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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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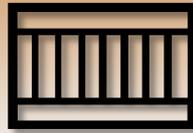
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# Residential Growth



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NEW RESIDENTIAL PERMITS



4

NEW RESIDENTIAL FENCE PERMITS



7

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,531,922

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits November 2017	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2016	2017	2016	2017	2016	2017	Ave 11/17	2016	2017	Ave 17
New Residential Construction	1	5	165	151	\$357,990	\$2,531,922	\$506,384	\$68,106,650	\$64,203,310	\$425,187
Additions/Alterations	12	7	153	94	\$114,163	\$138,025	\$19,718	\$2,390,423	\$1,287,976	\$13,702
Residential Fence Permits	2	4	222	217	\$8,000	\$3,982	\$996	\$988,673	\$542,004	\$2,498
Total Residential Permits	15	16	540	462	\$480,153	\$2,673,929		\$71,485,746	\$66,033,290	

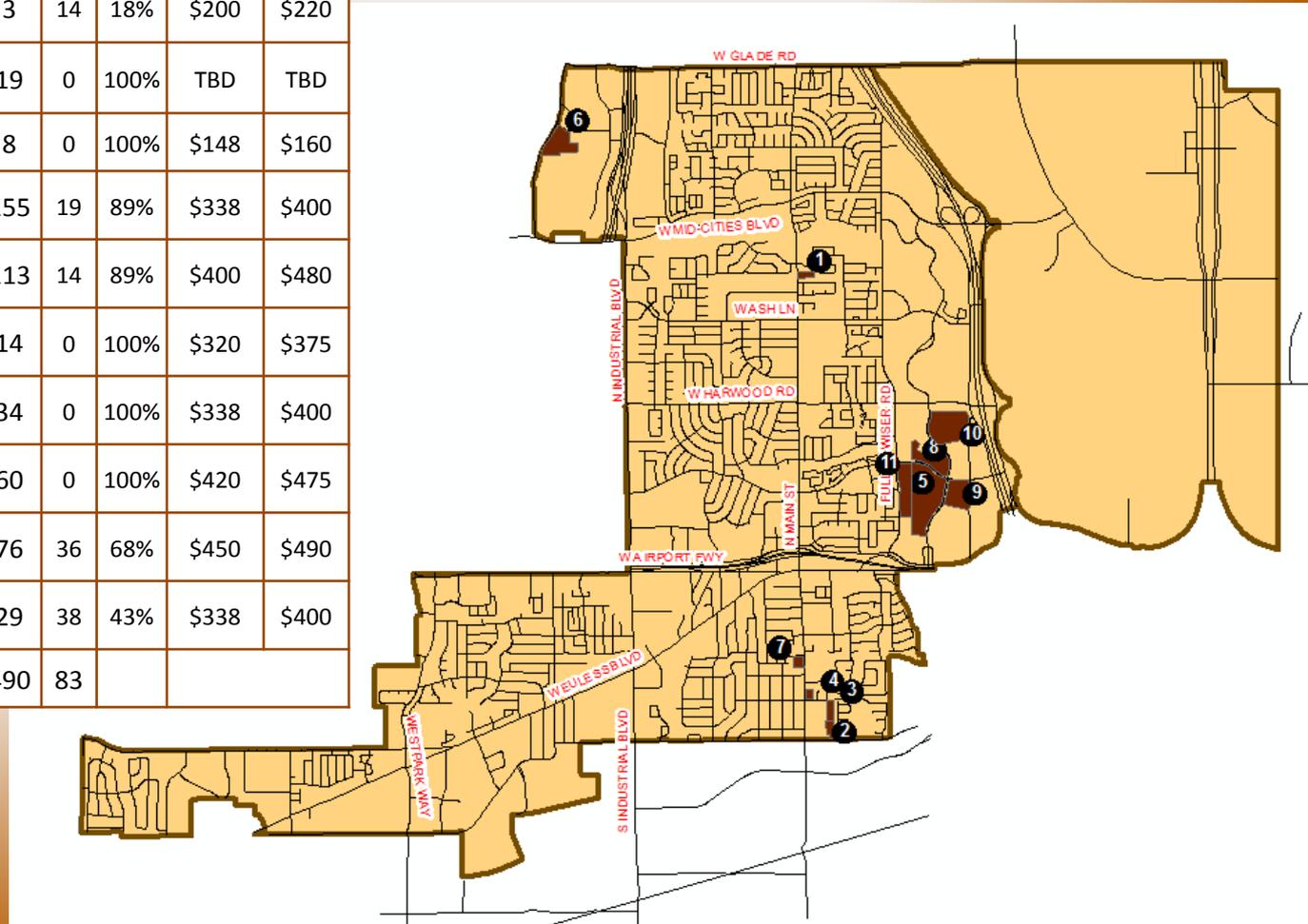
# Development Case Activity

## Development Review Cases November 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	11/28/2017	12/5/2017	NA
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		
17-03-RP	Heather Dr.	Heather Drive at S. Pipeline Rd	5/23/2017	Still in Progress		
17-05-RP	Glade Parks Lifestyle	Block K Glade Parks	11/01/2017	11/28/2017	12/05/2017	NA
17-06-FP	Oak Crest Estates	Cullum Drive at E. Eules Blvd	10/01/2017	Still in Progress		
17-07-FP	Preserve at Bear Creek II	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		
17-16-SP	Motel 6	110 W Airport Freeway	11/10/2017	Still In Progress		
17-17-SP	L&D Distributing	1400 Block Westpark Way	12/04/2017	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
17-15-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	Nov 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	29	113	14	89%	\$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	34	76	36	68%	\$450	\$490
11	Dominion at Bear Creek V	67	3	29	29	38	43%	\$338	\$400
Totals:		640	4	147	490	83			



# Commercial Development

Commercial Permits November 2017	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2016	2017	2016	2017	2016	2017	2016	2017
