

MARCH 2018

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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

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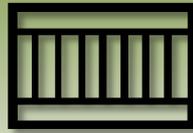
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Residential Growth



4

NEW RESIDENTIAL PERMITS



11

NEW RESIDENTIAL FENCE PERMITS



2

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,469,800

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits March 2018	Permits in Mar		Permits YTD		Value in Mar			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 03/18	2017	2018	Ave 18
New Residential Construction	15	4	51	38	\$6,108,260	\$1,469,800	\$367,450	\$20,517,944	\$16,190,491	\$426,066
Additions/Alterations	7	2	40	14	\$37,955	\$14,000	\$7,000	\$427,432	\$518,579	\$37,041
Residential Fence Permits	10	11	51	34	\$12,455	\$23,260	\$2,115	\$281,675	\$155,484	\$4,573
Total Residential Permits	32	17	142	86	\$6,158,670	\$1,507,060		\$21,227,051	\$16,864,554	

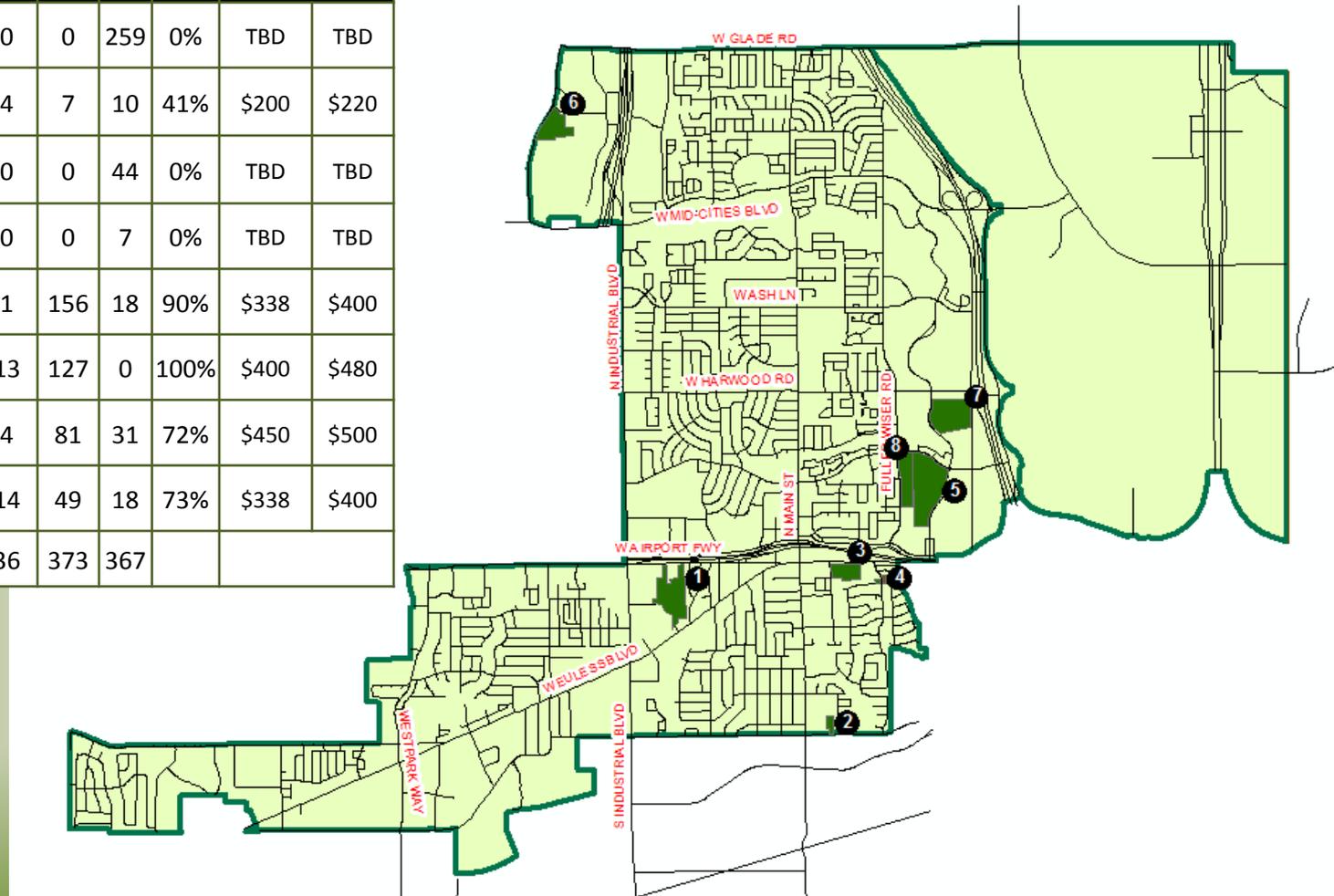
Development Case Activity

Development Review Cases March 2018

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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		
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. 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-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	3/13/2018	3/20/2018	3/27/2018
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
18-03-SUP	Hilton Tru Home 2 Suites	2500 Block SH 121	1/29/2018	3/20/2018	4/3/2018	4/24/2018
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		
18-02-PD	Founders Parc Height Standards	S Industrial at SH 10	NA	NA	3/20/2018	3/27/2018

Active Residential Subdivisions

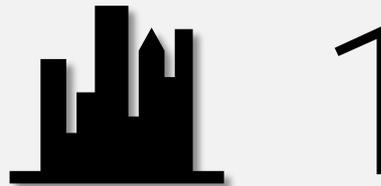
Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	0	0	0	259	0%	TBD	TBD
