

APRIL 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

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

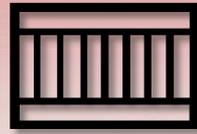
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$7,409,840

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2018	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 04/18	2017	2018	Ave 18
New Residential Construction	18	16	69	54	\$7,637,657	\$7,409,840	\$463,115.00	\$28,155,601	\$23,600,331	\$437,043
Additions/Alterations	8	4	48	18	\$120,555	\$73,995	\$18,498.75	\$547,987	\$592,574	\$32,921
Residential Fence Permits	29	16	80	50	\$32,111	\$23,229	\$1,451.81	\$313,786	\$178,713	\$3,574
Total Residential Permits	55	36	197	122	\$7,790,323	\$7,507,064		\$29,017,374	\$24,371,618	

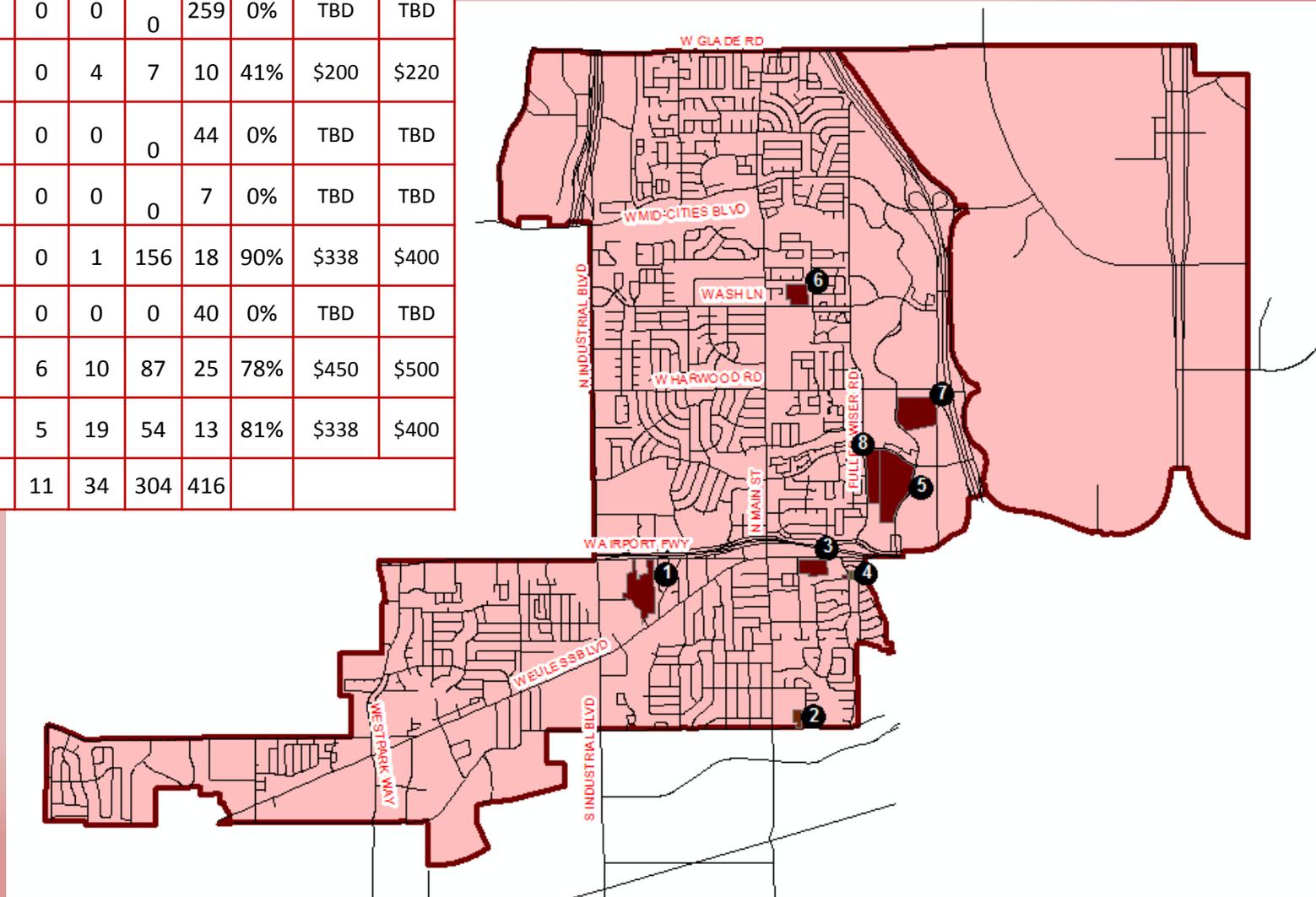
Development Case Activity

Development Review Cases April 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	4/10/2018	4/17/2018	NA
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		
18-02-FP	Cadence Capital Addition Lot 3	Harwood at Fuller Wiser	4/3/2018	Still in Progress		
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	3/27/2018	4/3/2018	4/10/2018
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		
18-02-SP	Westpark Warehouse	1450 Westpark Way	2/9/2018	Still in Progress		
18-03-SP	Davis Machine	Royal Pkwy	1/24/2018	4/10/2018	4/17/2018	5/8/2018
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	4/10/2018	4/17/2018	5/8/2018
18-01-ZC	Comfort Inn and Suites	1803 W Airport Frwy	2/9/2018	4/10/2018	4/17/2018	5/8/2018

Active Residential Subdivisions

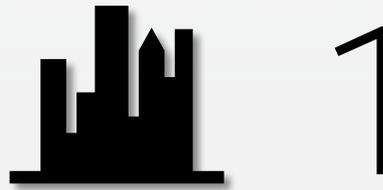
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	0	0	0	259	0%	TBD	TBD
2	Blue Lagoon	17	0	4	7	10	41%	\$200	\$220
3	Oak Crest Estates	44	0	0	0	44	0%	TBD	TBD
4	Oak Crest 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	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
