

AUGUST 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

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

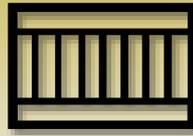
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



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NEW RESIDENTIAL PERMITS



15

NEW RESIDENTIAL FENCE PERMITS



7

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,951,983

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits August 2017	Permits in Aug		Permits YTD		Value in Aug			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 08/17	2016	2017	Ave 17
New Residential Construction	13	4	144	107	\$3,711,950	\$1,951,983	\$487,996	\$58,408,789	\$44,085,659	\$412,016
Additions/Alterations	14	7	109	78	\$237,950	\$164,000	\$23,429	\$1,917,569	\$1,076,116	\$13,796
Residential Fence Permits	25	15	165	169	\$102,842	\$17,473	\$1,165	\$851,309	\$414,031	\$2,450
Total Residential Permits	52	26	418	354	\$4,052,742	\$2,133,456		\$61,177,667	\$45,575,806	

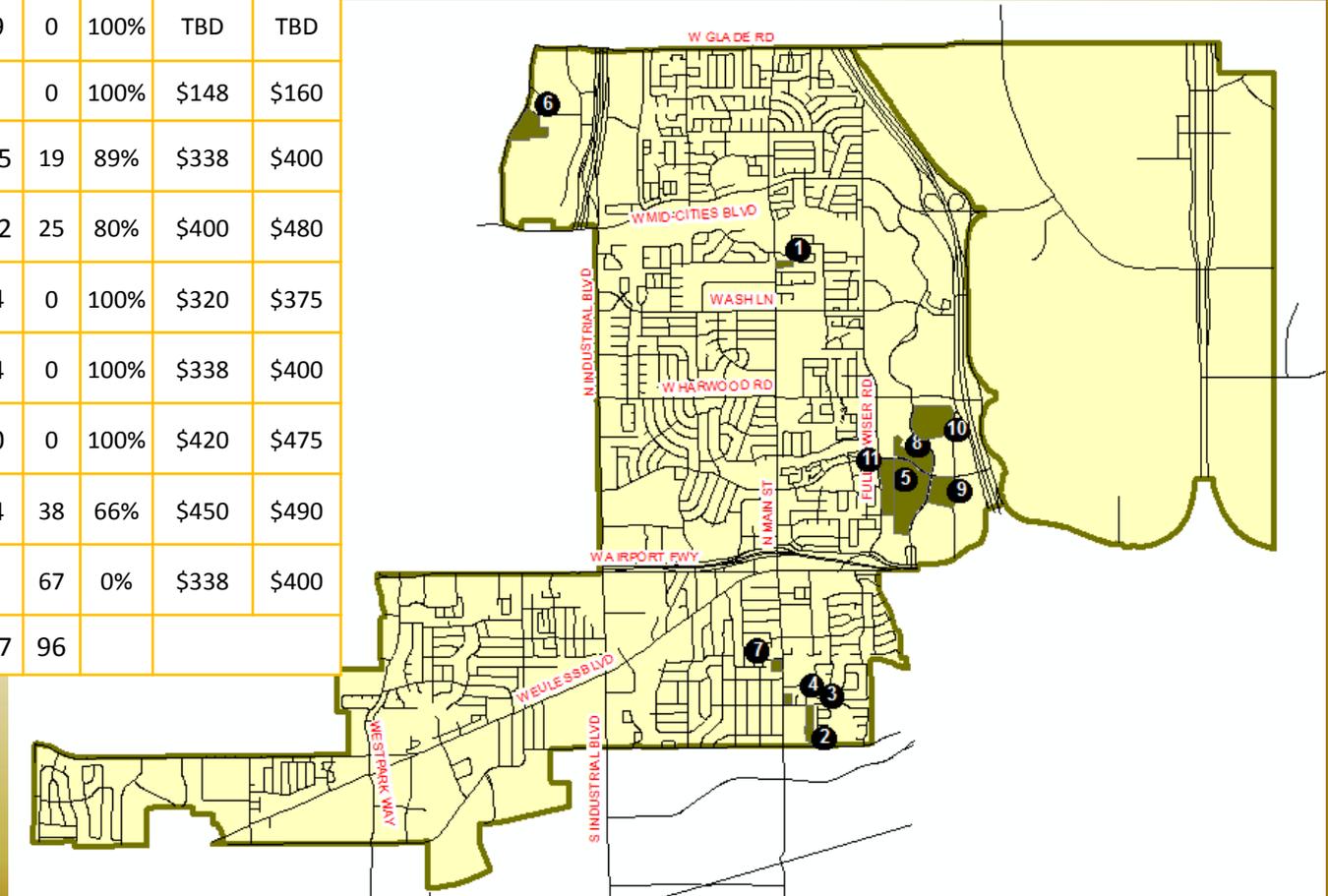
Development Case Activity

Development Review Cases August 2017

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
17-07-CC	Greek Food Fest	303 Cullum Dr	9/1/2017	9/12/2017	NA	9/26/2017
17-03-FP	Outlot 3A Final Plat	Glade Parks – Rio Grande Boulevard	3/13/2017	7/25/2017	8/1/2017	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	7/18/2017	8/1/2017	8/25/2017
17-06-PP	First United Methodist Church	Lakewood and Ash Ln	9/1/2017	Still In Progress		
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. Euleless 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	NA
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	8/22/2017	9/12/2017
17-07-SP	Golden Chick	700 Block of N Industiral Blvd	5/23/2017	6/27/2017	7/18/2017	8/15/2017
