

FEBRUARY 2018

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Enforcement
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 Harlan
(817) 685-1623
tharlan@eulesstx.gov

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

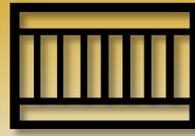
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



13

NEW RESIDENTIAL PERMITS



17

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,862,208

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2018	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 02/18	2017	2018	Ave 18
New Residential Construction	21	13	36	34	\$8,258,275	\$5,862,208	\$450,939	\$14,409,684	\$14,720,691	\$432,962
Additions/Alterations	14	8	33	12	\$210,655	\$497,279	\$62,160	\$389,477	\$504,579	\$42,048
Residential Fence Permits	18	17	41	23	\$33,940	\$59,949	\$3,526	\$269,220	\$132,224	\$5,749
Total Residential Permits	53	38	110	69	\$8,502,870	\$6,419,436		\$15,068,381	\$15,357,494	

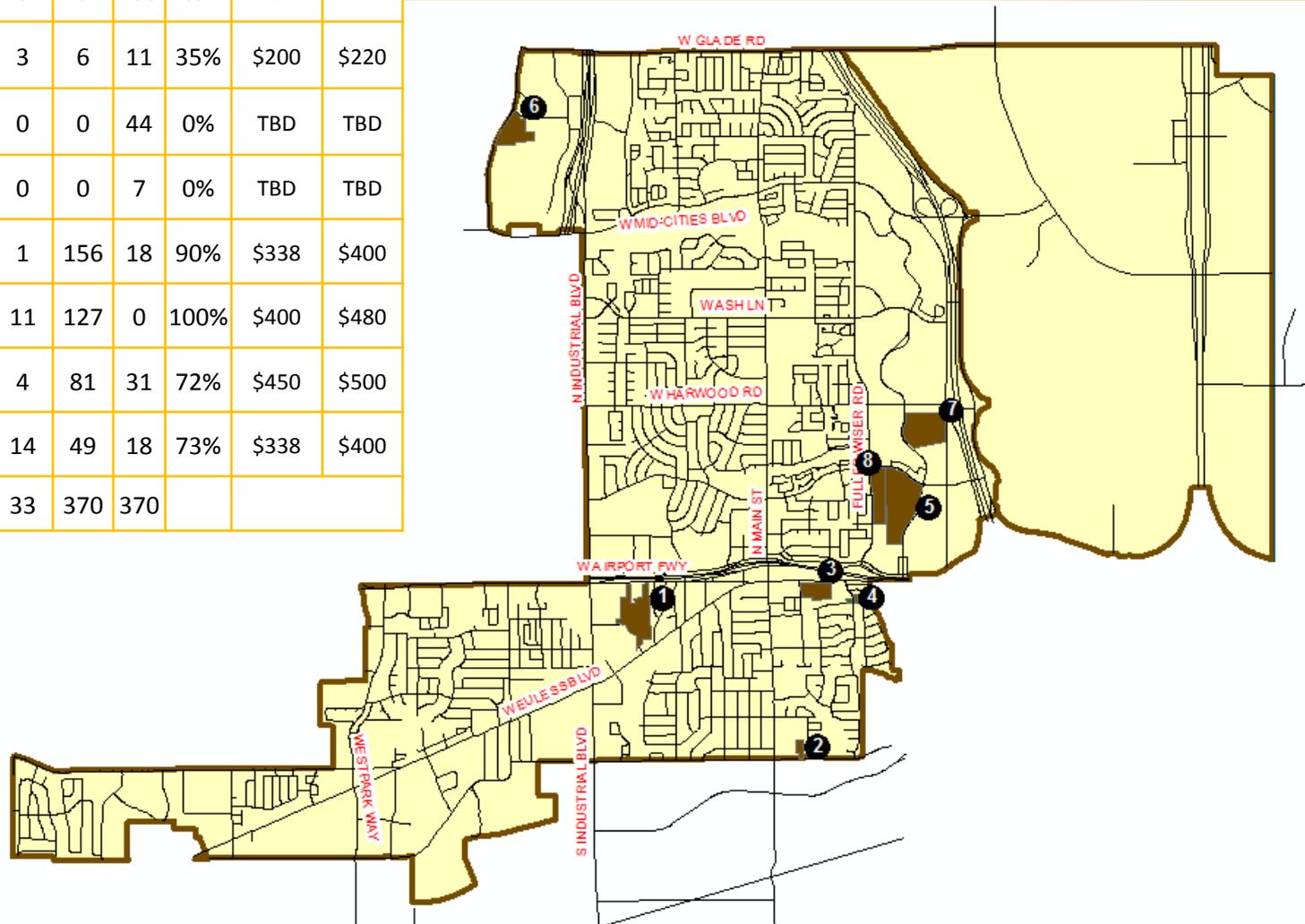
Development Case Activity

Development Review Cases February 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		
18-01-RP	Westpark Warehouse	1450 Westpark Way	2/9/2018	Still in Progress		
17-05-FP	D-Box	S. Pipeline Road	4/17/2017	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		
18-01-FP	Autozone	800 Block S. Industrial	1/26/2018	2/26/2018	3/20/2018	NA
17-09-SP	Harwood at 360	Harwood at 360	8/28/2017	Still in Progress		
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		
18-01-SP	Glade Parks Phase II	Glade Parks	1/22/2018	Still in Progress		
18-02-SP	Westpark Warehouse	1450 Westpark Way	2/9/2018	Still in Progress		
18-03-SP	Davis Machine	Royal Pkwy	1/24/2018	Still in Progress		
17-12-SUP	First United Methodist Church	Lakewood and Ash Ln	9/1/2017	10/31/2017	11/3/2017	TBD
18-01-SUP	MAACO	3215 W Euless Blvd	1/5/2018	1/28/2018	2/6/2018	2/27/2018