2	Blue Lagoon	17	1	4	7	10	41%	\$200	\$220
3	Oak Crest Estates	44	0	0	0	44	0%	TBD	TBD
4	Oak Crest Estates PH 2	7	0	0	0	7	0%	TBD	TBD
5	Dominion at Bear Creek	174	0	1	156	18	90%	\$338	\$400
6	Glade Parks Residential	127	2	13	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	0	14	49	18	73%	\$338	\$400
Totals:		807	3	36	373	367			



Commercial Development

Commercial Permits March 2018	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	3	1	11	4	\$1,100,000	\$0	\$13,057,900	\$2,800,000
Additions/Alterations	5	7	15	16	\$3,566,200	\$2,466,000	\$4,184,050	\$4,217,069
Total Commercial Permits	8	8	26	20	\$4,666,200	\$2,466,000	\$17,241,950	\$7,017,069

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2017	2018	2017	2018
Accessory Building	2	2	4	2
Com. Electrical Permit	1	2	9	7
Res. Electrical Permit	10	8	19	23
Garage Sale	67	65	121	80
Lawn Sprinkler	26	16	56	45
Com. Mech. Permit	1	1	4	5
Res. Mech. Permit	17	25	36	57
Com. Plumbing Permit	10	1	21	13
Res. Plumbing Permit	12	15	34	55
Res. Water Heater	10	0	57	0
Roofing Permit	0	2	4	3
Sign Permit	22	34	50	62
Total Misc. Permits	178	171	415	352



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits March 2018		
Issue Date	Address	Permit Type
3/6/2018	3215 W Euleess Blvd	Building Commercial Remodel
3/8/2018	701 S Industrial	Building Commercial Remodel
3/9/2018	1100 Westpark Way	Building Commercial Remodel
3/21/2018	101 W Glade Road	Building Commercial Remodel
3/23/2018	3003 SH 121	Building Commercial Remodel
3/23/2018	2921 SH 121 #200	Building Commercial Remodel
3/28/2018	1321 Chisholm Trl #100	Building Commercial Remodel
3/29/2018	2501 Rio Grande Blvd	Building New Commercial

Certificates of Occupancy by Type	Month	Year to Date
	Mar	2018
New Business	12	33
Change in Ownership	0	4
Change in Address	0	0
Change in Business Name	0	0
Total	12	37