New Commercial Construction	1	0	9	48	\$0	\$0	\$5,037,545	\$123,270,265
Additions/Alterations	11	4	94	63	\$8,907,754	\$165,815	\$22,130,467	\$7,563,893
Total Commercial Permits	12	4	103	111	\$8,907,754	\$165,815	\$27,168,012	\$130,834,158

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2016	2017	2016	2017
Accessory Building	0	0	17	13
Com. Electrical Permit	3	3	41	43
Res. Electrical Permit	7	3	78	68
Garage Sale	55	60	813	701
Lawn Sprinkler	23	7	212	192
Com. Mech. Permit	0	1	16	20
Res. Mech. Permit	10	16	204	210
Com. Plumbing Permit	4	10	47	80
Res. Plumbing Permit	17	11	163	137
Res. Water Heater	17	0	203	91
Roofing Permit	0	0	18	8
Sign Permit	8	14	187	175
Total Misc. Permits	144	125	1999	1738



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Commercial Permits November 2017

Issue Date	Address	Permit Type
11/1/2017	305 W Eules Blvd #100	Building Commercial Remodel
11/9/2017	300 Midway Drive	Building Commercial Remodel
11/15/2017	1350 N Main St	Building Commercial Remodel
11/17/2017	306 Martha St	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Nov	2017
New Business	11	76
Change in Ownership	0	14
Change in Address	1	6
Change in Business Name	0	6
Total	12	102

Commercial Certificates of Occupancy November 2017

Issue Date	Business Name	Address	Classification	Type
11/2/2017	Frost Bank	350 Westpark Way #202	Bank	New Business
11/7/2017	Me Time Beauty Lounge	414 N Main St #214	Beauty Shop	New Business
11/7/2017	Zinkwerks	1118 S Airport Cir #110	Auto Repair	New Business
11/7/2017	Shining Paws Pet Boutique and Spa	4317 W Pipeline Rd	Dog Grooming	New Business
11/7/2017	LLR Addicts	1101 Arwine Ct #101	Office	New Business
11/7/2017	McNeil & Meyers Management Group	610 S Industrial Blvd #220	Office	New Business
11/9/2017	Riverwalk Financial Corp	1601 W Airport Frwy #200	Office	New Business
11/9/2017	McArthur Medical Center PLLC	313 Westpark Way	Medical Office	New Business
11/9/2017	AC Lady Inc	1118 S Airport Cir #140	Office	Change in Address
11/2/2017	Frost Bank	350 Westpark Way #202	Bank	New Business
11/7/2017	Me Time Beauty Lounge	414 N Main St #214	Beauty Shop	New Business
11/7/2017	Zinkwerks	1118 S Airport Cir #110	Auto Repair	New Business

