EULESS DEVELOPMENT REPORT

JANUARY 2018

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Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless 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

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Residential Growth

21

NEW RESIDENTIAL PERMITS

6

NEW RESIDENTIAL FENCE PERMITS

4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

$8,858,483

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

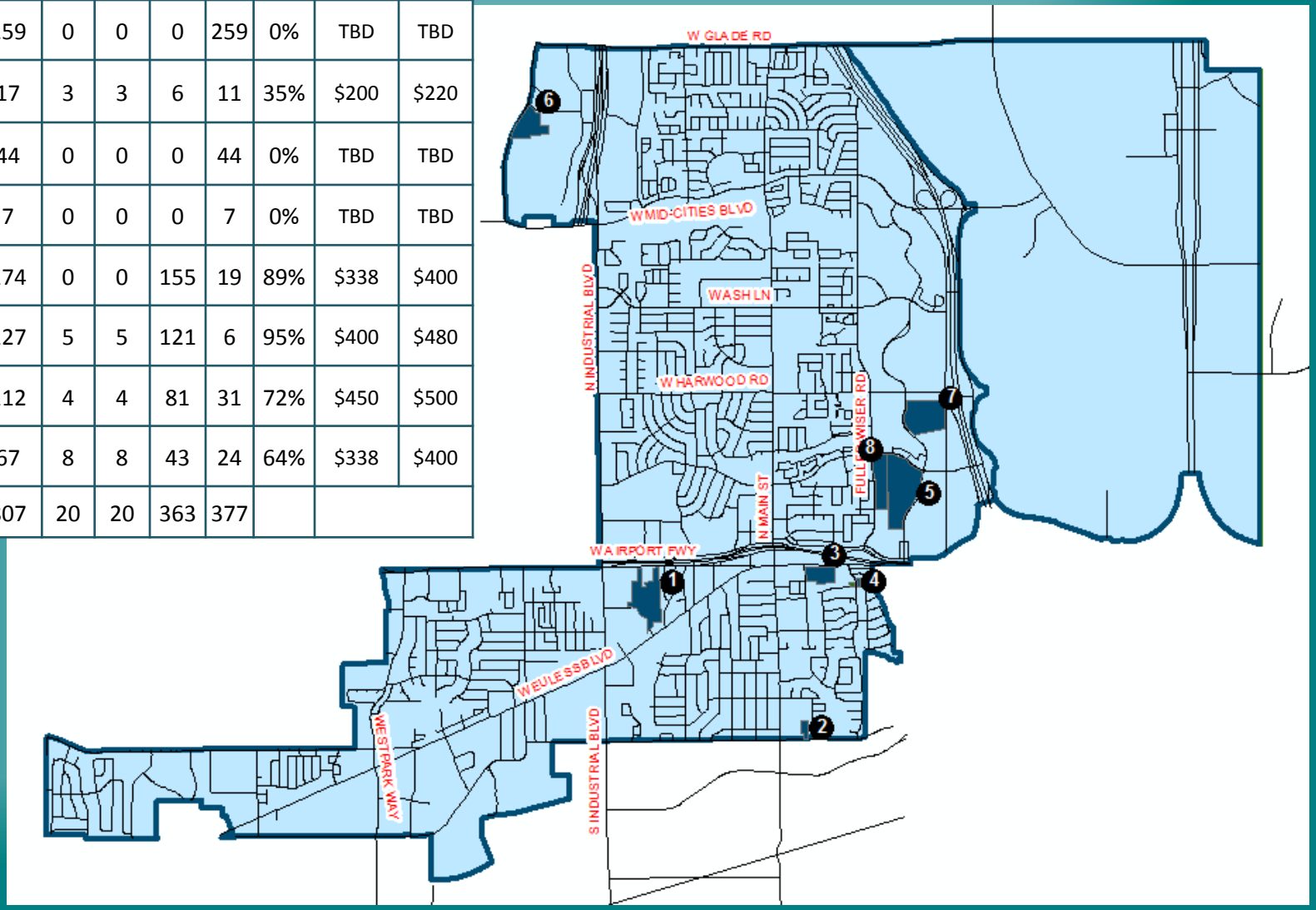
Residential Permits January 2018	Permits in Jan		Permits YTD		Value in Jan			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 01/18	2017	2018	Ave 18
New Residential Construction	15	21	15	21	$6,151,409	$8,858,483	$421,832.52	$6,151,409	$8,858,483	$421,833
Additions/Alterations	19	4	19	4	$178,822	$7,300	$1,825.00	$178,822	$7,300	$1,825
Residential Fence Permits	23	6	23	6	$235,280	$72,275	$12,045.83	$235,280	$72,275	$12,046
Total Residential Permits	57	31	57	31	$6,565,511	$8,938,058		$6,565,511	$8,938,058	