18-03-SUP	Hilton Tru Home 2 Suites	2500 Block SH 121	1/29/2018	Still in Progress		
18-04-SUP	QuikTrip	Rio Grande Blvd	2/2/2018	Still in Progress		
18-05-SUP	Comfort Inn and Suites	1803 W Airport Frwy	2/9/2018	Still in Progress		
18-01-ZC	Comfort Inn and Suites	1803 W Airport Frwy	2/9/2018	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	0	0	0	259	0%	TBD	TBD
2	Blue Lagoon	17	0	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	1	1	156	18	90%	\$338	\$400
6	Glade Parks Residential	127	6	11	127	0	100%	\$400	\$480
7	Estates at Bear Creek	112	0	4	81	31	72%	\$450	\$500
8	Dominion at Bear Creek V	67	6	14	49	18	73%	\$338	\$400
Totals:		807	13	33	370	370			



Commercial Development

Commercial Permits February 2018	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	3	0	8	3	\$2,117,900	\$0	\$11,957,900	\$2,800,000
Additions/Alterations	3	5	10	9	\$127,850	\$390,113	\$617,850	\$1,751,069
Total Commercial Permits	6	5	18	12	\$2,245,750	\$390,113	\$12,575,750	\$4,551,069

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2017	2018	2017	2018
Accessory Building	1	0	2	0
Com. Electrical Permit	2	3	8	5
Res. Electrical Permit	3	8	9	15
Garage Sale	37	6	54	15
Lawn Sprinkler	10	14	30	29
Com. Mech. Permit	3	1	3	4
Res. Mech. Permit	11	14	19	32
Com. Plumbing Permit	6	7	11	12
Res. Plumbing Permit	10	18	22	40
Res. Water Heater	23	0	47	0
Roofing Permit	1	0	4	1
Sign Permit	19	11	28	28
Total Misc. Permits	126	82	237	181



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits February 2018

Issue Date	Address	Permit Type
2/9/2018	101 W Harwood Rd	Building Commercial Remodel
2/16/2018	411 N Main St	Building Commercial Remodel
2/16/2018	3001 N Main St	Building Commercial Remodel
2/21/2018	2131 SH 121 #200	Building Commercial Remodel
2/22/2018	1100 Pamela Dr	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Feb	2018
New Business	12	21
Change in Ownership	4	4
Change in Address	0	0
Change in Business Name	0	0
Total	16	25