7	Estates at Bear Creek	112	6	10	87	25	78%	\$450	\$500
8	Dominion at Bear Creek V	67	5	19	54	13	81%	\$338	\$400
Totals:		720	11	34	304	416			



Commercial Development

Commercial Permits April 2018	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	6	1	17	5	\$3,210,320	\$1,000,000	\$16,268,220	\$3,800,000
Additions/Alterations	6	14	21	30	\$397,350	\$1,618,221	\$4,581,400	\$5,835,290
Total Commercial Permits	12	15	38	35	\$3,607,670	\$2,618,221	\$20,849,620	\$9,635,290

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2017	2018	2017	2018
Accessory Building	2	1	6	3
Com. Electrical Permit	4	1	13	8
Res. Electrical Permit	7	9	26	32
Garage Sale	114	75	235	155
Lawn Sprinkler	22	18	78	63
Com. Mech. Permit	4	1	8	6
Res. Mech. Permit	24	29	60	86
Com. Plumbing Permit	6	6	27	19
Res. Plumbing Permit	15	24	49	79
Res. Water Heater	18	0	75	0
Roofing Permit	0	0	4	3
Sign Permit	14	22	64	84
Total Misc. Permits	230	186	645	538



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits April 2018		
Issue Date	Address	Permit Type
4/3/2018	100 S Ector Dr #100	Building Commercial Remodel
4/5/2018	601 Westpark Way #100	Building Commercial Remodel
4/5/2018	1320 Chisholm Trl #600	Building Commercial Remodel
4/5/2018	3001 SH 121 #234	Building Commercial Remodel
4/6/2018	1300 Red River Dr #100	Building Commercial Remodel
4/6/2018	300 N Main St	Building Commercial Remodel
4/12/2018	1111 Stanley Dr	Building Commercial Remodel
4/17/2018	1320 Chisholm Trl #100	Building Commercial Remodel
4/17/2018	1310 Chisholm Trl #800	Building Commercial Remodel
4/20/2018	3110 S Pipeline Rd W	Building Commercial Remodel
4/26/2018	1311 Chisholm Trl #100	Building Commercial Remodel
4/26/2018	2700 N Main St	Building Commercial Remodel
4/26/2018	201 Cullum Dr	Building Commercial Remodel
4/26/2018	110 W Airport Frwy	Building Commercial Remodel
4/26/2018	2501 Rio Grande Blvd	Building New Commercial