Commercial Certificates of Occupancy March 2018				
Issue Date	Business Name	Address	Classification	Type
3/12/2018	Discount C-Store	501 N Main St #118	Convenience Store	New Business
3/12/2018	HEB Family Practice, PA	601 Westpark Way #100	Medical	New Business
3/12/2018	Forever 21	1210 Chisholm Trl	Retail	New Business
3/12/2018	Freebird Shears	1101 Royal Pkwy #113	Beauty	New Business
3/12/2018	Loving Care Group, LLC	2275 Westpark Ct	Medical	New Business
3/12/2018	Francesca's Collections Inc.	1200 Chisholm Trl #700	Retail	New Business
3/12/2018	Duke Leblance Creations	3001 N Main St #375	Jewelry Repair	New Business
3/12/2018	Fuller's Furnishings	1361 W Euleess Blvd #113	Furniture Retail	New Business
3/15/2018	Maaco Collision Repair	3215 W Euleess Blvd	Auto Body Repair	New Business
3/29/2018	CDH Hardware and Fireplace Accs.	2805 W Euleess Blvd	Retail	New Business
3/29/2018	Friendly Freight Forwarder Inc.	214 W Fuller Dr	Office	New Business
3/29/2018	DXL Mens Apparel	1201 Chisholm Trl #100	Retail	New Business

Code Enforcement



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HIGH GRASS AND WEEDS



7

TRASH/LITTERING VIOLATIONS



56

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases March 2018		Cases in Mar		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	0	0	2	0
	Plumbing Violation	2	1	3	2
	Electrical Violation	0	0	3	4
	Property Maintenance	48	56	111	195
	Minimum Housing	0	0	3	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	4	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	1	0	1
Health	Nuisance - Pools/Spas Clarity	1	4	2	4
	No Food Handler Card	0	2	0	4
	Other Health Equipment Issue	20	34	44	74
	Approved Source / Labeling	3	12	5	20
	Food Contact Surfaces / Cleaning	0	2	5	7
	No Health License / Expired	1	3	3	5
	Evidence of Insect / Rodent Contamination	2	1	4	6
	No Alcohol License / Expired	0	0	0	2
Littering and Trash	Trash/Littering	28	7	58	22
	Junked Vehicles	14	6	38	21
	Littering/Life Safety (24hrs)	4	1	7	2
	High Grass and Weeds	19	13	20	14
Water	Watering Violations	4	2	5	3
Zoning Violations	Nuisance Other	2	3	8	9
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	3	1	5	9
	Illegal Outdoor Storage (Non Res)	1	0	8	7
	Illegal Outdoor Storage (Res)	21	7	67	22
	Fences/Walls In Disrepair	14	10	34	16
	Parking on Unpaved Surfaces	9	6	19	20
	Street and Sidewalk Obstruction	5	3	17	12
	Landscaping (Residential)	0	1	1	6
	Zoning Violation (Other)	1	1	6	5
	Signs/Billboards	145	3	306	7
	Poss Illegal Home Occupation	2	0	10	1
	Materials on ROW/Street	1	0	1	0
TOTALS		350	180	799	504

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		

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.