Development Case Activity

Development Review Cases January 2018						
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	1/30/2018	2/6/2018	NA
16-05-RP	JPS Replat	3500 W. Euless Blvd	12/20/2016	Still in Progress		
17-03-RP	Heather Dr.	Heather Drive at S. Pipeline Rd	5/23/2017	Still in Progress		
17-06-FP	Oak Crest Estates	Cullum Drive at E. Euless 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 Euless Blvd	10/14/2017	Still in Progress		
17-09-FP	Oak Crest Estates PH 2	Dickey Drive at E Alexander	12/19/2017	Still in Progress		
17-09-SP	Harwood at 360	Harwood at 360	8/28/2017	Still in Progress		
17-11-SP	Ferguson	2683 W Euless Blvd	9/25/2017	12/12/2017	12/19/2017	01/09/2018
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		
17-11-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	TBD
17-15-SUP	Hwy 10 Tire Shop	116 W Euless Blvd	10/31/2017	11/3/2017	11/21/2017	12/12/2017

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price (In Thousands)	Ave Permit Value (In Thousands)
1	Founders Parc	259	0	0	0	259	0%	TBD	TBD
2	Blue Lagoon	17	3	3	6	11	35%	$200	$220
3	Oak Crest Estates	44	0	0	0	44	0%	TBD	TBD
4	Oak Crest Estates PH 2	7	0	0	0	7	0%	TBD	TBD
5	Dominion at Bear Creek	174	0	0	155	19	89%	$338	$400
6	Glade Parks Residential	127	5	5	121	6	95%	$400	$480
7	Estates at Bear Creek	112	4	4	81	31	72%	$450	$500
8	Dominion at Bear Creek V	67	8	8	43	24	64%	$338	$400
Totals:		807	20	20	363	377			



Commercial Development

Commercial Permits January 2018	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	5	3	5	3	$9,840,000	$2,800,000	$9,840,000	$2,800,000
Additions/Alterations	7	4	7	4	$490,000	$1,360,956	$490,000	$1,360,956
Total Commercial Permits	12	7	12	7	$10,330,000	$4,160,956	$10,330,000	$4,160,956

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2017	2018	2017	2018
Accessory Building	1	0	1	0
Com. Electrical Permit	6	2	6	2
Res. Electrical Permit	6	7	6	7
Garage Sale	17	9	17	9
Lawn Sprinkler	20	15	20	15
Com. Mech. Permit	0	3	0	3
Res. Mech. Permit	8	18	8	18
Com. Plumbing Permit	5	5	5	5
Res. Plumbing Permit	12	22	12	22
Res. Water Heater	24	0	24	0
Roofing Permit	3	1	3	1
Sign Permit	9	17	9	17
Total Misc. Permits	111	99	111	99

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NEW COMMERCIAL PERMITS

$2,800,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits January 2018		
Issue Date	Address	Permit Type
1/4/2018	2501 N Main St #130	Building Commercial Remodel
1/17/2018	708 N Industrial Blvd	Building New Commercial
1/19/2018	1200 Chilsholm Trl #100	Building New Commercial
1/26/2018	918 E Harwood Rd	Building New Commercial
1/29/2018	310 Himes Dr	Building Commercial Remodel
1/31/2018	1211 Chisholm Trl	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Jan	2018
New Business	9	9
Change in Ownership	0	0
Change in Address	0	0
Change in Business Name	0	0
Total	9	9

