

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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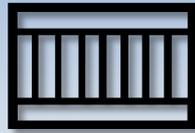
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Residential Growth



27

NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$10,484,263

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2018	Permits in May		Permits YTD		Value in May			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 05/18	2017	2018	Ave 18
New Residential Construction	16	27	85	81	\$7,227,470	\$10,484,263	\$388,306	\$35,383,071	\$34,084,594	\$420,797
Additions/Alterations	8	9	56	27	\$63,477	\$93,695	\$10,411	\$611,464	\$686,269	\$25,417
Residential Fence Permits	20	6	100	56	\$26,573	\$6,698	\$1,116	\$340,359	\$185,411	\$3,311
Total Residential Permits	44	42	241	164	\$7,317,520	\$10,584,656		\$36,334,894	\$34,956,274	

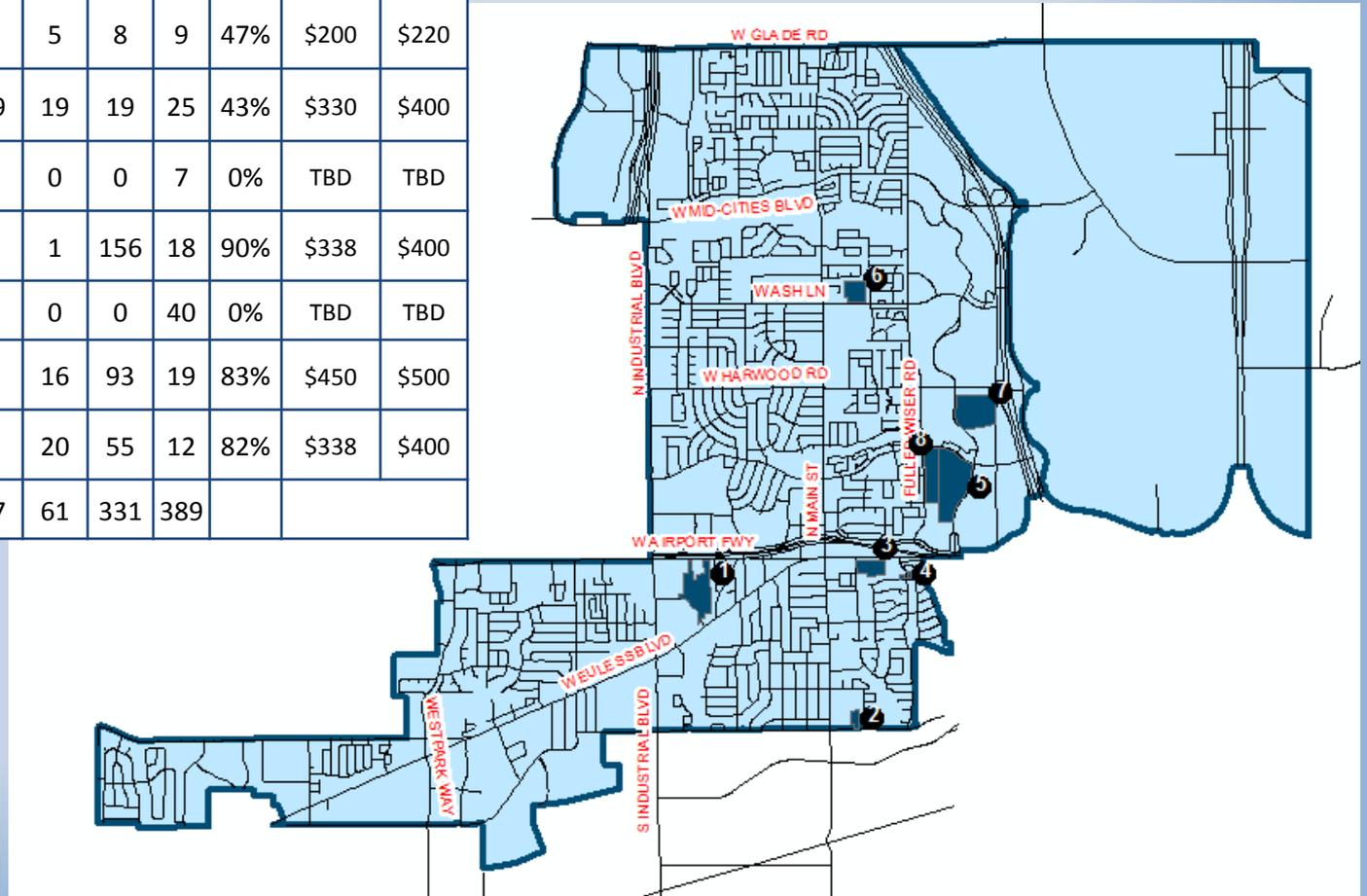
Development Case Activity

Development Review Cases May 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	5/29/2018	6/5/2018	NA
18-01-RP	Westpark Warehouse	1450 Westpark Way	2/9/2018	5/8/2018	5/15/2018	NA
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
18-03-RP	Harwood Crossing	900 N. Main Street	5/1/2018	5/29/2018	6/5/2018	NA
17-05-FP	D-Box	S. Pipeline Road	4/17/2017	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	5/29/2018	6/19/2018	NA
18-02-FP	Cadence Capital Addition Lot 3	Harwood at Fuller Wiser	4/3/2018	5/29/2018	6/5/2018	NA
17-14-SP	SPD Contractors	Heather Drive at S. Pipeline Rd	10/27/2017	5/8/2018	5/15/2018	6/12/2018
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	5/8/2018	5/15/2018	5/22/2018
18-03-SP	Davis Machine	Royal Pkwy	1/24/2018	4/10/2018	4/17/2018	5/8/2018
18-04-SP	Glade Parks Outlot 16	2511 SH 121	4/25/2018	5/29/2018	6/5/2018	6/26/2018