17-08-SP	J Lifestyle Center	Glade Parks Lifestyle Center	8/14/2017	Still in Progress		
17-09-SP	Harwood at 360	Harwood at 360	8/28/2017	Still in Progress		
17-10-SP	Computerminds	100 S Ector	8/30/2017	9/12/2017	9/19/2017	9/26/2017
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	5/10/2017	6/6/2017	6/20/2017	8/15/2017
17-09-SUP	Tongan Meeting Hall	820 Wilshire Dr	7/26/2017	8/15/2017	8/22/2017	8/26/2017
17-10-SUP	Pepe's Pizza	100 W Midway	8/21/2017	Still In Progress		
17-11-SUP	Comfort Inn and Suites	Dock McInnis and Westpark Ct	8/25/2017	Still In Progress		
17-12-SUP	First United Methodist Church	Lakewood and Ash Ln	9/1/2017	Still In Progress		
17-13-SUP	Iglesia Pentecostal Unida Hispana	820 Wilshire Dr	9/5/2017	Still In Progress		

Active Residential Subdivisions

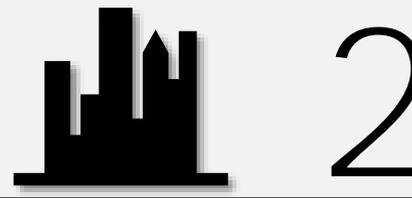
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	\$450	\$450
2	Blue Lagoon	17	0	3	3	14	18%	\$200	\$220
3	Hearthstone	19	0	19	19	0	100%	TBD	TBD
4	Trinity Court	8	0	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	18	102	25	80%	\$400	\$480
7	Cannon Gardens	14	0	0	14	0	100%	\$320	\$375
8	Enclave at Bear Creek	34	1	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	2	32	74	38	66%	\$450	\$490
11	Dominion at Bear Creek V	67	0	0	0	67	0%	\$338	\$400
Totals:		640	4	105	477	96			



Commercial Development

Commercial Permits August 2017	Permits in August		Permits YTD		Value in August		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	0	2	8	28	\$0	\$1,228,360	\$5,037,545	\$35,949,530
Additions/Alterations	10	7	61	44	\$2,776,569	\$535,342	\$12,616,112	\$6,229,392
Total Commercial Permits	10	9	69	72	\$2,776,569	\$1,763,702	\$17,653,657	\$42,178,922