Commercial Certificates of Occupancy January 2018				
Issue Date	Business Name	Address	Classification	Type
1/5/2018	The Joint Chiropractic	2131 SH 121 #100	Medical	New Business
1/5/2018	Nurse Aid Education	1001 W Euless Blvd #241	Office	New Business
1/5/2018	Global Electronic	1010 Pamela Dr	Warehouse	New Business
1/5/2018	Texas Sterling Construction	1441 W Airport Frwy #325	Office	New Business
1/5/2018	Texas Sterling Construction	14411 W Airport Frwy #350	Office	New Business
1/9/2018	Rock N Icehouse	1301 W Glade Rd #119	Restaurant	New Business
1/10/2018	Claims Consulting Services Inc	722 W Euless Blvd	Office	New Business
1/19/2018	Don Wilson	1101 Royal Pkwy #107	Office	New Business
1/19/2018	MA J Tax Service	3002 W Euless Blvd	Tax Service	New Business

Code Enforcement

1

HIGH GRASS AND WEEDS

6

TRASH/LITTERING VIOLATIONS

99

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases January 2018		Cases in Jan		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	0	1	0
	Electrical Violation	2	2	2	2
	Property Maintenance	34	99	34	99
	Minimum Housing	3	0	3	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	1	0	1	0
	No Food Handler Card	0	1	0	1
	Other Health Equipment Issue	18	22	18	22
	Approved Source / Labeling	2	4	2	4
	Food Contact Surfaces / Cleaning	3	3	3	3
	No Health License / Expired	2	1	2	1
	Evidence of Insect / Rodent Contamination	2	3	2	3
	No Alcohol License / Expired	0	1	0	1
Littering and Trash	Trash/Littering	13	6	13	6
	Junked Vehicles	8	4	8	4
	Littering/Life Safety (24hrs)	1	0	1	0
	High Grass and Weeds	0	1	0	1
Water	Watering Violations	0	1	0	1
Zoning Violations	Nuisance Other	3	4	3	4
	Garbage Collection/Pick Up Req.	0	0	0	0
	Solid Waste Other	1	6	1	6
	Illegal Outdoor Storage (Non Res)	3	1	3	1
	Illegal Outdoor Storage (Res)	13	3	13	3
	Fences/Walls In Disrepair	10	3	10	3
	Parking on Unpaved Surfaces	3	5	3	5
	Street and Sidewalk Obstruction	10	3	10	3
	Landscaping (Residential	1	0	1	0
	Zoning Violation (Other)	1	1	1	1
	Signs/Billboards	1	1	1	1
	Poss Illegal Home Occupation	2	1	2	1
	Materials on ROW/Street	0	0	0	0
TOTALS		138	176	138	176

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-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:
Euless 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
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		

