

OCTOBER 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

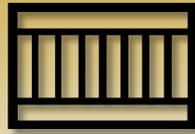
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



19

NEW RESIDENTIAL PERMITS



11

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$8,568,027

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits October 2017	Permits in Oct		Permits YTD		Value in Oct			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 10/17	2016	2017	Ave 17
New Residential Construction	12	19	164	146	\$5,500,361	\$8,568,027	\$450,949	\$67,748,660	\$61,671,388	\$422,407
Additions/Alterations	14	5	141	87	\$179,222	\$55,150	\$11,030	\$2,276,260	\$1,149,951	\$13,218
Residential Fence Permits	44	11	220	213	\$73,146	\$67,020	\$6,093	\$980,673	\$538,022	\$2,526
Total Residential Permits	70	35	525	446	\$5,752,729	\$8,690,197		\$71,005,593	\$63,359,361	

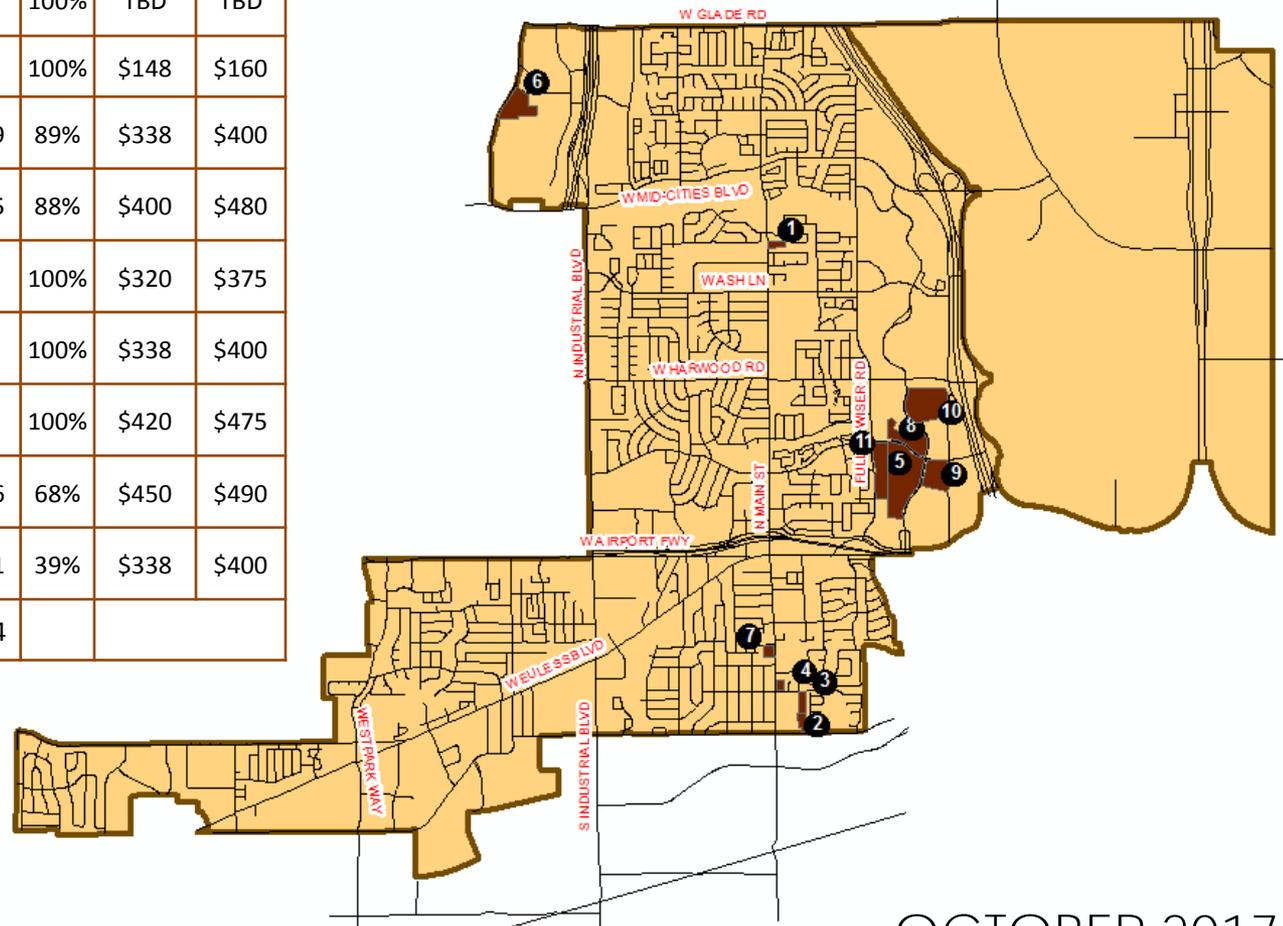
Development Case Activity

Development Review Cases October 2017

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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	10/31/2017	11/3/2017	NA
17-07-PP	Bear Creek Plaza	Harwood and Bear Creek Pkwy	10/14/2017	11/14/2017	11/21/2017	NA
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		
17-08-SP	J Lifestyle Center	Glade Parks Lifestyle Center	8/14/2017	9/26/2017	10/17/2017	10/24/2017
17-06-FP	Oak Crest Estates	Cullum Drive at E. Eules Blvd	10/01/2017	Still in Progress		
17-07-FP	Preservice at Bear Creek	901 Grange Hall Drive	10/01/2017	Still in Progress		
17-08-FP	Founders Parc	S Industrial at W Eules Blvd	10/14/2017	Still in Progress		
17-09-SP	Harwood at 360	Harwood at 360	8/28/2017	Still in Progress		
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	10/31/2017	11/3/2017	11/28/2017
17-13-SP	Bear Creek Plaza	Harwood and Bear Creek Pkwy	10/14/2017	11/14/2017	11/21/2017	12/12/2017