Certificates of Occupancy by Type	Month	Year to Date
	Apr	2018
New Business	0	33
Change in Ownership	0	4
Change in Address	1	1
Change in Business Name	0	0
Total	1	38

Commercial Certificates of Occupancy April 2018				
Issue Date	Business Name	Address	Classification	Type
4/18/2018	US Concrete INC	411 Main Street	Office	Change in Address

Code Compliance



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



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PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases April 2018		Cases in April		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	0	0	2	0
	Plumbing Violation	0	1	3	3
	Electrical Violation	0	2	3	6
	Property Maintenance	40	34	151	229
	Minimum Housing	0	1	3	1
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	0	5	0
	Accessory Buildings	1	0	1	0
	Permit Required for Sales	1	0	1	1
Health	Nuisance - Pools/Spas Clarity	2	5	4	9
	No Food Handler Card	1	0	1	4
	Other Health Equipment Issue	25	9	69	83
	Approved Source / Labeling	2	2	7	22
	Food Contact Surfaces / Cleaning	3	4	8	11
	No Health License / Expired	3	0	6	5
	Evidence of Insect / Rodent Contamination	4	0	8	6
	No Alcohol License / Expired	0	0	0	2
Littering and Trash	Trash/Littering	12	11	70	33
	Junked Vehicles	8	6	46	27
	Littering/Life Safety (24hrs)	0	0	7	2
	High Grass and Weeds	48	32	68	46
Water	Watering Violations	1	5	6	8
Zoning Violations	Nuisance Other	4	0	12	9
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	3	0	8	9
	Illegal Outdoor Storage (Non Res)	0	0	8	7
	Illegal Outdoor Storage (Res)	13	6	80	28
	Fences/Walls In Disrepair	10	6	44	22
	Parking on Unpaved Surfaces	5	3	24	23
	Street and Sidewalk Obstruction	7	8	24	20
	Landscaping (Residential)	0	2	1	8
	Zoning Violation (Other)	2	0	8	5
	Signs/Billboards	9	1	315	8
	Poss Illegal Home Occupation	1	0	11	1
	Materials on ROW/Street	0	1	1	1
TOTALS		206	139	1005	643

