

JULY 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)

Building Permits and  
Certificates of Occupancy  
Michele Crooks  
(817) 685-1630  
[mcrooks@eulesstx.gov](mailto:mcrooks@eulesstx.gov)

Development Review Status  
Tesla Worth  
(817) 685-1623  
[tworth@eulesstx.gov](mailto:tworth@eulesstx.gov)

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

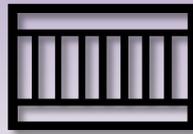
General Contact  
Director  
Mike Collins  
(817) 685-1684  
[mcollins@eulesstx.gov](mailto:mcollins@eulesstx.gov)

# Residential Growth



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NEW RESIDENTIAL PERMITS



18

NEW RESIDENTIAL FENCE PERMITS



7

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,990,066

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits July 2017	Permits in Jul		Permits YTD		Value in July			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 07/17	2016	2017	Ave 17
New Residential Construction	13	8	131	103	\$5,949,660	\$2,990,066	\$373,758	\$54,696,839	\$42,133,676	\$409,065
Additions/Alterations	9	7	95	71	\$334,381	\$225,801	\$32,257	\$1,679,619	\$912,116	\$12,847
Residential Fence Permits	15	18	140	154	\$17,242	\$21,169	\$1,176	\$748,467	\$396,558	\$2,575
Total Residential Permits	37	33	366	328	\$6,301,283	\$3,237,036		\$57,124,925	\$43,442,350	