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2016	2017	2016	2017
Accessory Building	0	2	13	9
Com. Electrical Permit	4	5	30	33
Res. Electrical Permit	6	5	61	54
Garage Sale	48	54	528	517
Lawn Sprinkler	17	11	140	163
Com. Mech. Permit	2	3	14	18
Res. Mech. Permit	25	28	155	173
Com. Plumbing Permit	5	8	34	57
Res. Plumbing Permit	15	18	120	104
Res. Water Heater	13	0	142	91
Roofing Permit	1	1	17	7
Sign Permit	19	20	131	136
Total Misc. Permits	155	155	1385	1362



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits August 2017

Issue Date	Address	Permit Type
8/2/2017	100 E Midway Dr	Building Commercial Remodel
8/3/2017	306 Martha St	Building Commercial Remodel
8/8/2017	721 E Mid-Cities Blvd	Building Commercial Remodel
8/9/2017	1015 W Harwood Rd	Building Commercial Remodel
8/16/2017	106 N Main St	Building Commercial Remodel
8/16/2017	901 Grange Hall Hall Dr	Building New Commercial
8/18/2017	1441 W Airport Frwy #350	Building C
8/23/2017	800 S Industrial Blvd	Building New Commercial
8/31/2017	3020 SH 121	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	August	2017
New Business	11	52
Change in Ownership	0	11
Change in Address	0	4
Change in Business Name	3	6
Total	14	73

Commercial Certificates of Occupancy August 2017

Issue Date	Business Name	Address	Classification	Type
8/7/2017	Cinderella Beauty Salon	213 Martha St #A	Beauty Shop	New Business
8/7/2017	Premier Nursery and Landscape	1501 W Airport Frwy #B	Nursery	Change in Business
8/9/2017	HEB Family Dentistry	220 W Harwood Rd	Medical	New Business
8/10/2017	Band of Believers Remodeling	1010 Villa Dr #101	Construction	New Business
8/10/2017	True Connections Pediatrics	323 Westpark Way	Medical	New Business
8/15/2017	Vaivai	220 Martha St	Private Membership Club	New Business
8/21/2017	Kroger Texas LP #451	1060 N Main St	Grocery	Change in Business
8/21/2017	Simply Cell Phones	501 N Main St #115	Retail	New Business
8/21/2017	Savanth Market	133 S Ector Dr	Convenience Store	New Business
8/21/2017	Zab-E-Lee	135 S Ector Dr	Restaurant	New Business
8/21/2017	DFW Outlet	305 W Eules Blvd #700	Retail	New Business
8/24/2017	Home Delivered Food By Dave	1310 W Eules Blvd	Caterer	New Business
8/24/2017	Burleson Driving Academy	1005 W Harwood Rd	Driving School	Change in Business
8/27/2017	Cinepolis	2601 Brazos Blvd	Movie Theater	New Business

Code Enforcement



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HIGH GRASS AND WEEDS



26

TRASH/LITTERING VIOLATIONS



37

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases August 2017		Cases in Aug		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	0	24	4	
	Property Maintenance	27	37	508	283	
	Minimum Housing	2	0	3	3	
	Dangerous Conditions/Structures	0	0	0	0	
	Screening Swimming Pools/Spa	0	1	12	23	
	Accessory Buildings	0	0	3	1	
	Permit Required for Sales	1	0	2	1	
	Health	Nuisance - Pools/Spas Clarity	1	2	26	26
No Food Handler Card		3	0	19	10	
Other Health Equipment Issue		39	15	94	159	
Approved Source / Labeling		20	4	47	25	
Food Contact Surfaces / Cleaning		0	2	8	17	
No Health License / Expired		0	2	13	23	
Evidence of Insect / Rodent Contamination		3	2	7	18	
No Alcohol License / Expired		0	1	11	3	
Littering and Trash	Trash/Littering	11	26	163	169	
	Junked Vehicles	16	13	97	94	
	Littering/Life Safety (24hrs)	1	2	7	13	
	High Grass and Weeds	65	118	526	406	
Water	Watering Violations	4	3	23	22	
	Nuisance Other	10	5	60	25	
Zoning Violations	Garbage Collection/Pick Up Req.	0	0	3	0	
	Solid Waste Other	3	0	14	14	
	Illegal Outdoor Storage (Non Res)	4	0	10	11	
	Illegal Outdoor Storage (Res)	8	13	116	136	
	Fences/Walls In Disrepair	8	2	53	62	
	Parking on Unpaved Surfaces	6	8	32	48	
	Street and Sidewalk Obstruction	0	9	33	44	
	Landscaping (Residential)	26	0	56	9	
	Zoning Violation (Other)	3	3	13	20	
	Signs/Billboards	4	3	228	426	
	Poss Illegal Home Occupation	1	1	7	14	
	Materials on ROW/Street	0	1	3	5	
	TOTALS		268	273	2223	2119