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 -

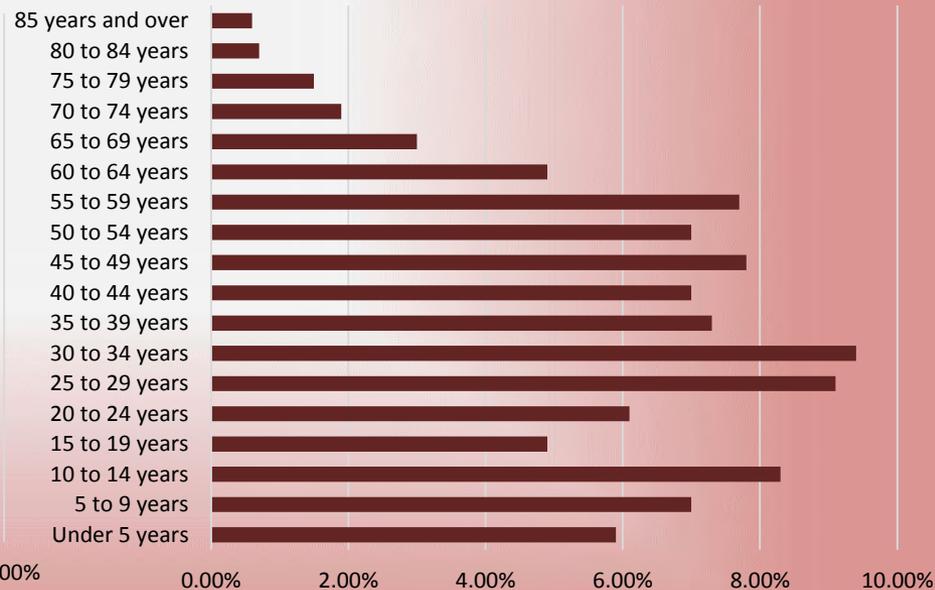
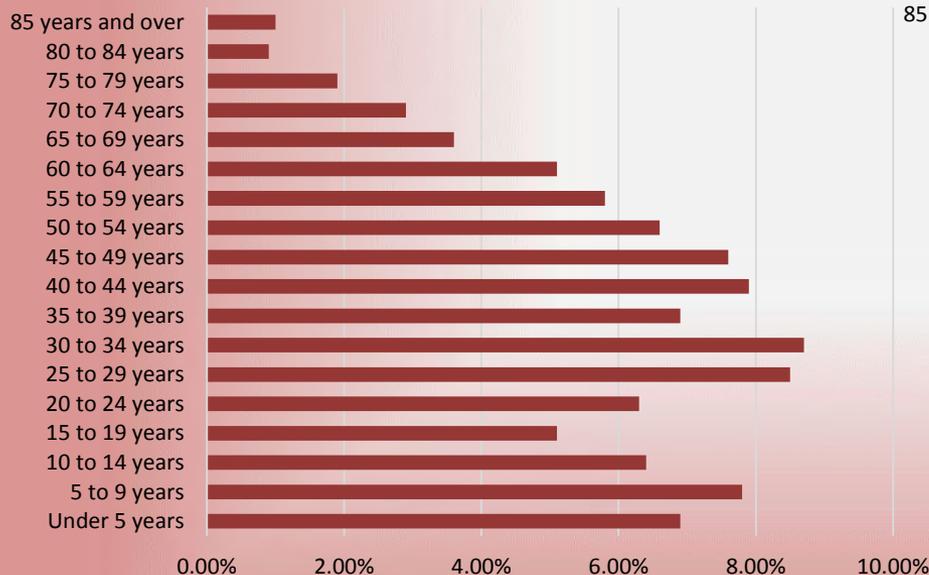
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