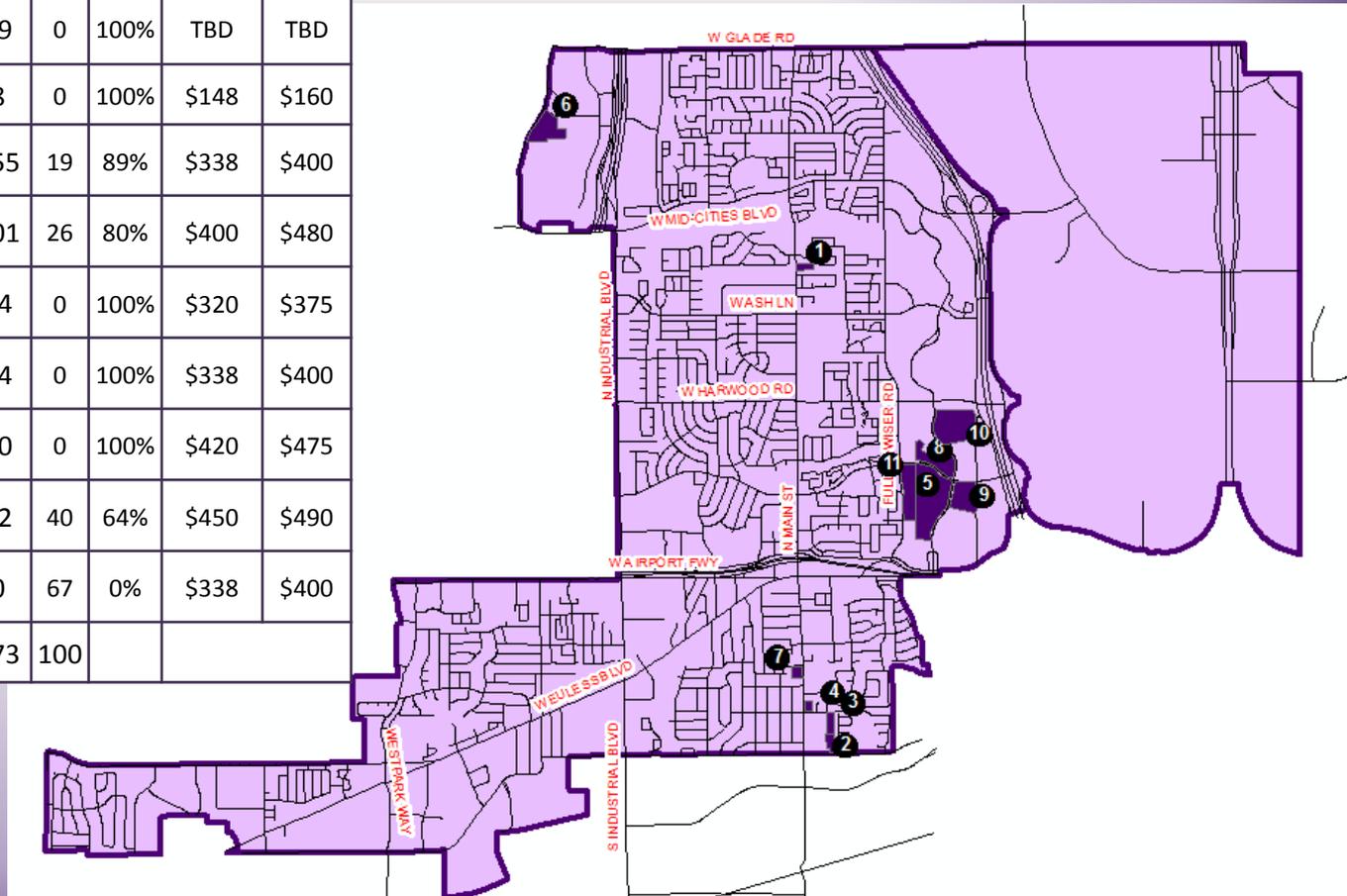
# Development Case Activity

## Development Review Cases July 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	7/25/2017	8/1/2017	
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	7/18/2017	8/1/2017	8/15/2017
17-05-PP	Cadence Capital Addition	SEC of Bear Creek Pkwy Harwood Dr	6/27/2017	7/11/2017	7/18/2017	NA
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. Euleess Blvd	12/20/2016	Still in Progress		
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	7/18/2017	8/1/2017	
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	8/15/2017
17-04-SP	Chevron Station	211 N Main St	4/14/2017	7/11/2017	7/18/2017	8/15/2017
17-07-SP	Golden Chick	700 Block of N Industiral Blvd	5/23/2017	6/27/2017	7/18/2017	8/15/2017
17-07-SUP	La Quinta Inn	SH 121 at Centurion Blvd	4/28/2017	7/18/2017	8/1/2017	8/15/2017
17-08-SUP	Vaivai	220 Martha Street	5/10/2016	6/6/2017	6/20/2017	8/15/2017

# Active Residential Subdivisions

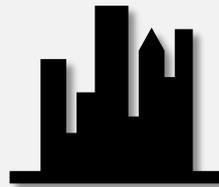
Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	\$450	\$450
2	Blue Lagoon	17	0	3	3	14	18%	\$200	\$220
3	Hearthstone	19	1	19	19	0	100%	TBD	TBD
4	Trinity Court	8	2	2	8	0	100%	\$148	\$160
5	Dominion at Bear Creek	174	0	0	155	19	89%	\$338	\$400
6	Glade Parks Residential	127	1	17	101	26	80%	\$400	\$480
7	Cannon Gardens	14	0	0	14	0	100%	\$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	30	72	40	64%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	8	102	473	100			



# Commercial Development

Commercial Permits July 2017	Permits in July		Permits YTD		Value in July		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	0	6	8	26	\$0	\$15,686,340	\$5,037,545	\$34,721,170
Additions/Alterations	9	5	51	37	\$695,800	\$450,950	\$9,839,543	\$5,694,050
Total Commercial Permits	9	11	59	63	\$695,800	\$16,137,290	\$14,877,088	\$40,415,220

Miscellaneous Permits	Permits in Jul		Permits YTD	
	2016	2017	2016	2017
Accessory Building	4	0	13	7
Com. Electrical Permit	1	2	26	28
Res. Electrical Permit	6	5	55	49
Garage Sale	78	60	480	463
Lawn Sprinkler	35	18	123	152
Com. Mech. Permit	1	1	12	15
Res. Mech. Permit	30	33	130	145
Com. Plumbing Permit	2	2	29	49
Res. Plumbing Permit	10	12	105	86
Res. Water Heater	24	0	129	91
Roofing Permit	2	0	16	6
Sign Permit	25	3	112	116
Total Misc. Permits	218	136	1230	1207



