



Commercial Development

Commercial Permits June 2017	Permits in June		Permits YTD		Value in June		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	0	2	8	20	\$0	\$866,610	\$5,037,545	\$19,034,830
Additions/Alterations	7	7	42	32	\$92,000	\$545,200	\$9,143,743	\$5,243,100
Total Commercial Permits	7	9	50	52	\$92,000	\$1,411,810	\$14,181,288	\$24,277,930

Miscellaneous Permits	Permits in Jun		Permits YTD	
	2016	2017	2016	2017
Accessory Building	0	1	9	7
Com. Electrical Permit	9	5	25	26
Res. Electrical Permit	8	9	49	44
Garage Sale	107	81	402	403
Lawn Sprinkler	26	37	88	134
Com. Mech. Permit	3	5	11	14
Res. Mech. Permit	18	28	100	112
Com. Plumbing Permit	2	7	27	47
Res. Plumbing Permit	16	16	95	74
Res. Water Heater	15	16	105	91
Roofing Permit	2	0	14	6
Sign Permit	22	22	87	113
Total Misc. Permits	228	227	1012	1071



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NEW COMMERCIAL PERMITS



\$866,610

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits June 2017

Issue Date	Address	Permit Type
6/7/2017	2131 SH 121 #100	Building New Commercial
6/9/2017	100 Manchester Dr	Building Commercial Remodel
6/12/2017	1310 Chisholm Trl	Building Commercial Remodel
6/12/2017	1220 Chisholm Trl	Building Commercial Remodel
6/19/2017	1060 N Main St #112	Building Commercial Remodel
6/21/2017	1375 Westpark Way	Building Commercial Remodel
6/21/2017	2701 N Main St	Building Commercial Remodel
6/22/2017	214 W Fuller Dr	Building New Commercial
6/29/2017	1101 Pamela	Building Commercial Remodel

Certificates of Occupancy by Type	Month June	Year to Date 2017
New Business	11	36
Change in Ownership	2	9
Change in Address	0	3
Change in Business Name	2	3
Total	15	51

Commercial Certificates of Occupancy June 2017

Issue Date	Business Name	Address	Classification	Type
6/12/2017	Nadine Halal Market	606 N Industrial Blvd	Grocery	New Business
6/16/2017	Conundrum Escape Adventures, LLC	2275 Westpark Ct	Recreational	New Business
6/16/2017	Overlook LLC	800 E Ash Ln	Apartments	Change in Ownership
6/16/2017	Practice Pathways	311 Westpark Way	Medical Office	New Business
6/16/2017	Bardo Capital Investments	1107 S Airport Cir	Office	New Business
6/16/2017	Splendor Care Health Services	1001 W Eules Blvd #405	Office	New Business
6/16/2017	LIV Marketing	610 S Industrial Blvd #210	Office	New Business
6/16/2017	Professional Carpet Cleaners	2050 Regal Parkway	Business Services	New Business
6/21/2017	The Granola Family	1306 W Eules Blvd #400	Retail	New Business
6/23/2017	Enclave at Bear Creek	855 E Ash Ln	Apartments	Change in Ownership
6/26/2017	Corner Store #1880	1000 E Harwood Rd	Convenience Store	New Business
6/29/2017	New Life Family Church	601 E Airport Frwy	Place of Worship	New Business
6/29/2017	Wingstop	1060 N Main St #101	Restaurant	New Business
6/30/2017	Mcdonald's	105 W Airport Frwy	Restaurant	Change in Business
6/30/2017	Church of Tonga	1000 Cresthaven Dr	Place of Worship	Change in Business

Code Enforcement



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HIGH GRASS AND WEEDS



18

TRASH/LITTERING VIOLATIONS



30

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases June 2017		Cases in June		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	3	0	19	4
	Property Maintenance	340	30	461	201
	Minimum Housing	1	0	1	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	7	0	12	22
	Accessory Buildings	1	0	3	1
	Permit Required for Sales	0	0	0	1
Health	Nuisance - Pools/Spas Clarity	7	4	23	12
	No Food Handler Card	0	5	7	10
	Other Health Equipment Issue	2	31	33	137
	Approved Source / Labeling	1	4	15	15
	Food Contact Surfaces / Cleaning	1	0	6	11
	No Health License / Expired	1	10	11	21
	Evidence of Insect / Rodent Contamination	1	5	3	15
	No Alcohol License / Expired	1	1	10	2
Littering and Trash	Trash/Littering	31	18	132	120
	Junked Vehicles	12	18	69	70
	Littering/Life Safety (24hrs)	1	4	3	11
	High Grass and Weeds	128	66	395	176
Water	Watering Violations	0	4	9	11
Zoning Violations	Nuisance Other	8	6	44	20
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	2	2	11	10
	Illegal Outdoor Storage (Non Res)	1	0	4	10
	Illegal Outdoor Storage (Res)	17	16	92	109
	Fences/Walls In Disrepair	9	4	43	55
	Parking on Unpaved Surfaces	7	5	20	35
	Street and Sidewalk Obstruction	21	2	32	33
	Landscaping (Residential)	10	8	25	9
	Zoning Violation (Other)	0	0	7	12
	Signs/Billboards	2	106	219	422
	Poss Illegal Home Occupation	0	1	4	12
	Materials on ROW/Street	1	2	3	4
TOTALS		616	352	1721	1579