# Code Enforcement



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



24

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases November 2017		Cases in Nov		YTD	
Case Type	Common Violation	2016	2017	2016	2017
Building Cases	No Building Permit	0	0	5	2
	Plumbing Violation	0	1	0	4
	Electrical Violation	0	0	24	4
	Property Maintenance	15	24	592	392
	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	36	26
	No Food Handler Card	1	2	25	16
	Other Health Equipment Issue	21	25	146	204
	Approved Source / Labeling	11	43	68	128
	Food Contact Surfaces / Cleaning	1	2	20	26
	No Health License / Expired	1	1	17	28
	Evidence of Insect / Rodent Contamination	0	5	9	28
	No Alcohol License / Expired	0	0	11	3
Littering and Trash	Trash/Littering	12	15	218	276
	Junked Vehicles	8	9	116	114
	Littering/Life Safety (24hrs)	0	0	10	13
	High Grass and Weeds	20	2	685	456
Water	Watering Violations	1	0	34	30
Zoning Violations	Nuisance Other	7	1	77	33
	Garbage Collection/Pick Up Req.	0	0	3	0
	Solid Waste Other	0	1	25	16
	Illegal Outdoor Storage (Non Res)	1	1	15	14
	Illegal Outdoor Storage (Res)	11	6	143	173
	Fences/Walls In Disrepair	5	4	67	71
	Parking on Unpaved Surfaces	4	2	42	59
	Street and Sidewalk Obstruction	5	4	45	58
	Landscaping (Residential)	13	0	92	26
	Zoning Violation (Other)	2	2	28	27
	Signs/Billboards	1	8	248	437
	Poss Illegal Home Occupation	2	0	14	16
Materials on ROW/Street	0	0	4	6	
TOTALS		144	158	2839	2714

# 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 amphitheaters; 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		