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NEW COMMERCIAL PERMITS



\$15,686,340

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Commercial Permits July 2017

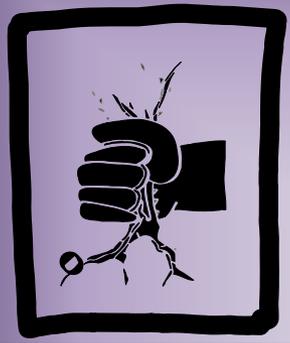
Issue Date	Address	Permit Type
7/10/2017	505 E Alexander	Building Commercial Remodel
7/11/2017	1606 W Eules Blvd	Building Commercial Remodel
7/11/2017	1301 Chisholm Trl	Building New Commercial
7/12/2017	1311 Chisholm Trl	Building New Commercial
7/14/2017	1310 Chisholm Trl	Building New Commercial
7/14/2017	1321 Chisholm Trl	Building New Commercial
7/17/2017	2600 Brazos Blvd	Building New Commercial
7/24/2017	1210 Chisholm Trl	Building Commercial Remodel
7/24/2017	400 Fuller Wiser Rd	Building Commercial Remodel
7/25/2017	1361 W Eules Blvd	Building Commercial Remodel
7/27/2017	900 N Industrial Blvd	Building New Commercial

Certificates of Occupancy by Type	Month July	Year to Date 2017
New Business	5	41
Change in Ownership	2	11
Change in Address	1	4
Change in Business Name	0	3
Total	8	59

Commercial Certificates of Occupancy July 2017

Issue Date	Business Name	Address	Classification	Type
7/6/2017	Pepe's Pizza	100 E Midway Dr	Restaurant	New Business
7/6/2017	Baskin Robbins	2750 SH 121 #800	Restaurant	Change in Ownership
7/6/2017	Performance Experience	1131 S Airport Cir	Recreational	Change in Address
7/11/2017	Freebird Shears	1001 Royal Pkwy #115	Beauty Shop	New Business
7/11/2017	Daily Stop	709 S Main St	Convenience Store	Change in Ownership
7/14/2017	DRC Staffing Agency LLC	610 S Industrial #301	Office	New Business
7/25/2017	C.D. & E Tech Solutions LLC	1205 Texas Star Pkwy #120	Computers and Data Processing	New Business
7/27/2017	Great Clips	1060 N Main St #112	Beauty Shop	New Business

# Code Enforcement



112

HIGH GRASS AND WEEDS



23

TRASH/LITTERING VIOLATIONS



45

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases July 2017		Cases in July		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	22	4
	Property Maintenance	20	45	481	246
	Minimum Housing	0	0	1	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	12	22
	Accessory Buildings	0	0	3	1
	Permit Required for Sales	1	0	1	1
Health	Nuisance - Pools/Spas Clarity	2	12	25	24
	No Food Handler Card	9	0	16	10
	Other Health Equipment Issue	22	7	55	144
	Approved Source / Labeling	12	6	27	21
	Food Contact Surfaces / Cleaning	2	4	8	15
	No Health License / Expired	2	0	13	21
	Evidence of Insect / Rodent Contamination	1	1	4	16
Littering and Trash	No Alcohol License / Expired	1	0	11	2
	Trash/Littering	20	23	152	143
	Junked Vehicles	12	11	81	81
	Littering/Life Safety (24hrs)	3	0	6	11
Water	High Grass and Weeds	66	112	461	288
	Watering Violations	10	8	19	19
Zoning Violations	Nuisance Other	6	0	50	20
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	0	4	11	14
	Illegal Outdoor Storage (Non Res)	2	1	6	11
	Illegal Outdoor Storage (Res)	16	14	108	123
	Fences/Walls In Disrepair	2	5	45	60
	Parking on Unpaved Surfaces	6	5	26	40
	Street and Sidewalk Obstruction	1	2	33	35
	Landscaping (Residential)	5	0	30	9
	Zoning Violation (Other)	3	5	10	17
	Signs/Billboards	5	1	224	423
	Poss Illegal Home Occupation	2	1	6	13
Materials on ROW/Street	0	0	3	4	
TOTALS		234	267	1955	1846

