

SEPTEMBER 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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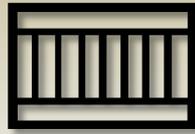
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# Residential Growth



20

NEW RESIDENTIAL PERMITS



33

NEW RESIDENTIAL FENCE PERMITS



4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$9,017,702

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits August 2017	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 09/17	2016	2017	Ave 17
New Residential Construction	8	20	152	127	\$3,839,510	\$9,017,702	\$450,885	\$62,248,299	\$53,103,361	\$418,137
Additions/Alterations	18	4	127	82	\$179,469	\$18,685	\$4,671	\$2,097,038	\$1,094,801	\$13,351
Residential Fence Permits	11	33	176	202	\$56,218	\$56,971	\$1,726	\$907,527	\$471,002	\$2,332
Total Residential Permits	37	57	455	411	\$4,075,197	\$9,093,358		\$65,252,864	\$54,669,164	

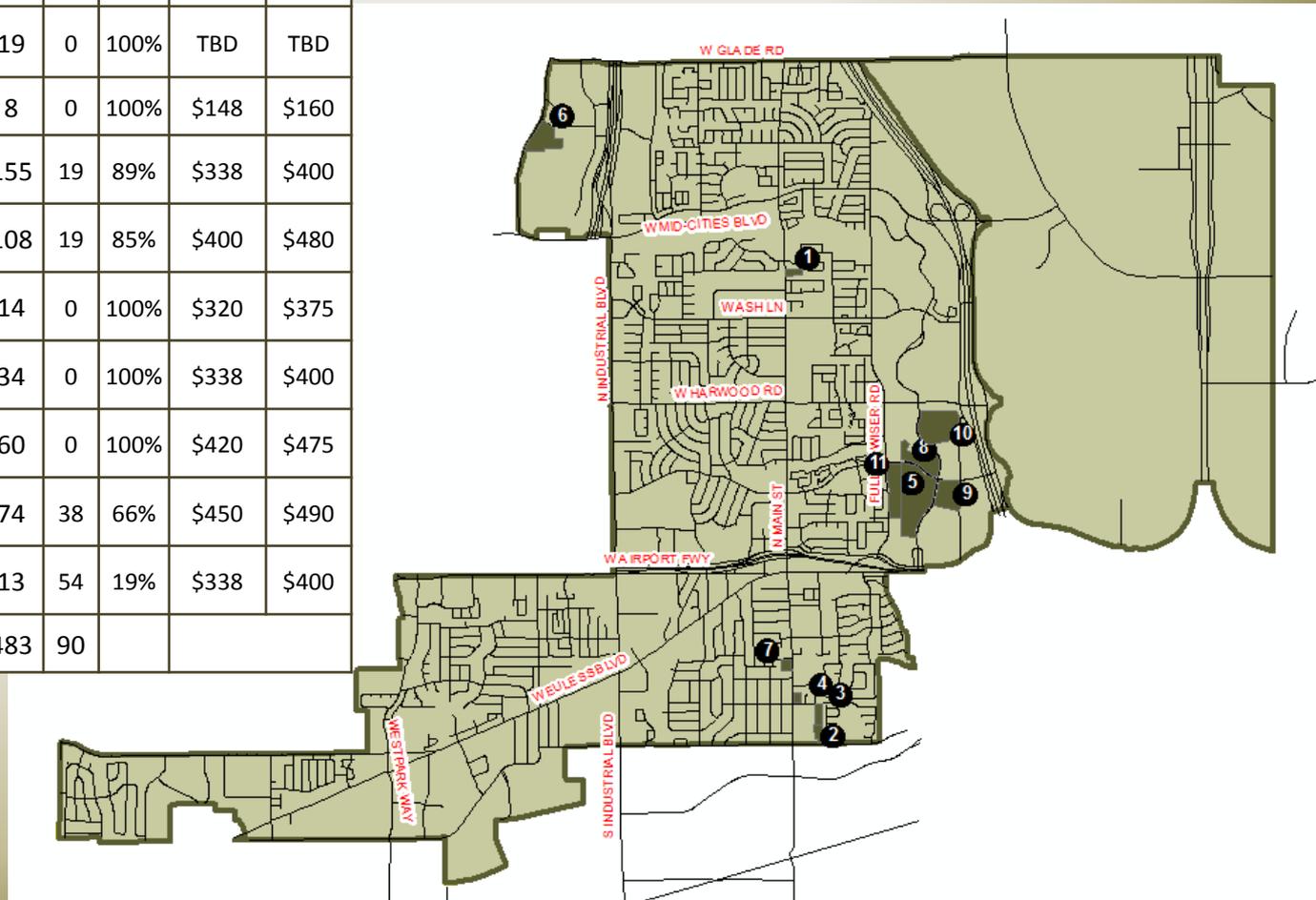
# Development Case Activity

## Development Review Cases September 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
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	10/3/2017	10/17/2017	NA
17-06-PP	First United Methodist Church	Lakewood and Ash Ln	9/1/2017	Still In Progress		
16-05-RP	JPS Replat	3500 W. Eules 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-SP	Chevron Station	211 N Main St	4/14/2017	7/11/2017	8/22/2017	9/12/2017
17-08-SP	J Lifestyle Center	Glade Parks Lifestyle Center	8/14/2017	9/26/2017	10/17/2017	10/24/2017
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
17-11-SP	Ferguson	2683 W Eules Blvd	9/25/2017	Still In Progress		
17-12-SP	Joan's Car Wash	504 N Main St	9/25/2017	Still In Progress		
17-10-SUP	Pepe's Pizza	100 W Midway	8/21/2017	9/26/2017	10/17/2017	10/24/2017
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	9/26/2017	10/17/2017	10/24/2017
17-14-SUP	Shining Paws Pet Boutique	4317 W Pipeline Rd	9/26/2017	10/03/2017	10/17/2017	10/24/2017

# Active Residential Subdivisions

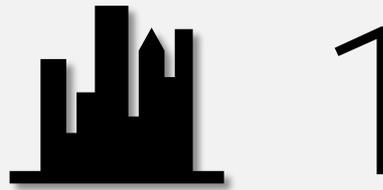
Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	\$450	\$450
2	Blue Lagoon	17	0	3	3	14	18%	\$200	\$220
3	Hearthstone	19	0	19	19	0	100%	TBD	TBD
4	Trinity Court	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	6	24	108	19	85%	\$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	0	32	74	38	66%	\$450	\$490