17-14-SP	SPD Contractors	Heather Drive at S. Pipeline Rd	10/27/2017	Still in Progress		
17-15-SP	Glade Parks Phase II	2900 Rio Grande Blvd	10/31/2017	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	11/14/2017	11/21/2017	12/12/2017
17-12-SUP	First United Methodist Church	Lakewood and Ash Ln	9/1/2017	10/31/2017	11/3/2017	11/28/2017
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
17-15-SUP	Hwy 10 Tire Shop	116 W Eules Blvd	10/31/2017	11/3/2017	11/21/2017	12/12/2017

Active Residential Subdivisions

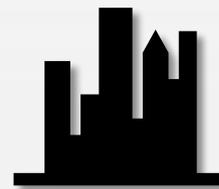
Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Griffith Parc	8	0	1	8	0	100%	\$450	\$450
2	Blue Lagoon	17	0	3	3	14	18%	\$200	\$220
3	Hearthstone	19	0	19	19	0	100%	TBD	TBD
4	Trinity Court	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	4	28	112	15	88%	\$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	2	34	76	36	68%	\$450	\$490
11	Dominion at Bear Creek V	67	13	26	26	41	39%	\$338	\$400
Totals:		640	19	143	489	84			



Commercial Development

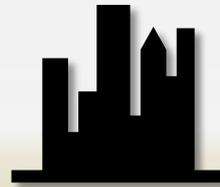
Commercial Permits October 2017	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	0	19	8	48	\$0	\$86,647,835	\$5,037,545	\$123,270,265
Additions/Alterations	9	10	83	59	\$366,217	\$1,115,586	\$13,222,713	\$7,398,078
Total Commercial Permits	9	29	91	107	\$366,217	\$87,763,421	\$18,260,258	\$130,668,343

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2016	2017	2016	2017
Accessory Building	2	2	17	13
Com. Electrical Permit	5	5	38	40
Res. Electrical Permit	5	8	71	65
Garage Sale	150	53	758	641
Lawn Sprinkler	24	14	189	185
Com. Mech. Permit	1	1	16	19
Res. Mech. Permit	18	12	194	194
Com. Plumbing Permit	6	6	43	70
Res. Plumbing Permit	11	12	146	126
Res. Water Heater	15	0	186	91
Roofing Permit	0	1	18	8
Sign Permit	5	10	179	161
Total Misc. Permits	242	124	1855	1613