Commercial Certificates of Occupancy February 2018

Issue Date	Business Name	Address	Classification	Type
2/7/2018	Main Street Hair Salon	416 N Main St #106	Beauty	New Business
2/7/2018	VIP Tax Solution	801 S Industrial Blvd #200	Tax Service	New Business
2/7/2018	Baseball USA Events, LLC	1001 W Eules Blvd #403	Recreational	New Business
2/7/2018	Atomica Services	2720 SH 121 #500	Tax Service	New Business
2/7/2018	Eastman Performance Films, LLC	1385 Westpark Way	Warehouse	New Business
2/7/2018	Complete Maintenance Inc	1006 Pamela Dr	Cleaning Services	New Business
2/7/2018	Loving Care Group, LLC	2275 Westpark Ct	Medical	New Business
2/7/2018	Queen Beauty Salon	901 Clinic Dr #A-113	Beauty	New Business
2/7/2018	Dry Noodle Mart	281 N Main St	Convenience Store	Change in Ownership
2/8/2018	Autozone Parts Inc	800 S Industrial Blvd	Auto Parts Retail	New Business
2/22/2018	Spanish United Pentecostal Church	820 Wilshire Dr #B	Place of Worship	Change in Ownership
2/22/2018	Palisades at Bear Creek	200 Bear Creek Dr	Apartments	Change in Ownership
2/22/2018	Commercial Food Service Tech	1109 S Airport Cir #B	Restaurant	New Business
2/22/2018	The Social	418 N Main St #114	Beauty	New Business
2/22/2018	A&Z Convenience	3101 W Eules Blvd	Convenience Store	Change in Ownership
2/23/2018	Terradyne, LLC	3033 Clairmont Ln	Office	New Business

Code Enforcement



0

HIGH GRASS AND WEEDS



9

TRASH/LITTERING VIOLATIONS



40

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases February 2018		Cases in Feb		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	2	0	2	0
	Plumbing Violation	0	1	1	1
	Electrical Violation	1	2	3	4
	Property Maintenance	29	40	63	139
	Minimum Housing	0	0	3	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	4	0	4	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	0	1	0
	No Food Handler Card	0	1	0	2
	Other Health Equipment Issue	6	18	24	40
	Approved Source / Labeling	0	4	2	8
	Food Contact Surfaces / Cleaning	2	2	5	5
	No Health License / Expired	0	1	2	2
	Evidence of Insect / Rodent Contamination	0	2	2	5
	No Alcohol License / Expired	0	1	0	2
Littering and Trash	Trash/Littering	17	9	30	15
	Junked Vehicles	16	11	24	15
	Littering/Life Safety (24hrs)	2	1	3	1
	High Grass and Weeds	1	0	1	1
Water	Watering Violations	1	0	1	1
Zoning Violations	Nuisance Other	3	2	6	6
	Garbage Collection/Pick Up Req.	0	4	0	4
	Solid Waste Other	1	2	2	8
	Illegal Outdoor Storage (Non Res)	4	6	7	7
	Illegal Outdoor Storage (Res)	33	12	46	15
	Fences/Walls In Disrepair	10	3	20	6
	Parking on Unpaved Surfaces	7	9	10	14
	Street and Sidewalk Obstruction	2	6	12	9
	Landscaping (Residential)	0	5	1	5
	Zoning Violation (Other)	4	3	5	4
	Signs/Billboards	160	3	161	4
	Poss Illegal Home Occupation	6	0	8	1
	Materials on ROW/Street	0	0	0	0
TOTALS		311	148	449	324