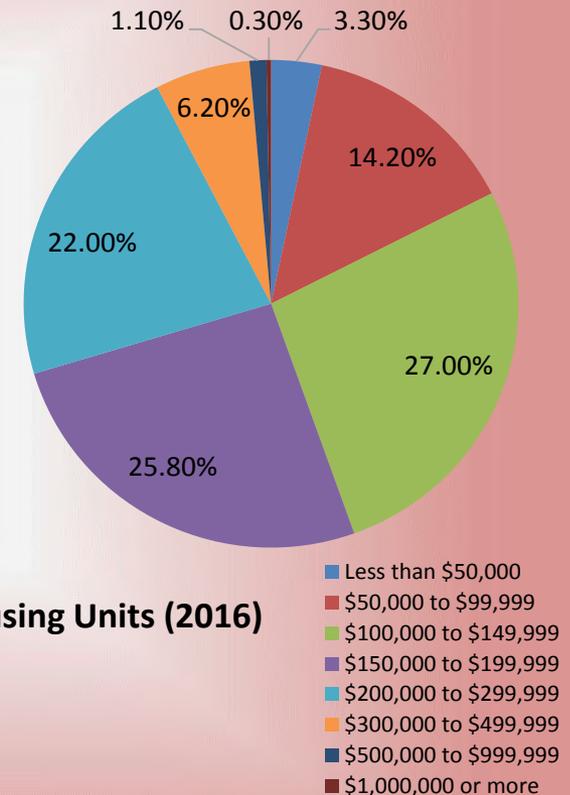
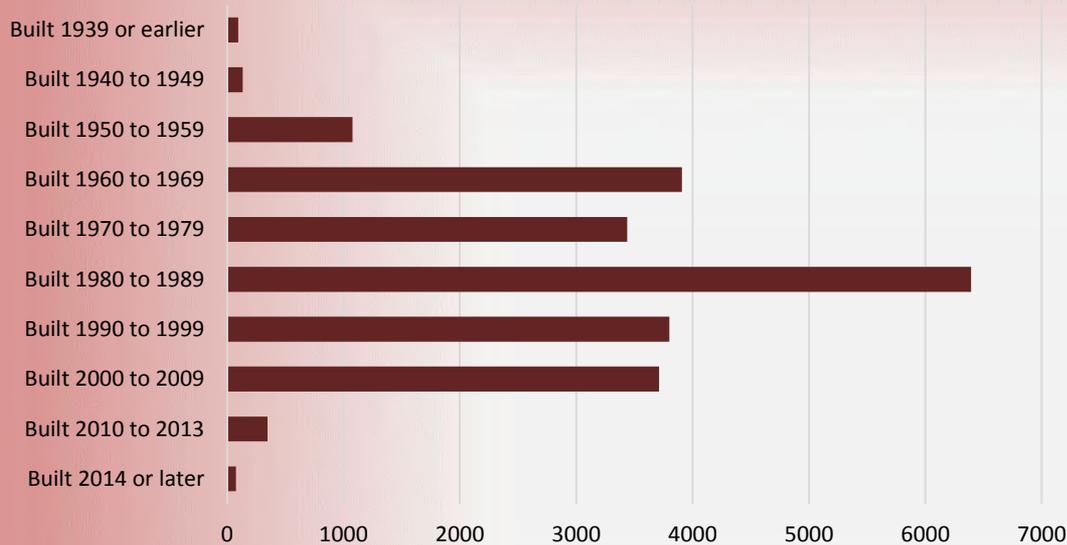
City of Euless Male
 City of Euless Female



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

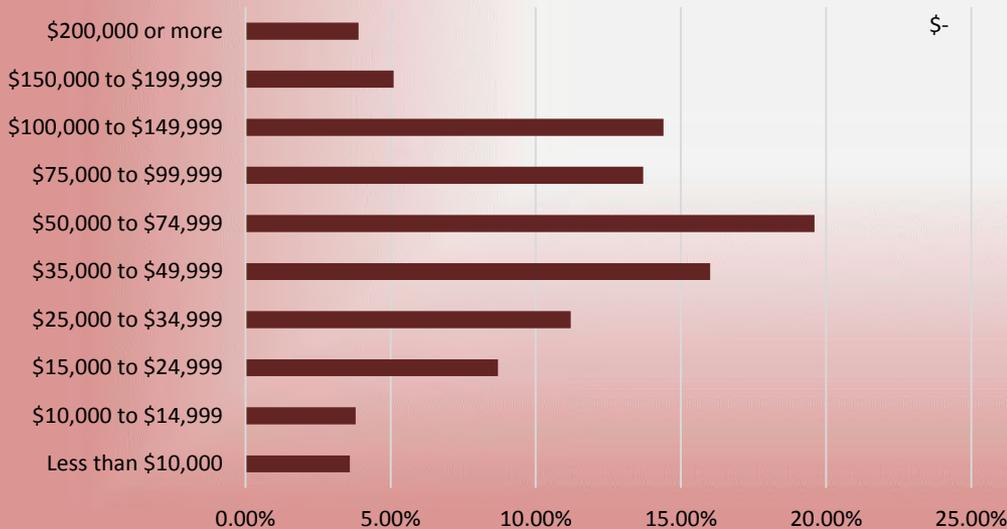
Source: US Bureau of Census ACS 2012-2016

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