EULESS DEVELOPMENT REPORT

JUNE 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

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

23

NEW RESIDENTIAL PERMITS

23

NEW RESIDENTIAL FENCE PERMITS

8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

$7,408,239

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

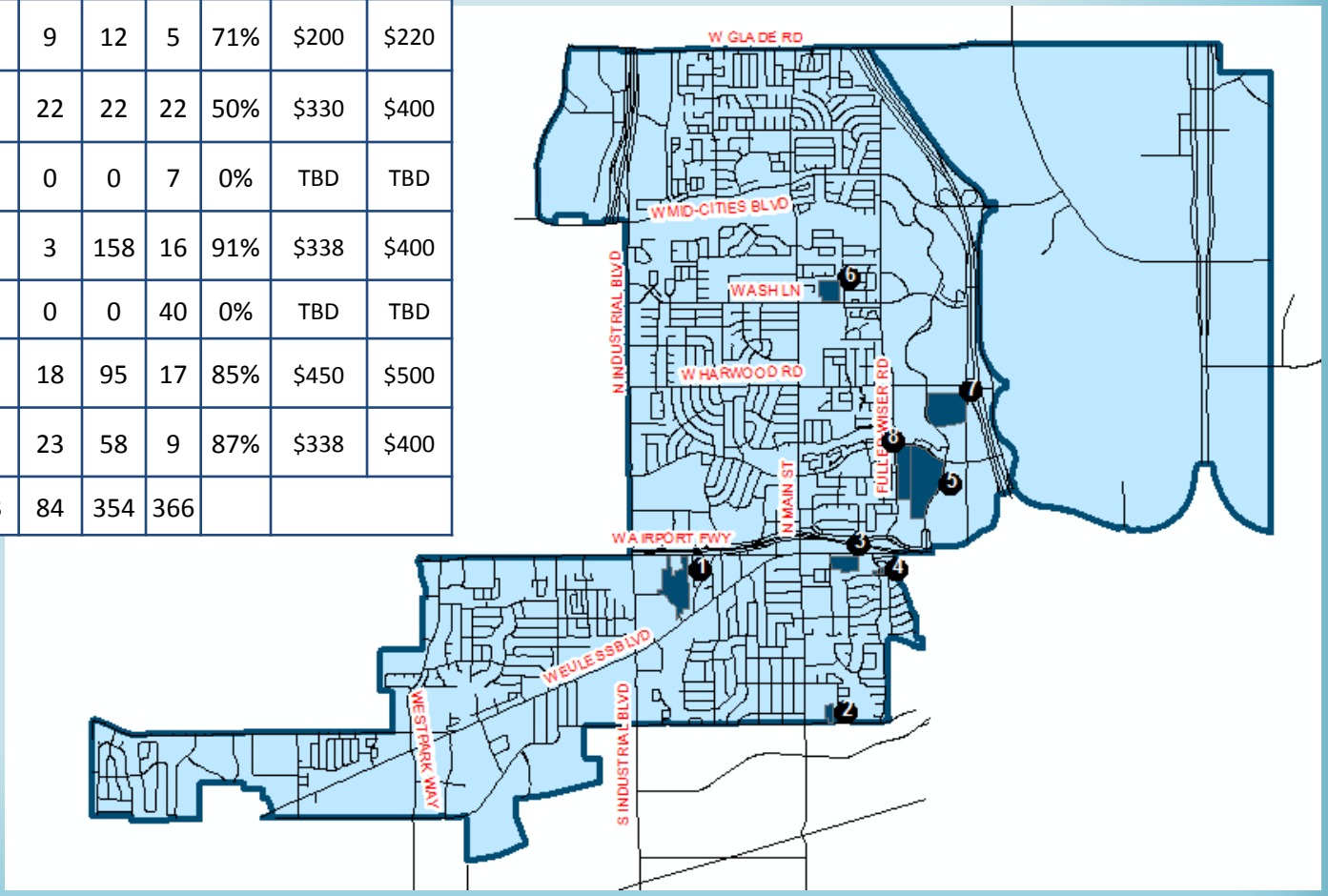
Residential Permits June 2018	Permits in Jun		Permits YTD		Value in Jun			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 06/18	2017	2018	Ave 18
New Residential Construction	10	23	95	104	$3,760,539	$7,408,239	$322,097	$39,143,610	$41,492,833	$398,970
Additions/Alterations	8	8	64	35	$74,851	$64,089	$8,011	$686,315	$750,358	$21,439
Residential Fence Permits	36	23	136	79	$286,328	$21,255	$924	$626,687	$206,666	$2,616
Total Residential Permits	54	54	295	218	$4,121,718	$7,493,583		$40,456,612	$42,449,857	