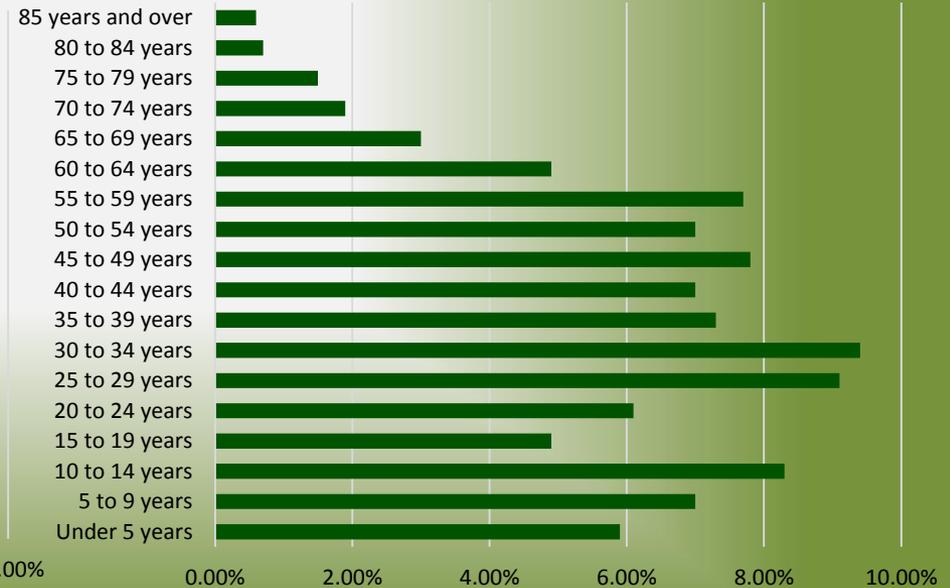
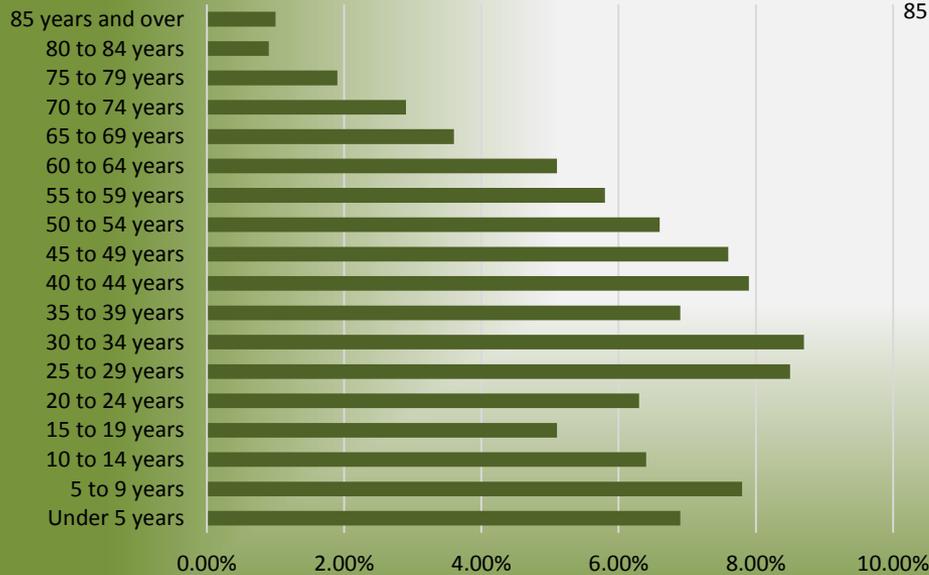
The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