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		

Age -

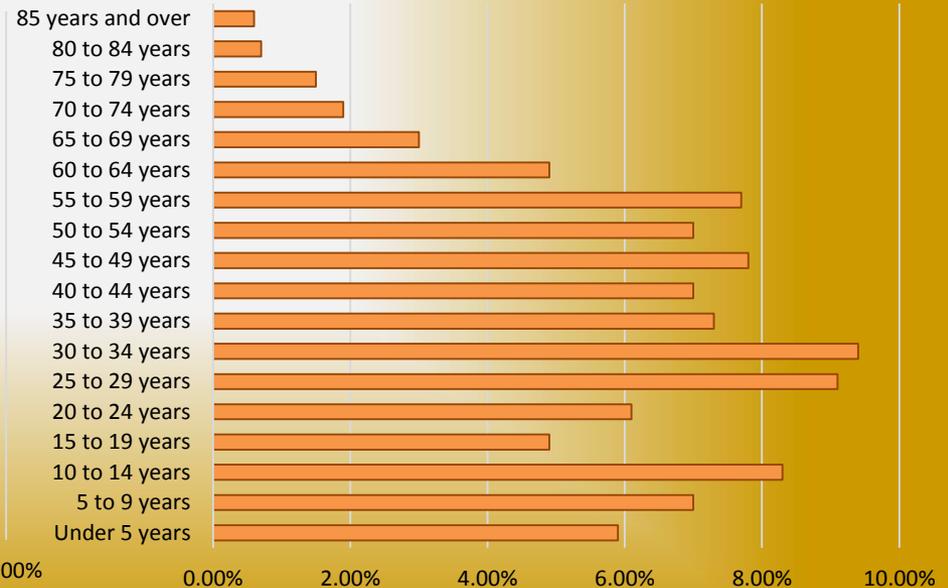
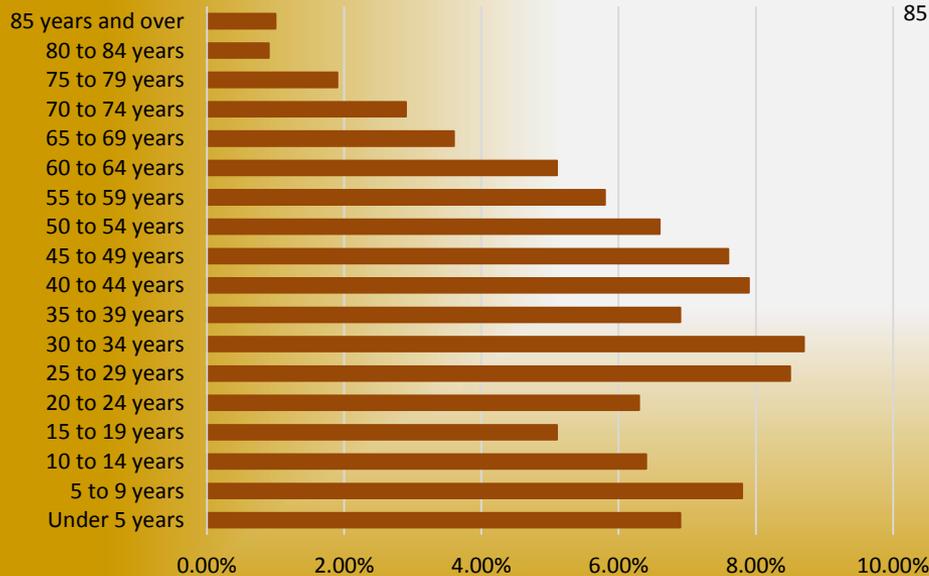
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

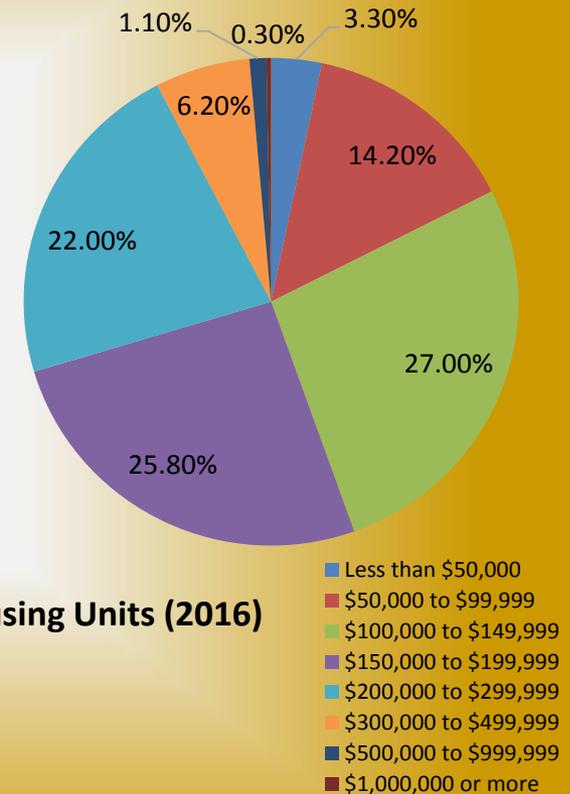
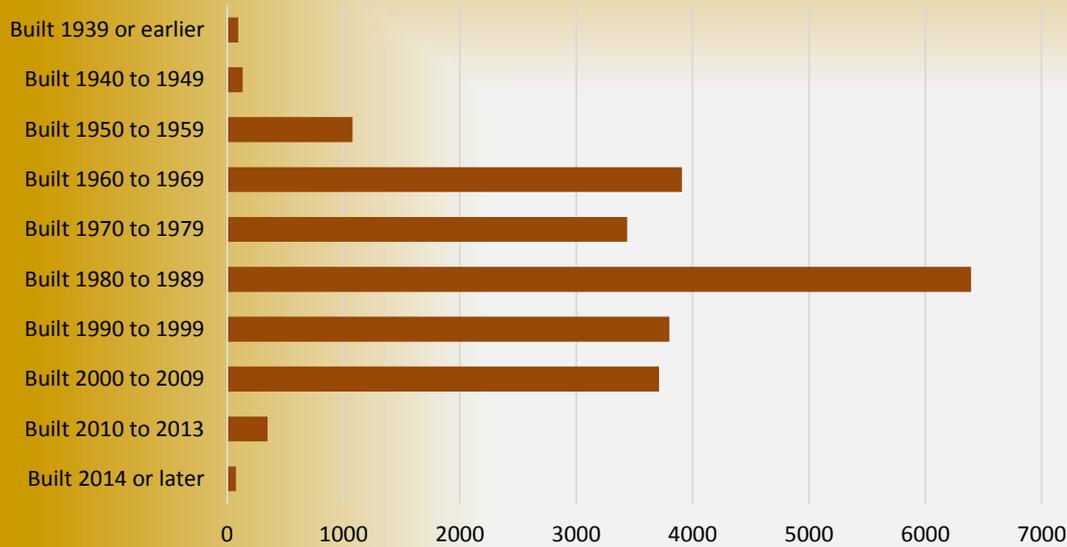
City of Euless Male
City of Euless Female