# 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		

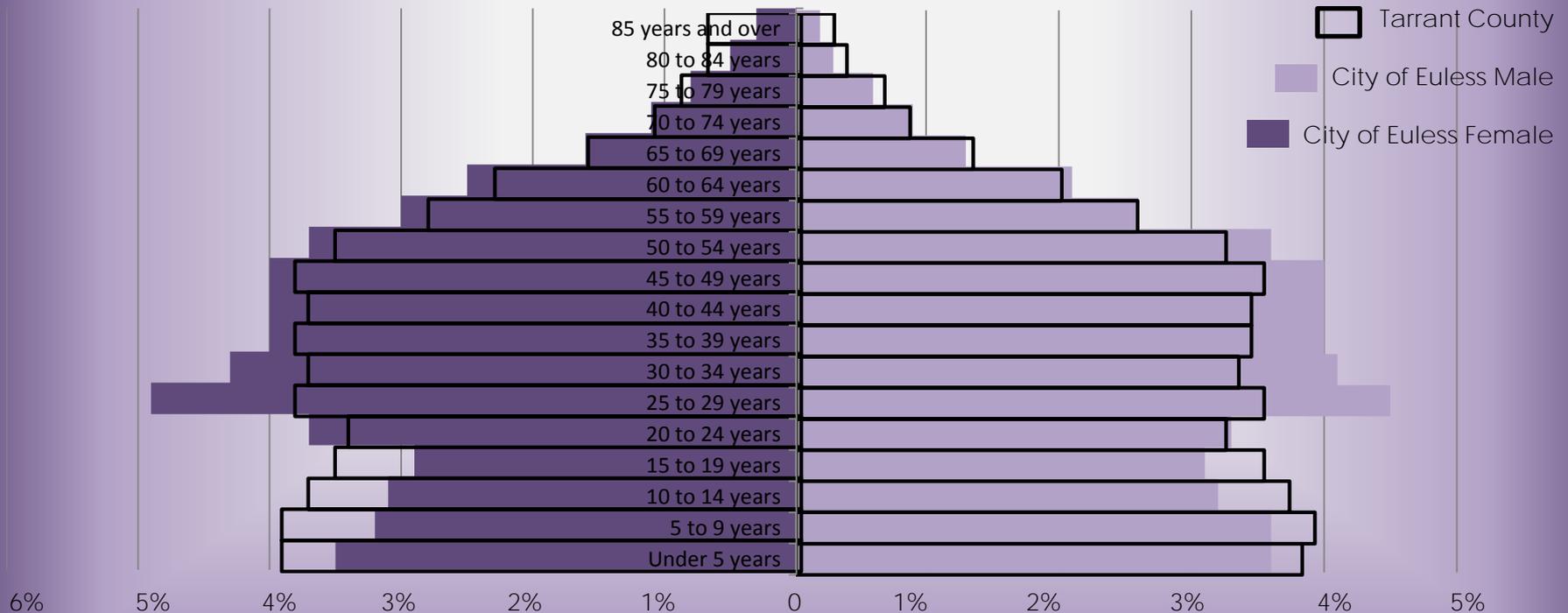
## Age -

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

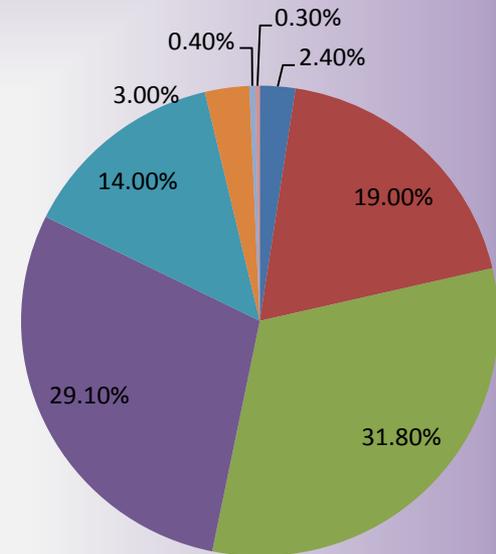
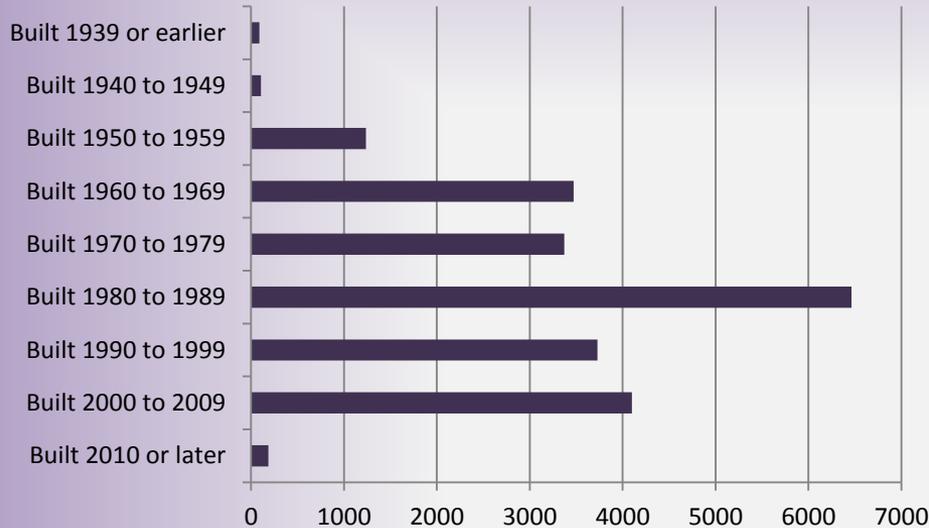
City of Euless – Age Cohort Pyramid