Development Case Activity

Development Review Cases June 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. Euless 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
18-02-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		
18-01-FP	Midway Square Estates	Midway at Fuller Wiser	5/1/2018	Still in Progress		
18-02-PP	Specs	Harwood at Bear Creek Pkwy	5/1/2018	Still in Progress		
18-03-PP	Batiste Addition	W Pipeline Road	6/26/2018	Still in Progress		
18-04-PP	McMullin Autrey	Westpark at W Pipeline Rd	6/26/2018	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	6/5/2018	6/19/2018	NA
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
18-04-FP	Trinity Union	Heritage Ave at Cheek-Sparger	7/1/2018	Still in Progress		
18-05-FP	Glade Parks Block C Lot 4	Rio Grande Boulevard	7/3/2018	Still in Progress		
18-01-PD	Midway Square Estates	Midway at Fuller Wiser	5/1/2018	Still in Progress		
18-03-PD	McMullin & Autrey	Westpark at W Pipeline Rd	6/26/2018	Still in Progress		
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	7/3/2018	7/17/2018	8/14/2018
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. Euless Blvd	5/15/2018	7/3/2018	7/17/2018	8/14/2018
18-07-SP	Starbucks	211 N Main St	5/11/2018	7/3/2018	7/17/2018	8/14/2018
18-08-SP	54th Street Grill	2900 Block Rio Grande Blvd	6/7/2018	Still in Progress		
18-09-SP	NW Hawood at 360	NW Corner of Harwood Rd and 360	6/18/2018	Still in Progress		
18-10-SP	Glade Parks Outlot 7	2900 Block SH 121	6/18/2018	Still in Progress		
18-11-SP	Glade Parks Outlot 15	2900 Block SH 121	6/26/2018	Still in Progress		
18-04-SUP	QuikTrip	Rio Grande Blvd	2/2/2018	Still in Progress		
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-LP	Harwood at 360	Harwood at 360	4/19/2018	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jun Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price (In Thousands)	Ave Permit Value (In Thousands)
1	Founders Parc	259	9	9	9	250	3%	$240	$263
2	Blue Lagoon	17	4	9	12	5	71%	$200	$220
3	Oak Crest Estates	44	3	22	22	22	50%	$330	$400
4	Oak Crest Estates PH 2	7	0	0	0	7	0%	TBD	TBD
5	Dominion at Bear Creek	174	2	3	158	16	91%	$338	$400
6	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
7	Estates at Bear Creek	112	2	18	95	17	85%	$450	$500
8	Dominion at Bear Creek V	67	3	23	58	9	87%	$338	$400
Totals:		720	23	84	354	366			



Commercial Development

Commercial Permits Jun 2018	Permits in Jun		Permits YTD		Value in Jun		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	2	1	20	6	$866,610	$450,000	$19,034,830	$4,250,000
Additions/Alterations	7	6	32	49	$545,200	$803,350	$5,243,100	$9,059,013
Total Commercial Permits	9	7	52	55	$1,411,810	$1,253,350	$24,277,930	$13,309,013

Miscellaneous Permits	Permits in Jun		Permits YTD	
	2017	2018	2017	2018
Accessory Building	1	2	7	10
Com. Electrical Permit	5	18	26	30
Res. Electrical Permit	9	5	44	49
Garage Sale	81	57	403	270
Lawn Sprinkler	37	28	134	102
Com. Mech. Permit	5	15	14	25
Res. Mech. Permit	28	29	112	163
Com. Plumbing Permit	7	3	47	28
Res. Plumbing Permit	16	13	74	107
Res. Water Heater	16	17	91	38
Roofing Permit	0	1	6	5
Sign Permit	22	14	113	112
Total Misc. Permits	227	202	1071	939

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NEW COMMERCIAL PERMITS

$450,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Jun 2018		
Issue Date	Address	Permit Type
6/4/2018	509 Westpark Way	Building New Commercial
6/5/2018	1510 W Euless Blvd	Building Commercial Remodel
6/11/2018	701 S Industrial Blvd #115	Building Commercial Remodel
6/11/2018	918 E Harwood Rd #C	Building Commercial Remodel
6/14/2018	900 N Industrial Blvd	Building Commercial Remodel
6/22/2018	909 Heather Dr	Building Commercial Remodel
6/27/2018	201 Cullum Dr	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Jun	2018
New Business	8	47
Change in Ownership	0	7
Change in Address	0	1
Change in Business Name	0	0
Total	8	55

Commercial Certificates of Occupancy Jun 2018				
Issue Date	Business Name	Address	Classification	Type
6/5/2018	Bird Restaurant	4311 W Pipeline Rd	Restaurant	New Business
6/5/2018	Blann Sewer and Drain Service	2823 W Euless Blvd	Office	New Business
6/13/2018	Gurdwara Sikh Sangat Inc	200 E Euless Blvd	Church	New Business
6/13/2018	Snow Cones Heaven & More	216 Martha St	Restaurant	New Business
6/13/2018	The Crazy Hockey Mama	1201 W Airport Frwy #170	Retail	New Business
6/13/2018	Bath Tub Repair N Refresh	1310 W Euless Blvd #300	Office	New Business
6/13/2018	Zoe Furniture	1201 W Airport Frwy #207	Furniture Retail	New Business
6/15/2018	Bear Creek Plaza	918 E Harwood Rd	Retail	New Business