Source: US Bureau of Census ACS 2012-2016

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

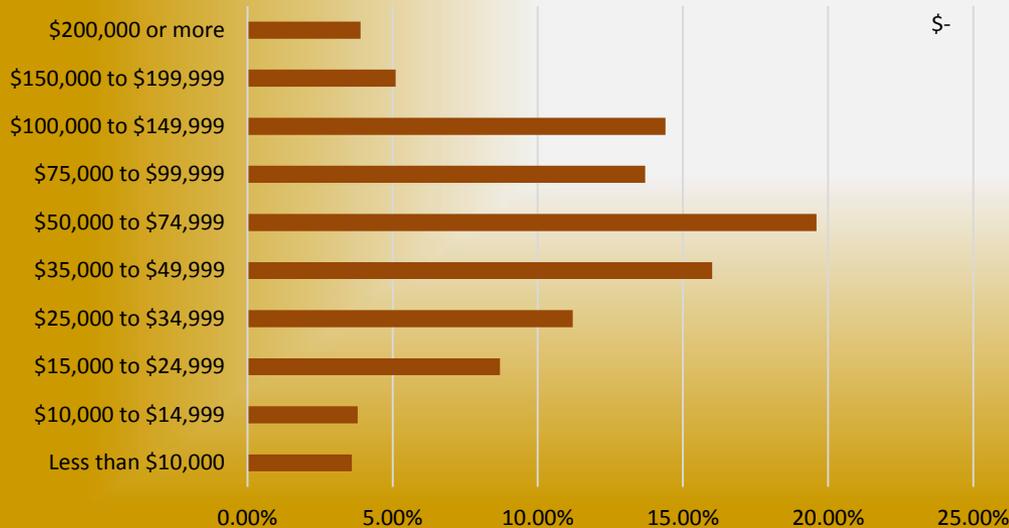
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

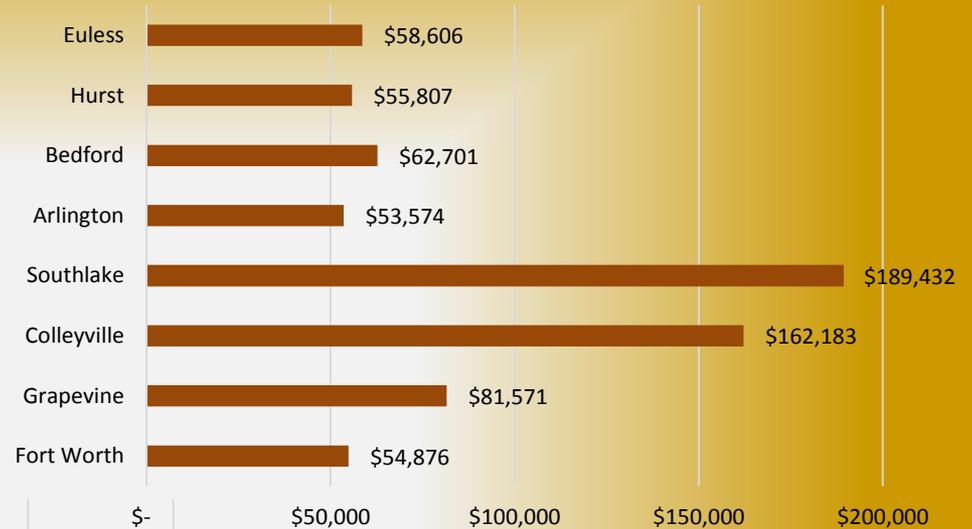
Income -

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.

Euless Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2012-2016