Source: US Bureau of Census 2010

# Demographics and Data

**Total Housing Units (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

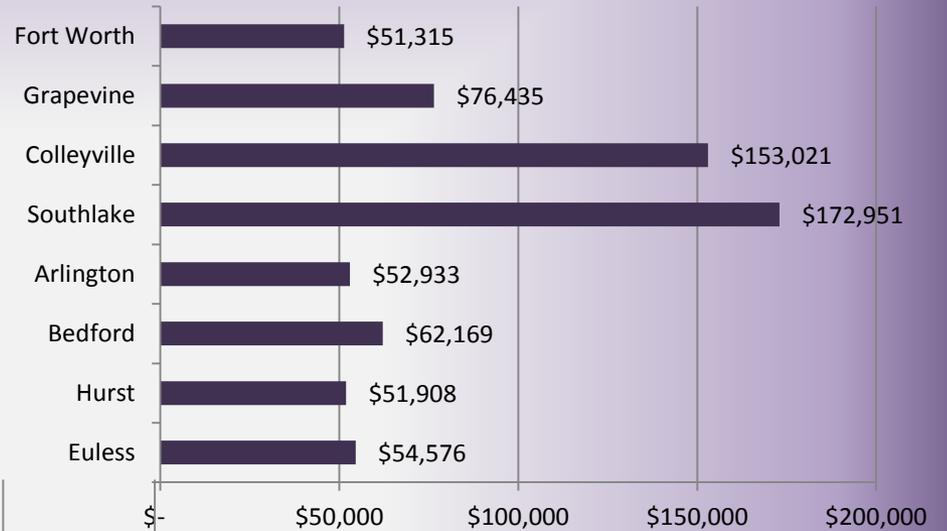
UPDATED March 2015

# 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