18-05-SP	Specs	900 Block E Harwood Road	5/1/2018	5/29/2018	6/19/2018	6/26/2018
18-06-SP	Embry Urban Lofts	Park Ln at W. Eules Blvd	5/15/2018	Still in Progress		
17-12-SUP	First United Methodist Church	Lakewood and Ash Ln	9/1/2017	10/31/2017	11/3/2017	TBD
18-04-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
18-07-SUP	Victory House	4233 W. Pipeline Road	5/1/2018	5/22/2018	6/5/2018	6/26/2018
18-08-SUP	Motel 6	110 W Airport Frwy	5/8/2018	Still in Progress		
18-01-ZC	Comfort Inn and Suites	1803 W Airport Frwy	2/9/2018	4/10/2018	4/17/2018	5/8/2018
18-01-LP	Harwood at 360	Harwood at 360	4/19/2018	Still in Progress		

Active Residential Subdivisions

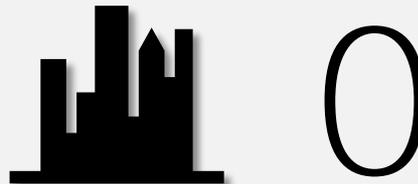
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	0	0	0	259	0%	TBD	TBD
2	Blue Lagoon	17	1	5	8	9	47%	\$200	\$220
3	Oak Crest Estates	44	19	19	19	25	43%	\$330	\$400
4	Oak 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	16	93	19	83%	\$450	\$500
8	Dominion at Bear Creek V	67	1	20	55	12	82%	\$338	\$400
Totals:		720	27	61	331	389			



Commercial Development

Commercial Permits May 2018	Permits in May		Permits YTD		Value in May		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	1	0	18	5	\$1,900,000	\$0	\$18,168,220	\$3,800,000
Additions/Alterations	4	13	25	43	\$116,500	\$2,420,373	\$4,697,900	\$8,255,663
Total Commercial Permits	5	13	43	48	\$2,016,500	\$2,420,373	\$22,866,120	\$12,055,663

Miscellaneous Permits	Permits in May		Permits YTD	
	2017	2018	2017	2018
Accessory Building	0	5	6	8
Com. Electrical Permit	8	4	21	12
Res. Electrical Permit	9	12	35	44
Garage Sale	87	58	322	213
Lawn Sprinkler	19	11	97	74
Com. Mech. Permit	1	4	9	10
Res. Mech. Permit	24	48	84	134
Com. Plumbing Permit	13	6	40	25
Res. Plumbing Permit	9	15	58	94
Res. Water Heater	0	21	75	21
Roofing Permit	2	1	6	4
Sign Permit	27	14	91	98
Total Misc. Permits	199	199	844	737