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		

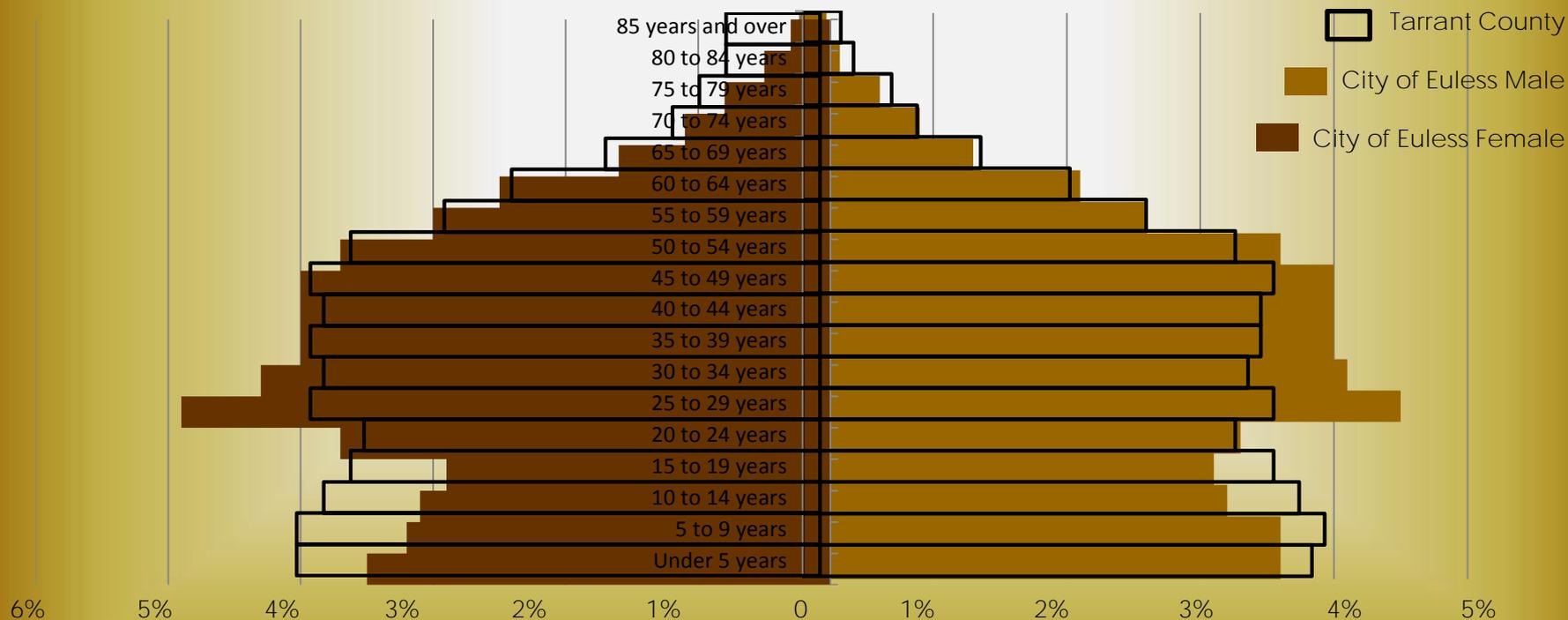
Age -

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

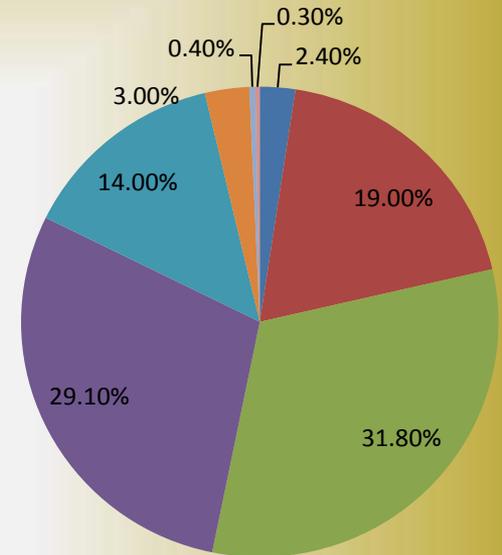
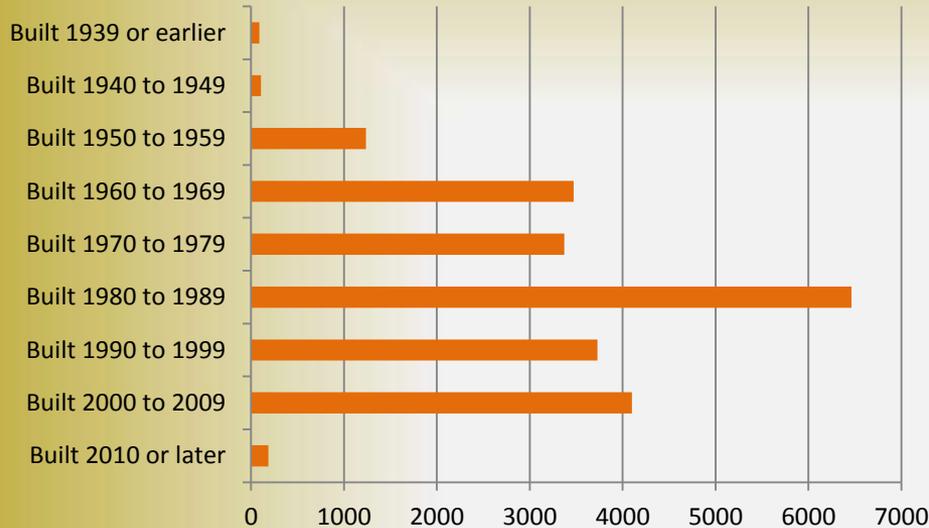