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		

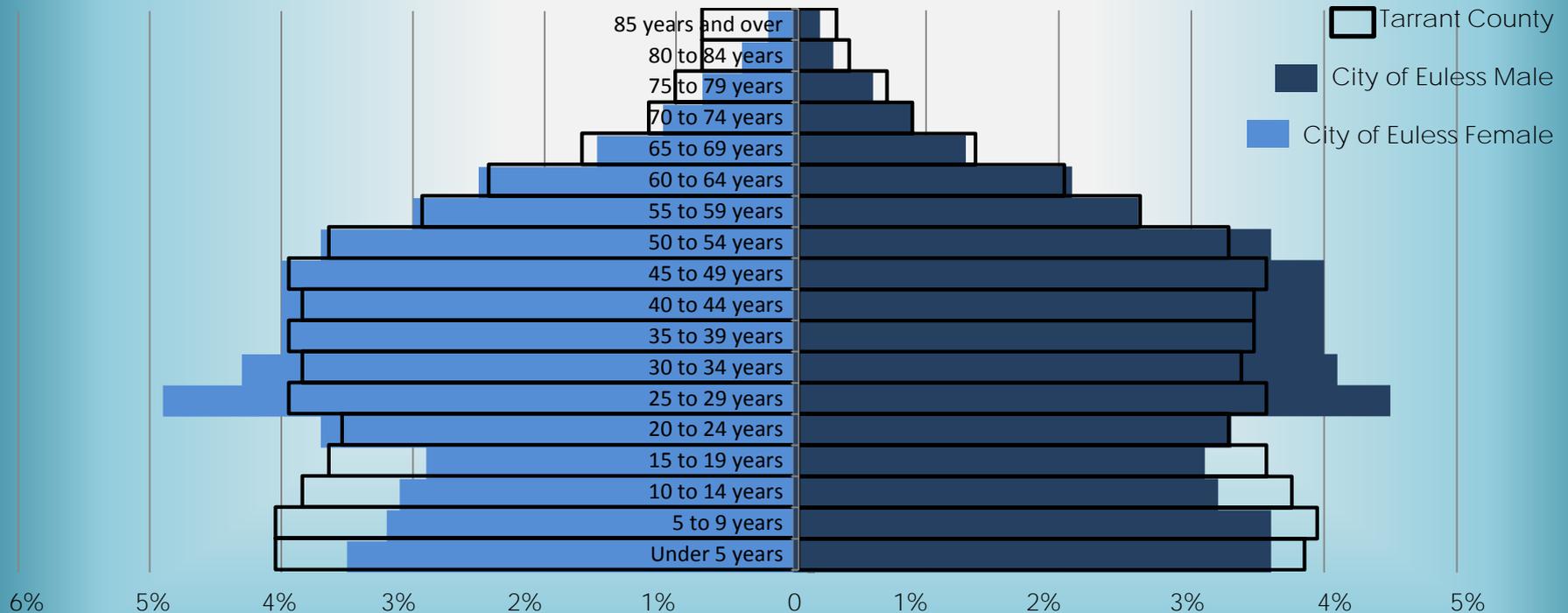
Age -

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

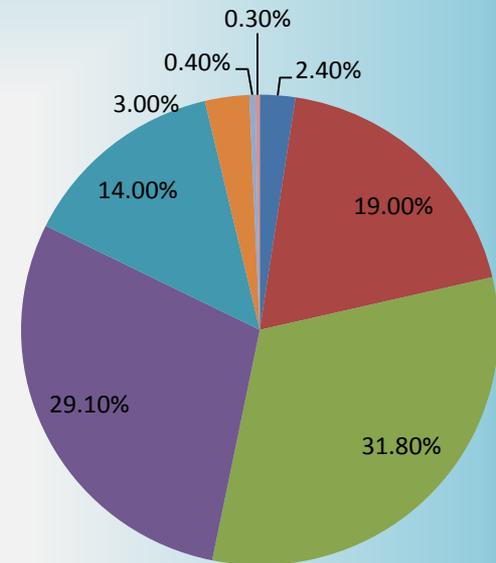
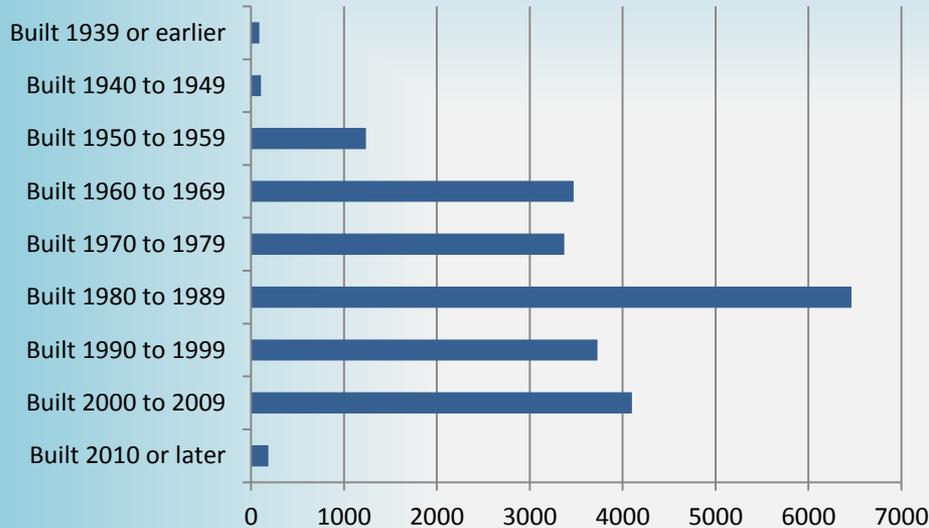
City of Euless – Age Cohort Pyramid



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