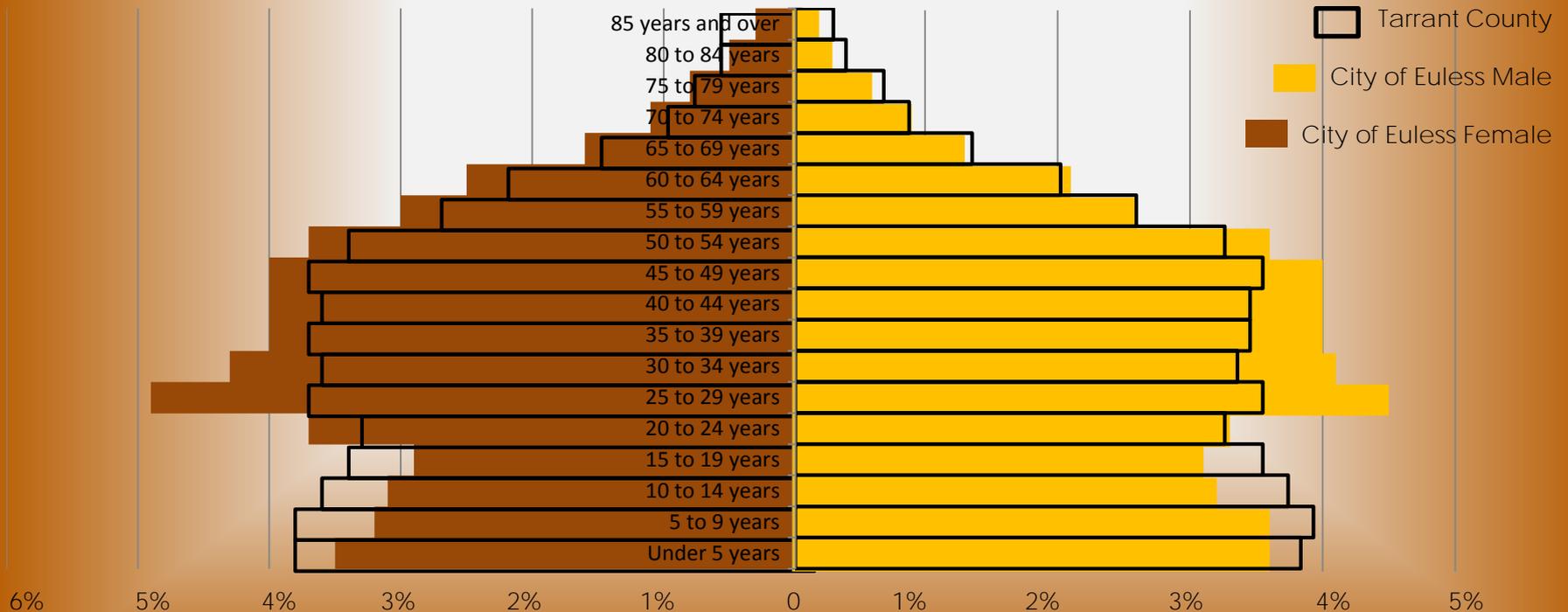
## Age -

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

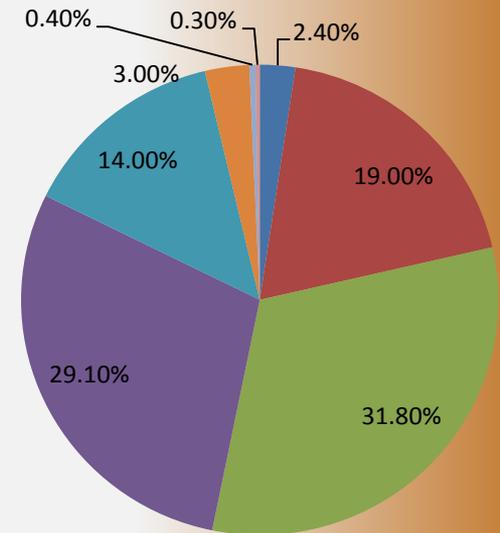
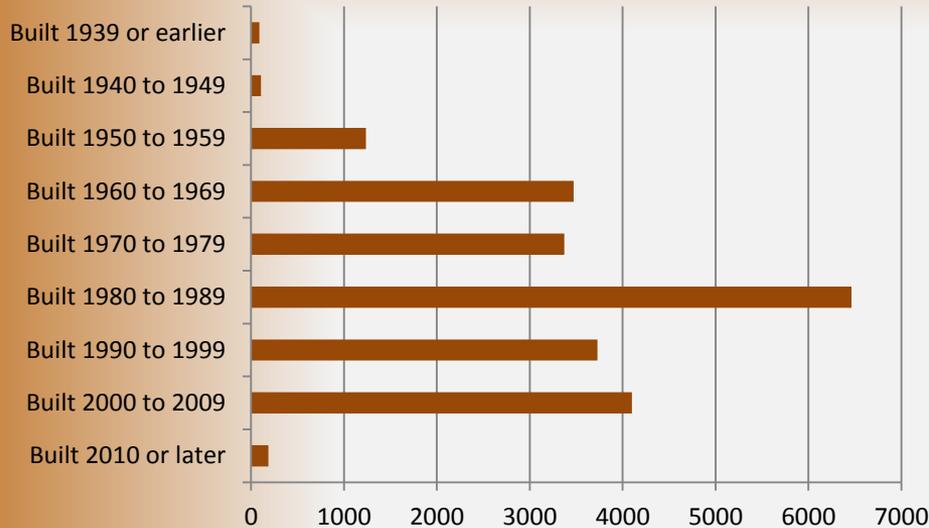
City of Euless – Age Cohort Pyramid



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

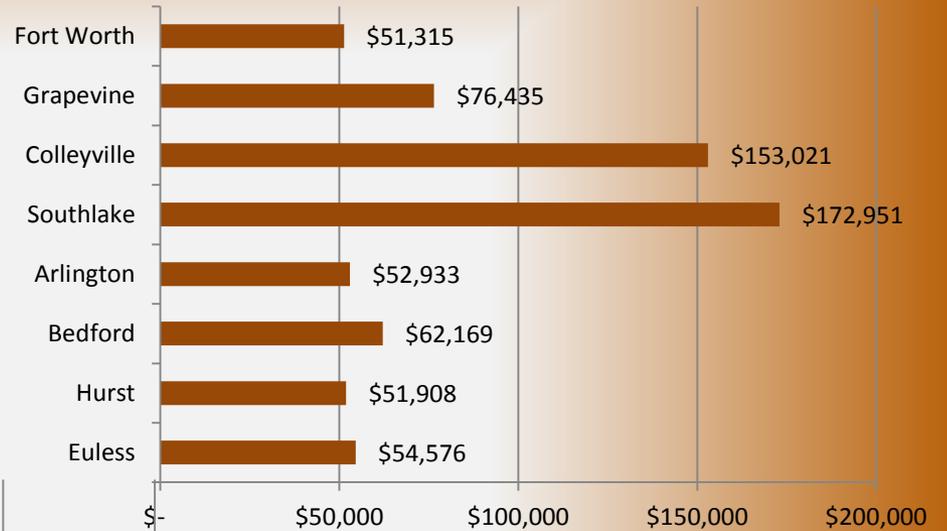
UPDATED March 2015

# 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