City of Euless – Age Cohort Pyramid



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

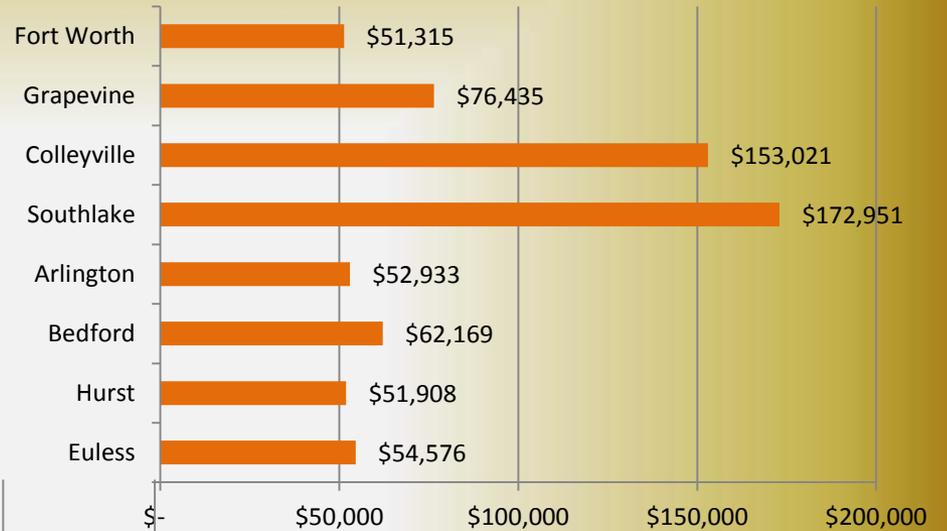
UPDATED March 2015

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