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NEW COMMERCIAL PERMITS



\$86,647,835

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits October 2017

Issue Date	Address	Permit Type
10/3/2017	2100 Heritage Ave Bldg 1	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 2	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 3	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 4	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 5	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 6	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 7	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 8	Building New Commercial
10/3/2017	2100 Heritage Ave Bldg 9	Building New Commercial
10/4/2017	3200 W Eules Blvd	Building New Commercial
10/4/2017	2700 S Pipeline Rd W #200	Building New Commercial
10/6/2017	901 Grange Hall Dr Bldg 1	Building New Commercial
10/6/2017	901 Grange Hall Dr Bldg 2	Building New Commercial
10/6/2017	901 Grange Hall Dr Bldg 3	Building New Commercial
10/6/2017	901 Grange Hall Dr Bldg 4	Building New Commercial
10/6/2017	901 Grange Hall Dr Bldg 5	Building New Commercial
10/6/2017	901 Grange Hall Dr Maint Bldg	Building New Commercial
10/10/2017	208 Nutmeg Ln	Building Commercial Remodel
10/19/2017	1010 Pamela Dr	Building Commercial Remodel
10/23/2017	431 W Airport Frwy	Building Commercial Remodel
10/25/2017	2350 SH 121	Building New Commercial
10/30/2017	1400 N Main St	Building Commercial Remodel
10/30/2017	2131 SH 121 #300	Building Commercial Remodel
10/30/2017	2710 N Main St	Building Commercial Remodel
10/30/2017	1400 N Main St	Building Commercial Remodel
10/31/2017	100 S Ector Dr #100	Building Commercial Remodel
10/31/2017	100 S Ector DRr #300	Building Commercial Remodel
10/31/2017	305 W Eules Blvd #100	Building Commercial Remodel

Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	Oct	2017
New Business	10	68
Change in Ownership	1	14
Change in Address	1	5
Change in Business Name	0	6
Total	12	93

Commercial Certificates of Occupancy October 2017				
Issue Date	Business Name	Address	Classification	Type
10/4/2017	Texas Watch Company	801 S Industrial Blvd #400	Watch Repair	New Business
10/4/2017	Japan Express	2750 SH 121 #700	Restaurant	New Business
10/4/2017	North Texas Event Center	100 E Midway Dr	Recreational	New Business
10/4/2017	Advanced Digital Solutions, LP	1401 Royal Pkwy #C	Warehouse	New Business
10/4/2017	On Line Outlets LLC	400 S industrial Blvd #225	Office	New Business
10/13/2017	Outback Steakhouse	2601 SH 121	Restaurant	New Business
10/17/2017	Spectrum Resource Group, LTD	1101 Pamela Dr	Office	New Business
10/17/2017	Ronparco	1606 W Eules	Office	Change in Address
10/18/2017	Domino's Training Facility	4307 W Pipeline Rd #100	Office	New Business
10/18/2017	Advance Auto Parts	603 W Eules Blvd	Auto Parts	New Business
10/25/2017	CDC of the Southwest	610 S Industrial Blvd #120	Office	New Business
10/27/2017	Denny's #7881	1015 W Airport Frwy	Restaurant	Change in Ownership

Code Enforcement



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HIGH GRASS AND WEEDS



50

TRASH/LITTERING VIOLATIONS



48

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases - October 2017		Cases in Oct		YTD	
Case Type	Common Violation	2016	2017	2016	2017
Building Cases	No Building Permit	3	0	5	2
	Plumbing Violation	0	0	0	3
	Electrical Violation	0	0	24	4
	Property Maintenance	27	48	577	368
	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	6	0	34	26
	No Food Handler Card	1	2	24	14
	Other Health Equipment Issue	11	14	125	179
	Approved Source / Labeling	1	58	57	85
	Food Contact Surfaces / Cleaning	4	6	19	24
	No Health License / Expired	0	2	16	27
	Evidence of Insect / Rodent Contamination	0	4	9	23
	No Alcohol License / Expired	0	0	11	3
Littering and Trash	Trash/Littering	23	50	206	261
	Junked Vehicles	1	4	108	105
	Littering/Life Safety (24hrs)	0	0	10	13
	High Grass and Weeds	27	18	665	454
Water	Watering Violations	8	0	33	30
Zoning Violations	Nuisance Other	7	3	70	32
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	1	0	25	15
	Illegal Outdoor Storage (Non Res)	2	1	14	13
	Illegal Outdoor Storage (Res)	6	15	132	167
	Fences/Walls In Disrepair	5	1	62	67
	Parking on Unpaved Surfaces	2	3	38	57
	Street and Sidewalk Obstruction	5	7	40	54
	Landscaping (Residential)	23	7	79	26
	Zoning Violation (Other)	4	5	26	25
	Signs/Billboards	15	0	247	429
	Poss Illegal Home Occupation	0	1	12	16
	Materials on ROW/Street	1	0	4	6
TOTALS		183	249	2695	2556