11	Dominion at Bear Creek V	67	13	13	13	54	19%	\$338	\$400
Totals:		640	19	124	483	90			



# Commercial Development

Commercial Permits September 2017	Permits in Sept		Permits YTD		Value in Sept		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	0	1	8	29	\$0	\$672,900	\$5,037,545	\$36,622,430
Additions/Alterations	13	5	74	49	\$240,384	\$53,100	\$12,856,496	\$6,282,492
Total Commercial Permits	13	6	82	78	\$240,384	\$726,000	\$17,894,041	\$42,904,922

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2016	2017	2016	2017
Accessory Building	2	2	15	11
Com. Electrical Permit	3	2	33	35
Res. Electrical Permit	5	3	66	57
Garage Sale	80	71	608	588
Lawn Sprinkler	25	8	165	171
Com. Mech. Permit	1	0	15	18
Res. Mech. Permit	21	9	176	182
Com. Plumbing Permit	3	7	37	64
Res. Plumbing Permit	15	10	135	114
Res. Water Heater	29	0	171	91
Roofing Permit	1	0	18	7
Sign Permit	43	15	174	151
Total Misc. Permits	228	127	1613	1489



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Commercial Permits September 2017

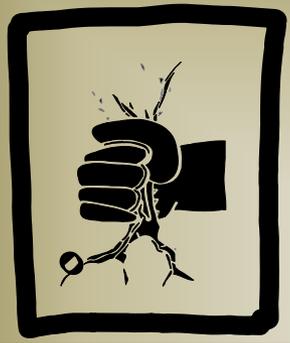
Issue Date	Address	Permit Type
9/11/2017	2521 SH 121	Building Commercial Remodel
9/15/2017	1400 N Main St	Building Commercial Remodel
9/15/2017	1220 Chisholm Trl	Building New Commercial
9/19/2017	1001 W Airport Frwy	Building Commercial Remodel
9/29/2017	901 Grange Hall Hall Dr	Building Commercial Remodel
9/29/2017	901 Grange Hall Hall Dr	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Sept	2017
New Business	6	58
Change in Ownership	2	13
Change in Address	0	4
Change in Business Name	0	6
Total	8	81

Commercial Certificates of Occupancy September 2017

Issue Date	Business Name	Address	Classification	Type
9/5/2017	Starbucks Coffee Company	2131 SH 121 #100	Restaurant	New Business
9/7/2017	Erika's Innova Salon	3260 W Eules Blvd #1	Beauty Shop	New Business
9/11/2017	Hurst Police Officer's Association	1103 Arwine Ct #300	Office	New Business
9/11/2017	Quick Food Grocery Store	820 Wilshire Dr #A	Grocery	Change in Ownership
9/11/2017	Frost Bank	2700 W Eules Blvd	Financial Institution	Change in Ownership
9/13/2017	Komal Boutique	3001 N Main St #250	Beauty Shop	New Business
9/22/2017	Spectrum Resource Group, LTD	1101 Pamela Dr	Warehouse	New Business
9/22/2017	Kava Tonga Meeting Hall	820 Wilshire Dr #D	Private Membership Club	New Business