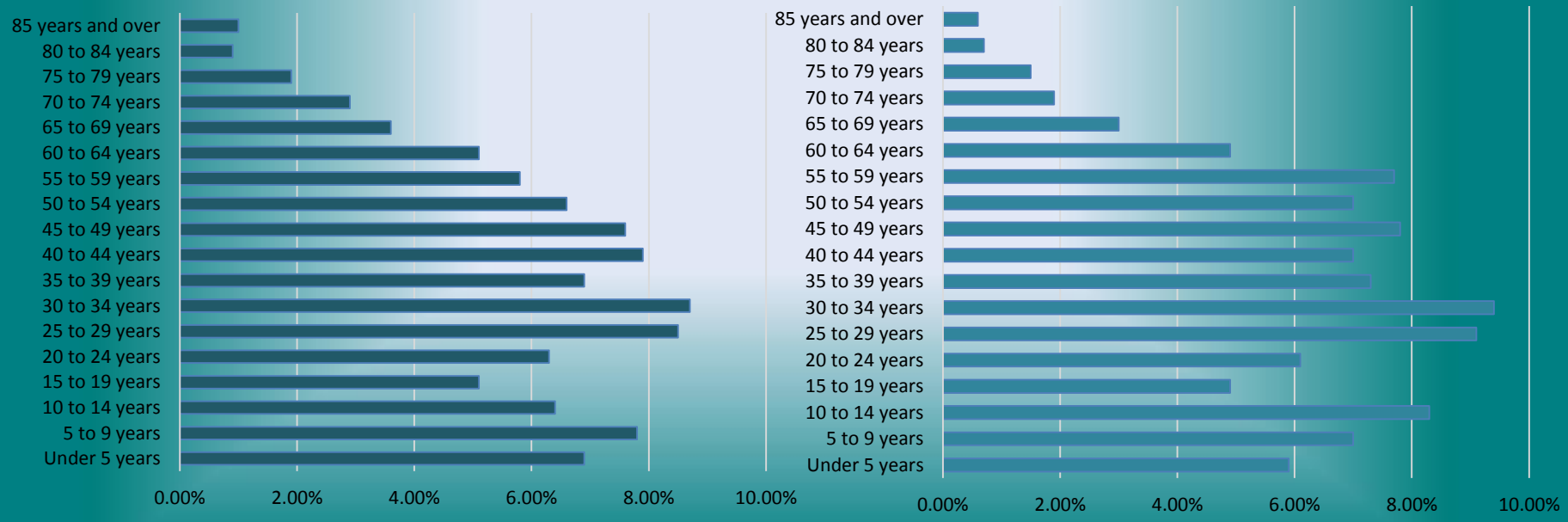
Demographics and Data

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

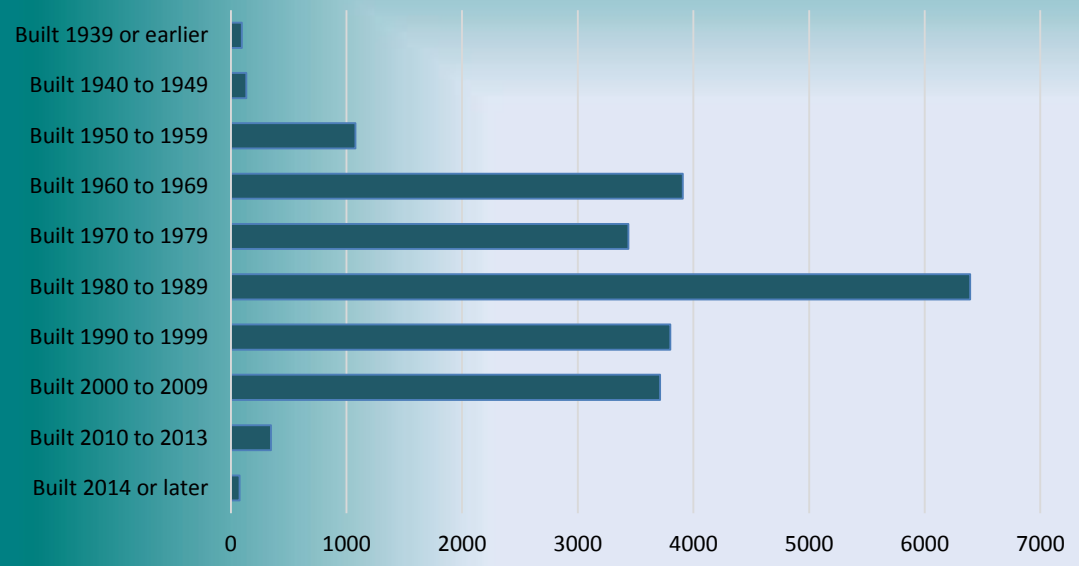


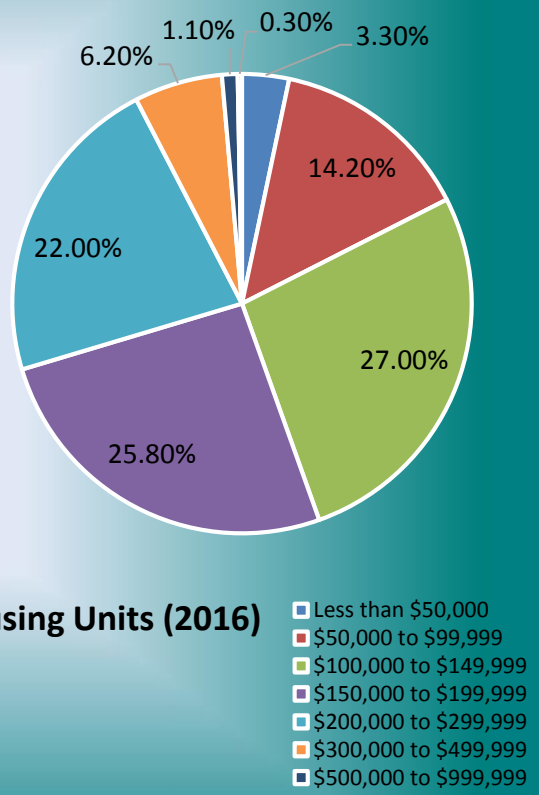
Source: US Bureau of Census ACS 2012-2016