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		

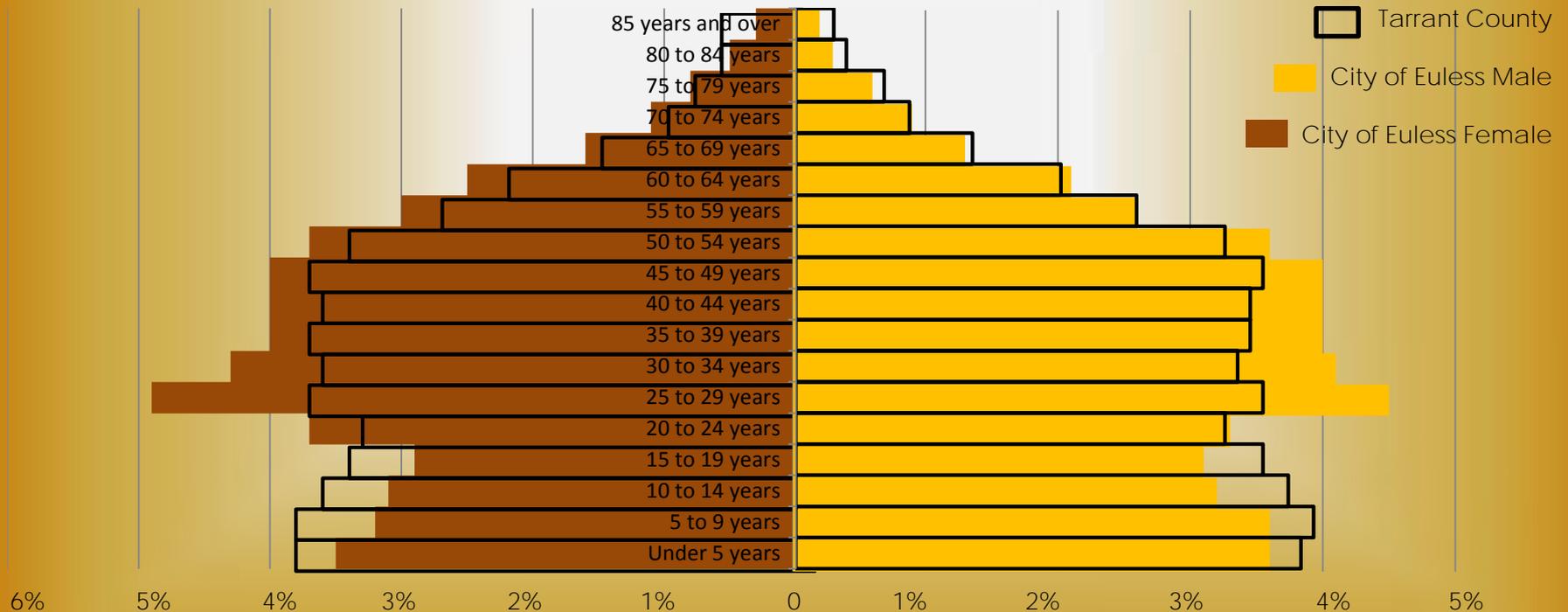
Demographics and Data

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.