# Code Enforcement



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HIGH GRASS AND WEEDS



42

TRASH/LITTERING VIOLATIONS



37

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases September 2017		Cases in Sep		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	0	0	24	4
	Property Maintenance	42	37	550	320
	Minimum Housing	0	0	3	3
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	12	23
	Accessory Buildings	0	0	3	1
	Permit Required for Sales	0	0	2	1
Health	Nuisance - Pools/Spas Clarity	2	0	28	26
	No Food Handler Card	4	2	23	12
	Other Health Equipment Issue	20	6	114	165
	Approved Source / Labeling	9	2	56	27
	Food Contact Surfaces / Cleaning	7	1	15	18
	No Health License / Expired	3	2	16	25
	Evidence of Insect / Rodent Contamination	2	1	9	19
Littering and Trash	No Alcohol License / Expired	0	0	11	3
	Trash/Littering	20	42	183	211
	Junked Vehicles	10	7	107	101
	Littering/Life Safety (24hrs)	3	0	10	13
Water	High Grass and Weeds	112	30	638	436
	Watering Violations	2	8	25	30
Zoning Violations	Nuisance Other	3	4	63	29
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	10	1	24	15
	Illegal Outdoor Storage (Non Res)	2	1	12	12
	Illegal Outdoor Storage (Res)	10	16	126	152
	Fences/Walls In Disrepair	4	4	57	66
	Parking on Unpaved Surfaces	4	6	36	54
	Street and Sidewalk Obstruction	2	3	35	47
	Landscaping (Residential)	0	10	56	19
	Zoning Violation (Other)	9	0	22	20
	Signs/Billboards	4	3	232	429
	Poss Illegal Home Occupation	5	1	12	15
Materials on ROW/Street	0	1	3	6	
TOTALS		289	188	2512	2307