UPDATED February 2018

Demographics and Data

Total Housing Units (2016) 22,979
Year Structure Built





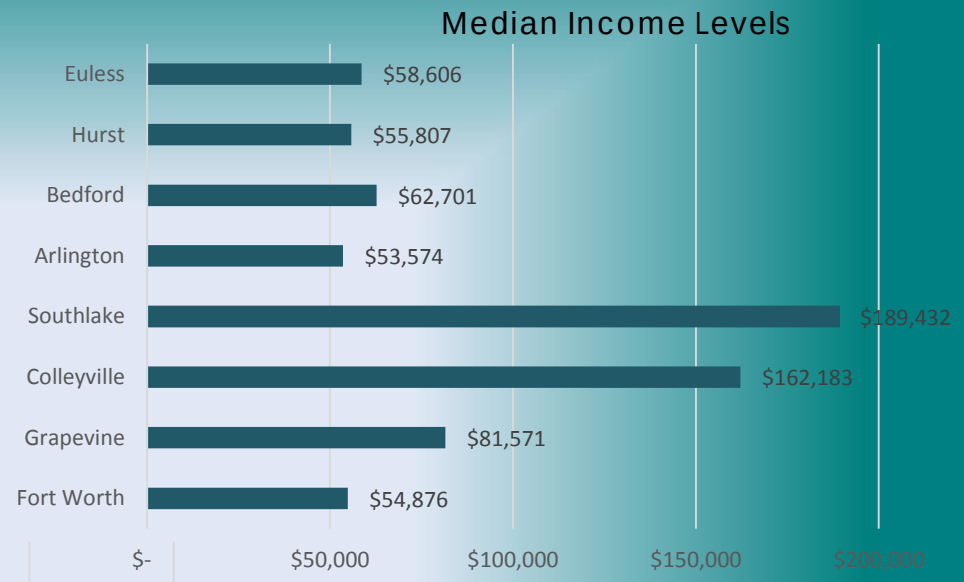
Housing Valuation Percentage of Housing Units (2016)
2016 Median Home Value $159,400

Source: US Bureau of Census ACS 2012-2016

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.



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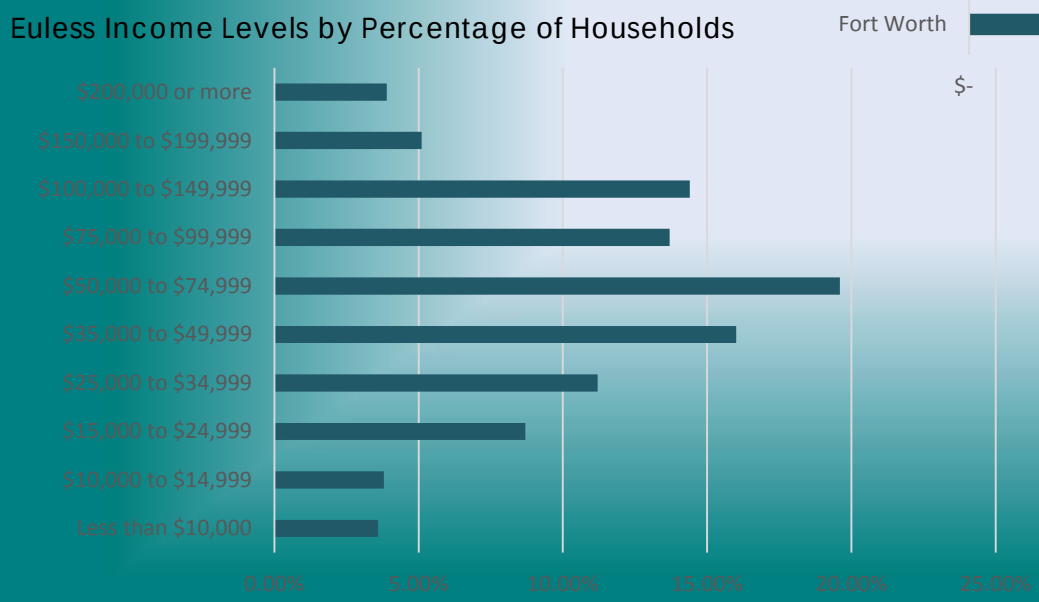

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