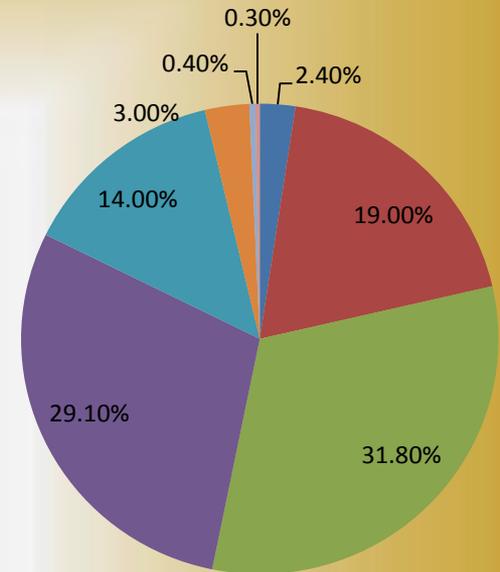
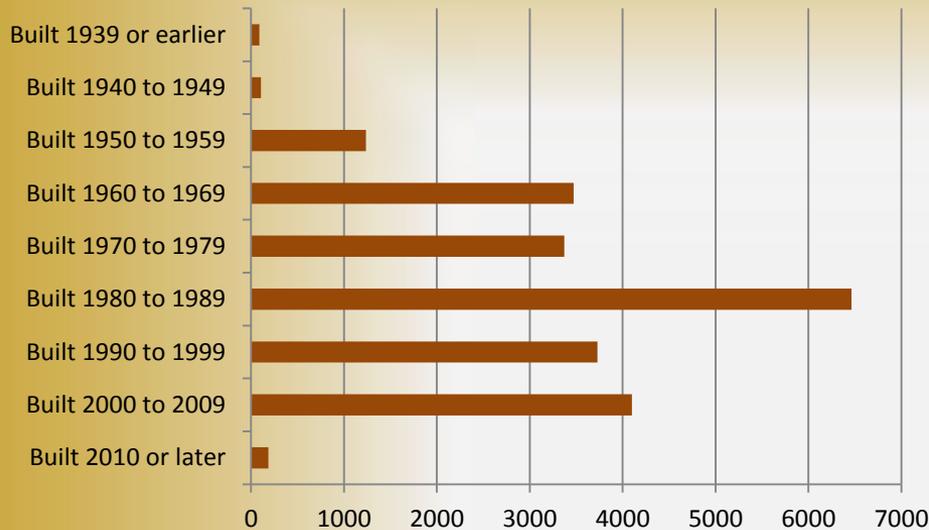
City of Euless – Age Cohort Pyramid



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

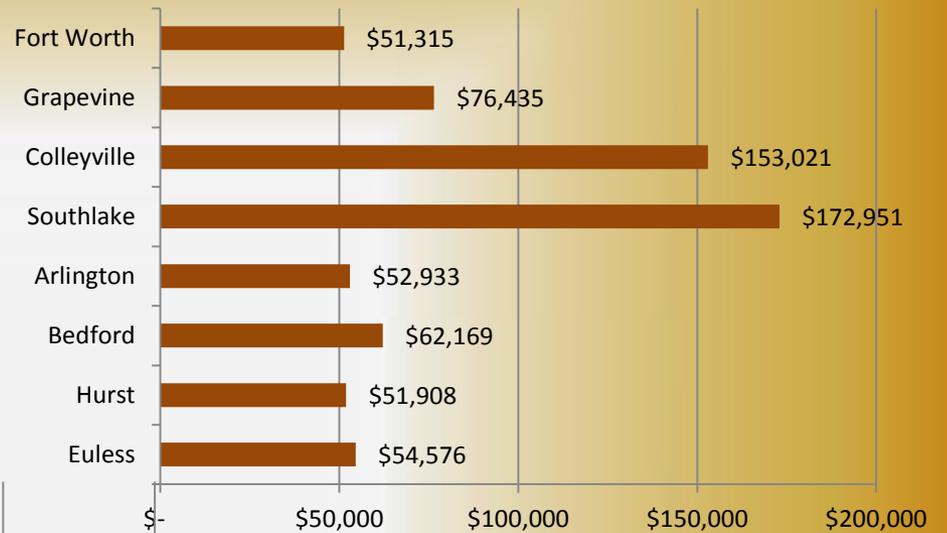
UPDATED March 2015

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