# 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		

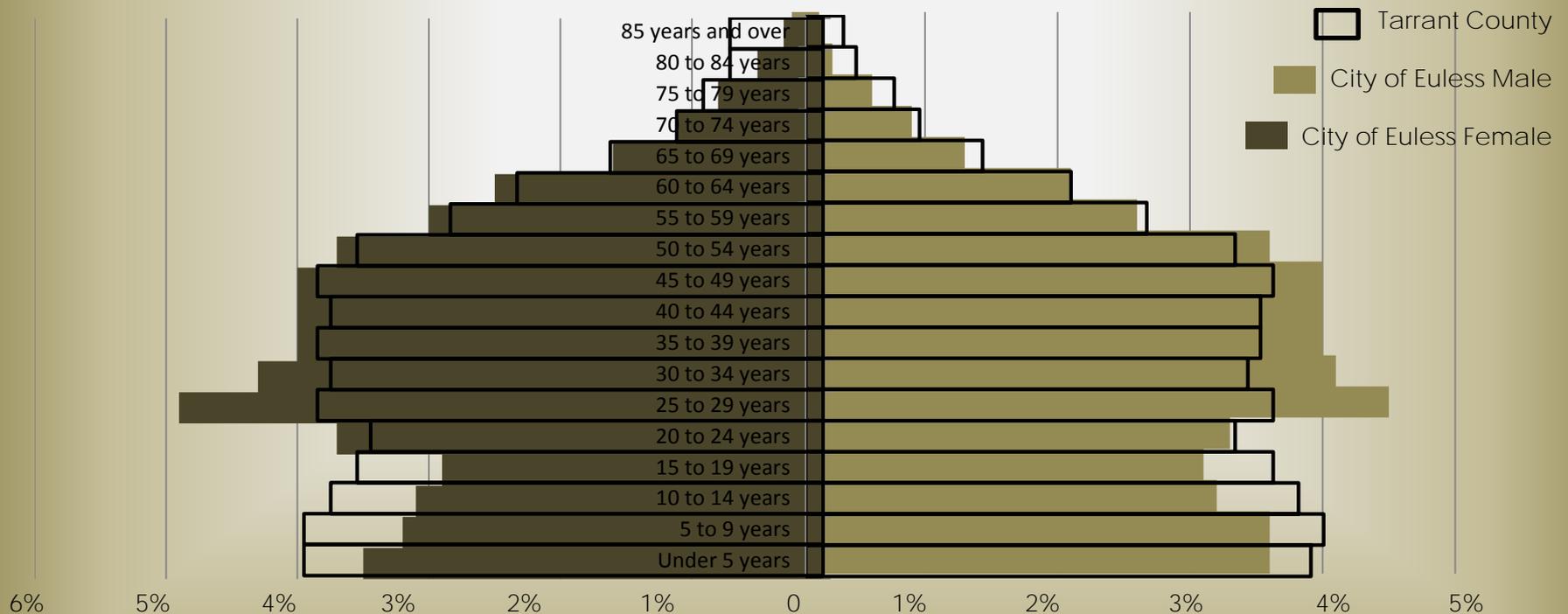
## Age -

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

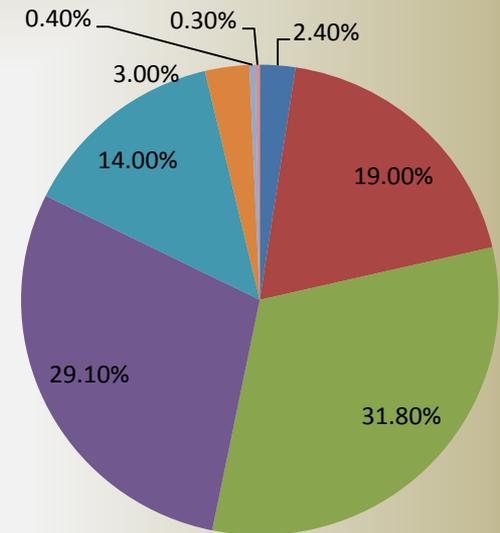
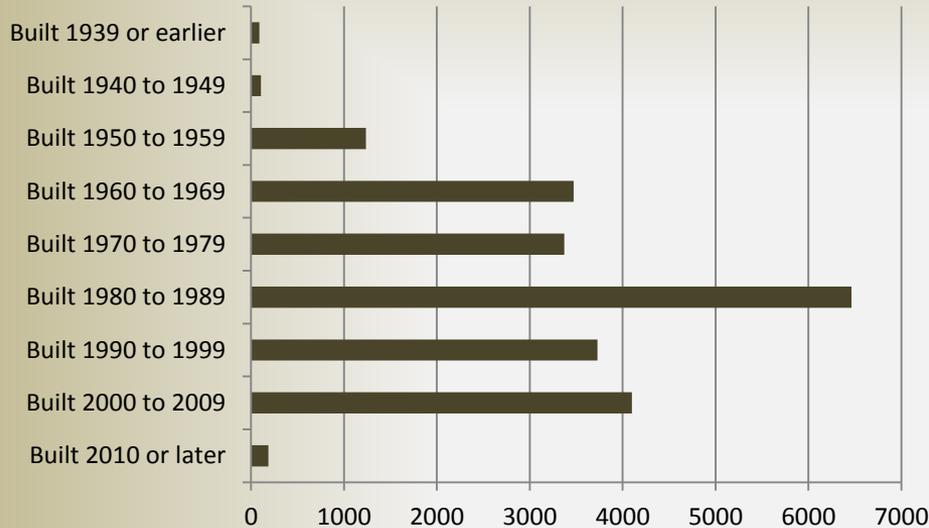
### City of Euless – Age Cohort Pyramid



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

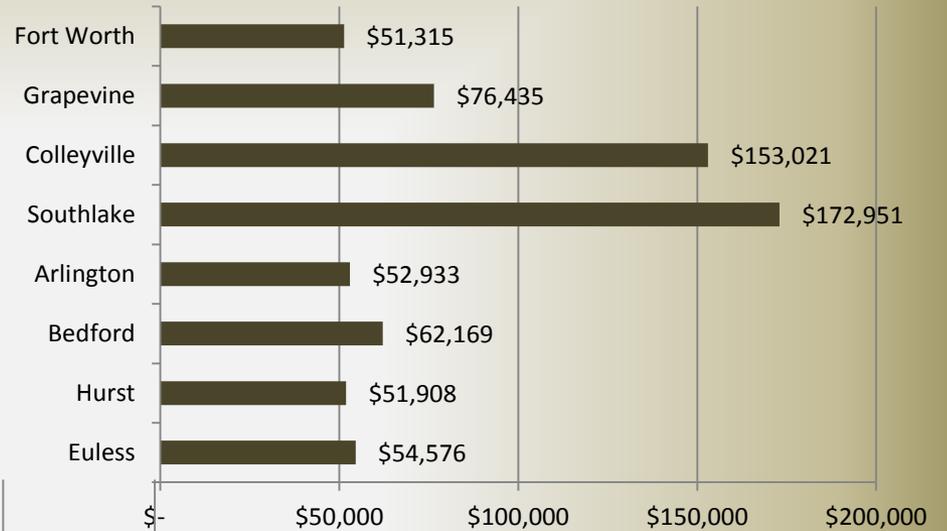
UPDATED March 2015

# 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