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits May 2018

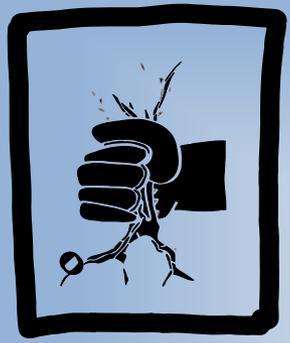
Issue Date	Address	Permit Type
5/1/2018	404 E Denton Dr	Building Commercial Remodel
5/3/2018	918 E Harwood Rd #B	Building Commercial Remodel
5/3/2018	918 E Harwood Rd #A	Building Commercial Remodel
5/3/2018	221 N Main St	Building Commercial Remodel
5/9/2018	1060 N Main St	Building Commercial Remodel
5/10/2018	1321 Chisholm Trl #200	Building Commercial Remodel
5/18/2018	601 E Airport Frwy Cell	Building Commercial Remodel
5/21/2018	2809 W Eules Blvd	Building Commercial Remodel
5/22/2018	1304 Raider Dr	Building Commercial Remodel
5/23/2018	2501 Rio Grande Blvd #300	Building Commercial Remodel
5/23/2018	2501 Rio Grande Blvd #400	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	May	2018
New Business	6	39
Change in Ownership	3	7
Change in Address	0	1
Change in Business Name	0	0
Total	9	47

Commercial Certificates of Occupancy May 2018

Issue Date	Business Name	Address	Classification	Type
5/3/2018	Blossom Smile Dental, PLLC	305 W Eules Blvd #100	Medical	New Business
5/3/2018	Subway - San Subs LLC	405 W Eules Blvd #500	Restaurant	Change in Ownership
5/3/2018	Spooner & Associates Inc	309 Byers St #200	Office	New Business
5/3/2018	1B Beauty	501 N Main St #103	Beauty	New Business
5/4/2018	Hopdoddy	1200 Chisholm Trl #100	Restaurant	New Business
5/18/2018	Motel 6	1001 W Airport Frwy	Hotel	Change in Ownership
5/18/2018	Tanvi Holdings	425 Westpark Way #100	Office	New Business
5/18/2018	Pie Five Pizza Co	2921 SH 121 #500	Restaurant	Change in Ownership
5/18/2018	Angie Leigh Monroe	716 W Eules Blvd #A	Office	New Business

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 May 2018		Cases in May		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	0	0	2	0
	Plumbing Violation	0	0	3	3
	Electrical Violation	1	0	4	6
	Property Maintenance	20	35	171	264
	Minimum Housing	0	3	3	4
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	17	16	22	16
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	4	3	8	12
	No Food Handler Card	4	0	5	4
	Other Health Equipment Issue	37	4	106	87
	Approved Source / Labeling	4	0	11	22
	Food Contact Surfaces / Cleaning	3	0	11	11
	No Health License / Expired	5	0	11	5
	Evidence of Insect / Rodent Contamination	2	0	10	6
	No Alcohol License / Expired	1	0	1	2
Littering and Trash	Trash/Littering	32	9	102	42
	Junked Vehicles	6	6	52	33
	Littering/Life Safety (24hrs)	0	1	7	3
	High Grass and Weeds	42	56	110	102
Water	Watering Violations	1	3	7	11
Zoning Violations	Nuisance Other	2	7	14	16
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	0	0	8	9
	Illegal Outdoor Storage (Non Res)	2	0	10	7
	Illegal Outdoor Storage (Res)	13	0	93	28
	Fences/Walls In Disrepair	7	3	51	25
	Parking on Unpaved Surfaces	6	2	30	25
	Street and Sidewalk Obstruction	7	6	31	26
	Landscaping (Residential)	0	0	1	8
	Zoning Violation (Other)	4	2	12	7
	Signs/Billboards	1	0	316	8
	Poss Illegal Home Occupation	0	1	11	2
	Materials on ROW/Street	1	0	2	1
TOTALS		222	157	1227	800

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 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.