Demographics and Data

City of Euless – Age Cohort Pyramid

 City of Euless Male

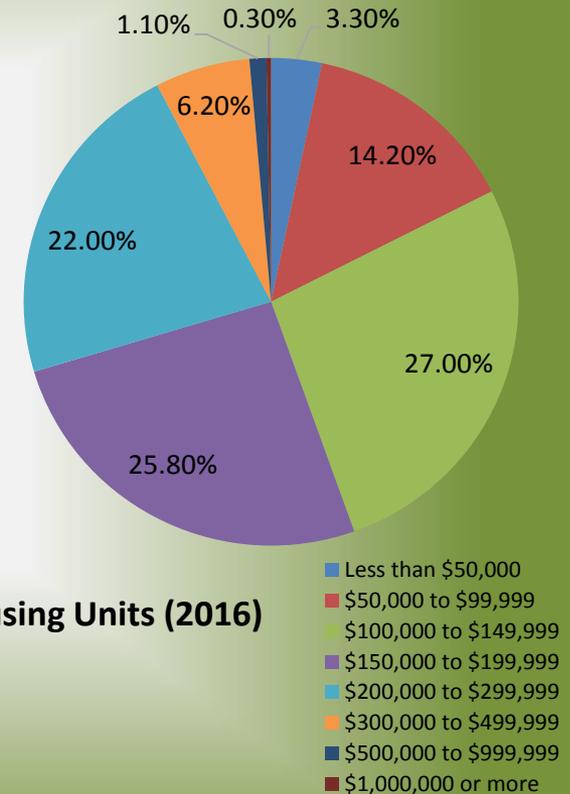
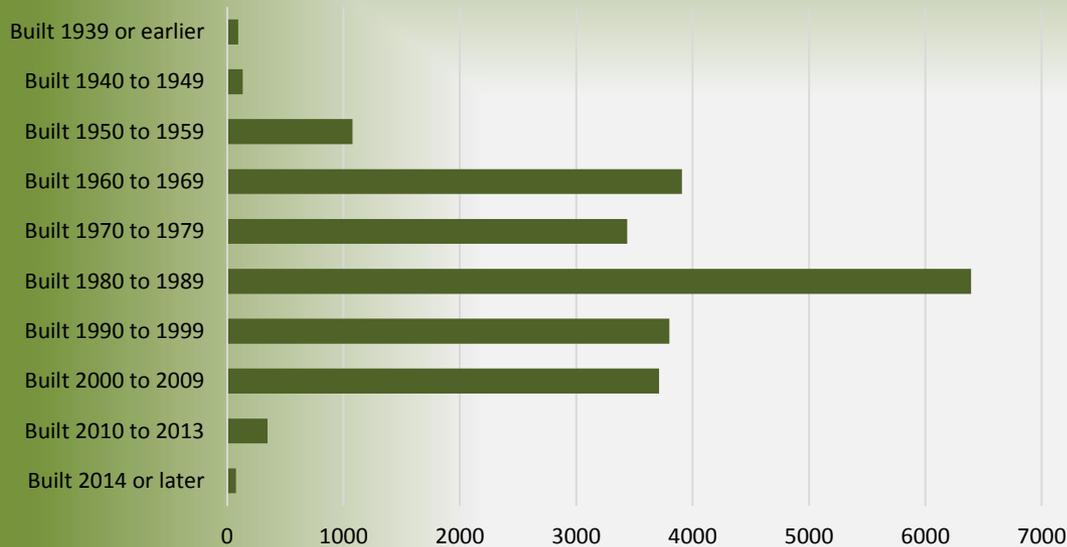
 City of Euless Female



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

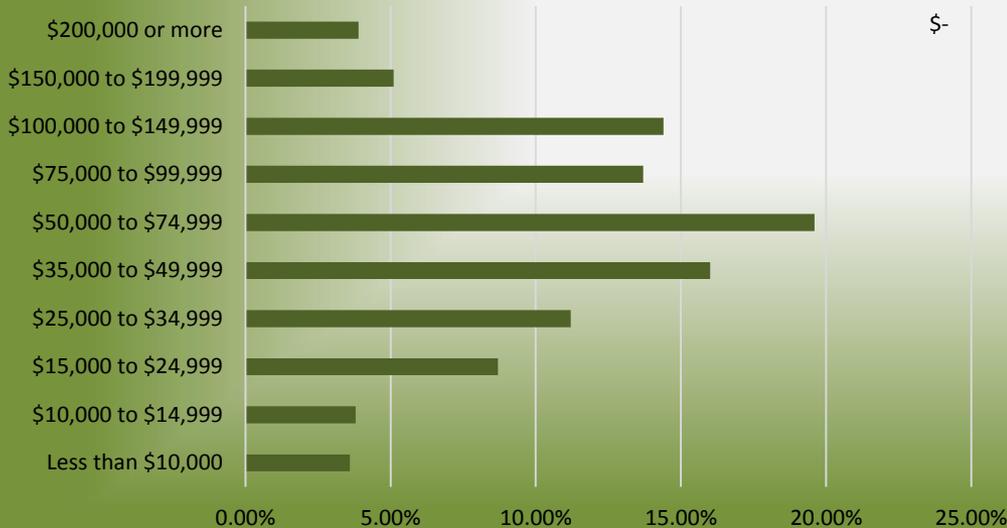
Source: US Bureau of Census ACS 2012-2016

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