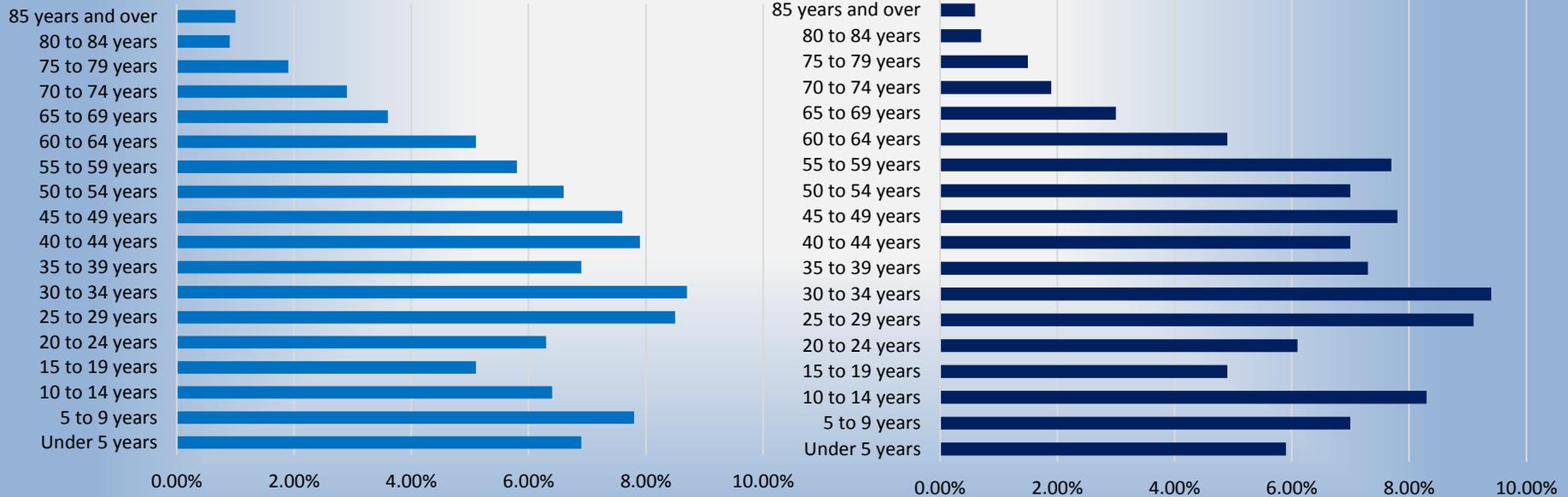
The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

Demographics and Data

City of Euless – Age Cohort Pyramid

■ City of Euless Male

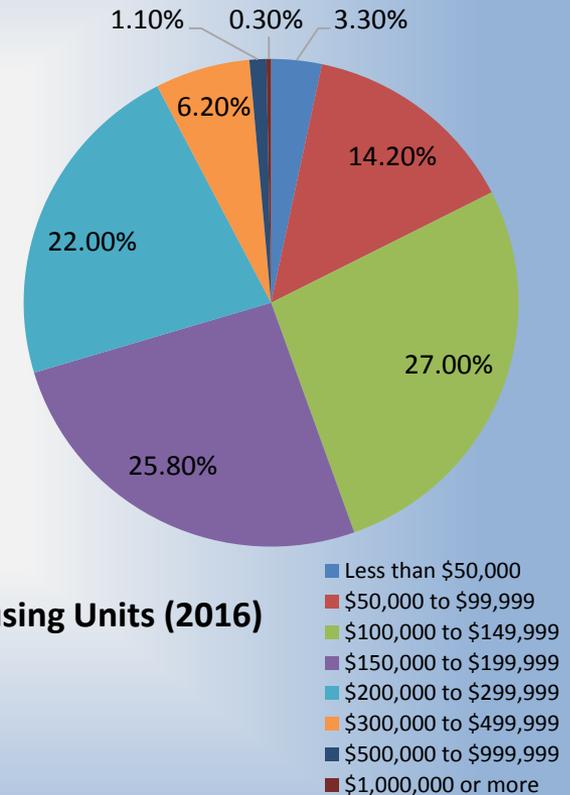
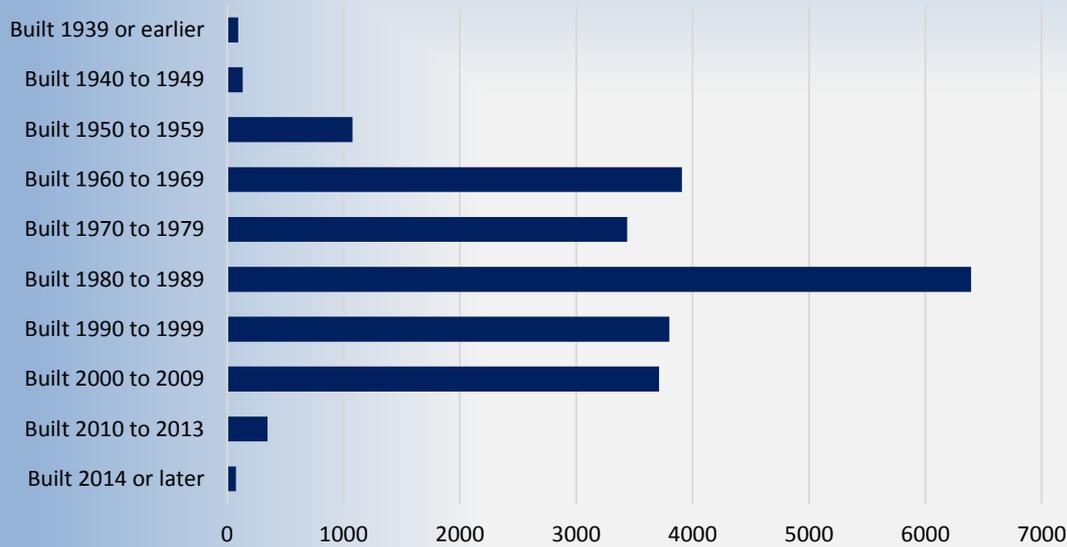
■ City of Euless Female



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

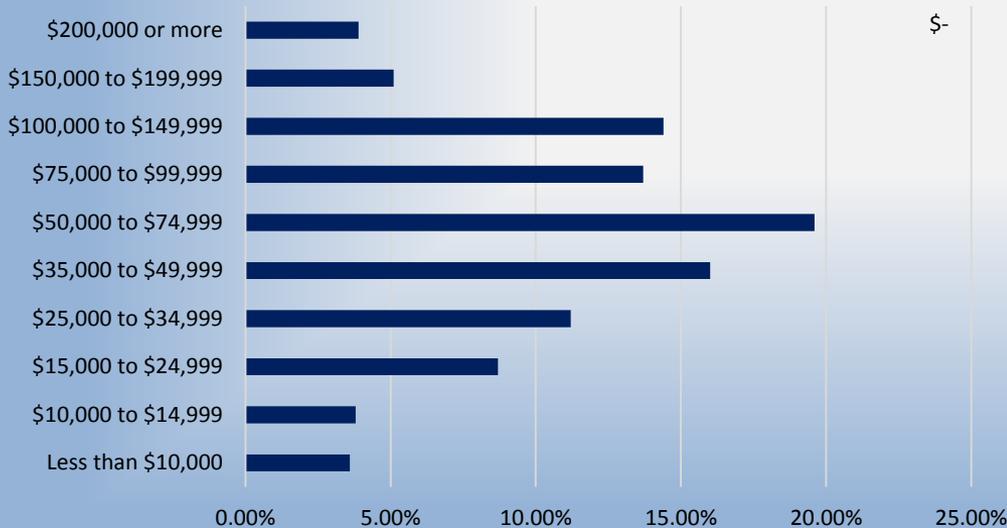
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

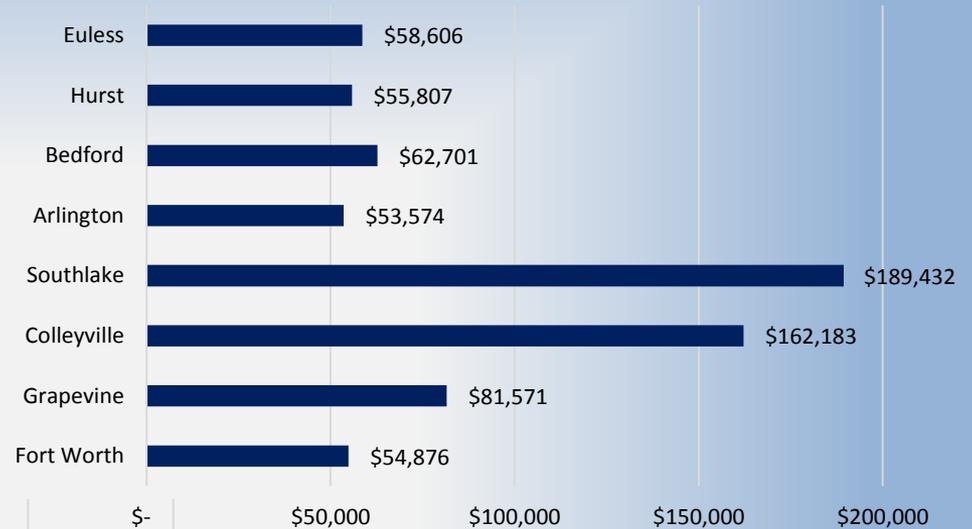
Income -

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