Code Compliance

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HIGH GRASS AND WEEDS

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TRASH/LITTERING VIOLATIONS

109

PROPERTY MAINTENANCE VIOLATIONS

Code Enforcement Cases Jun 2018		Cases in Jun		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	0	1	4	7
	Property Maintenance	30	109	201	373
	Minimum Housing	0	0	3	4
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	22	16
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	4	1	12	13
	No Food Handler Card	5	2	10	6
	Other Health Equipment Issue	31	21	137	108
	Approved Source / Labeling	4	0	15	22
	Food Contact Surfaces / Cleaning	0	1	11	12
	No Health License / Expired	10	3	21	8
	Evidence of Insect / Rodent Contamination	5	2	15	8
	No Alcohol License / Expired	1	4	2	6
Littering and Trash	Trash/Littering	18	4	120	46
	Junked Vehicles	18	6	70	39
	Littering/Life Safety (24hrs)	4	0	11	3
	High Grass and Weeds	66	18	176	120
Water	Watering Violations	4	9	11	20
Zoning Violations	Nuisance Other	6	6	20	22
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	2	4	10	13
	Illegal Outdoor Storage (Non Res)	0	1	10	8
	Illegal Outdoor Storage (Res)	16	6	109	34
	Fences/Walls In Disrepair	4	4	55	29
	Parking on Unpaved Surfaces	5	5	35	30
	Street and Sidewalk Obstruction	2	1	33	27
	Landscaping (Residential	8	1	9	9
	Zoning Violation (Other)	0	0	12	7
	Signs/Billboards	106	2	422	10
	Poss Illegal Home Occupation	1	0	12	2
	Materials on ROW/Street	2	0	4	1
TOTALS		352	211	1579	1011

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		

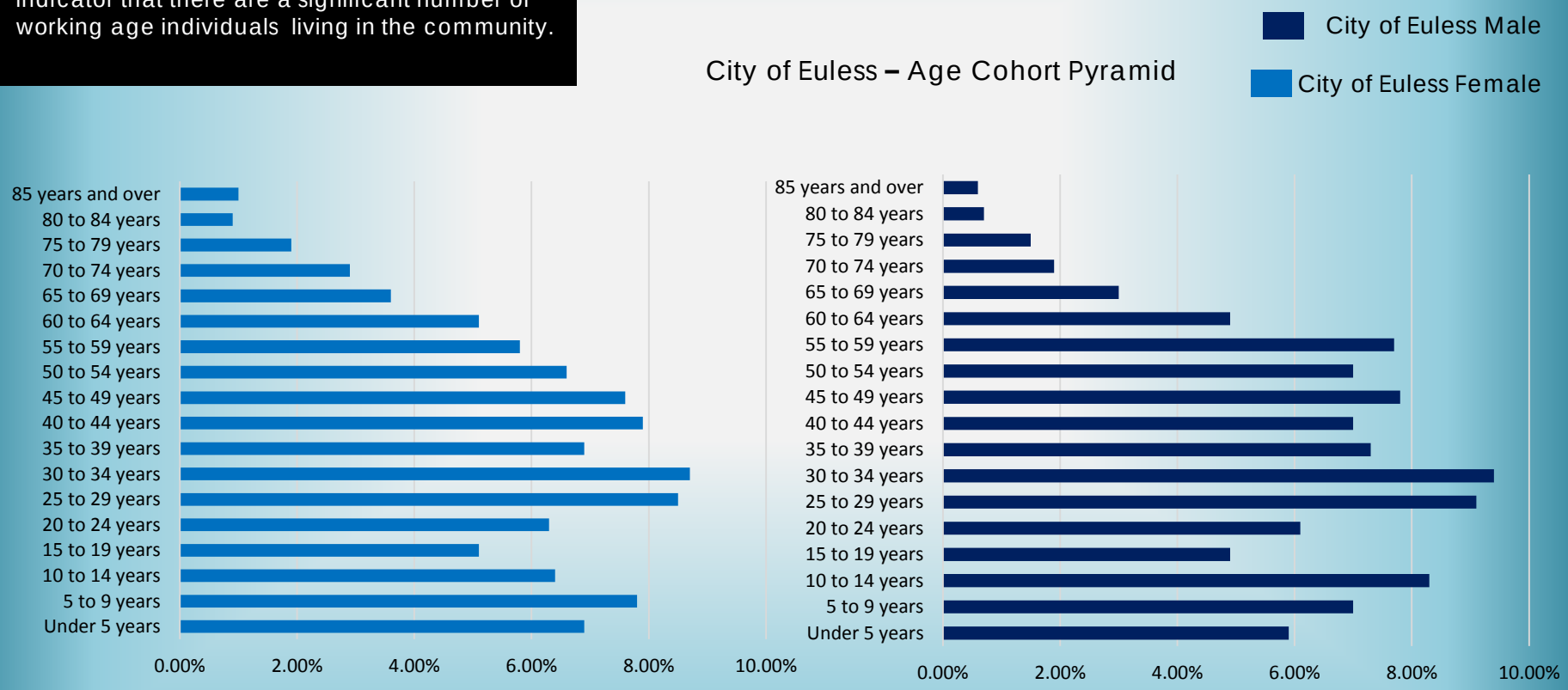
Demographics and Data

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

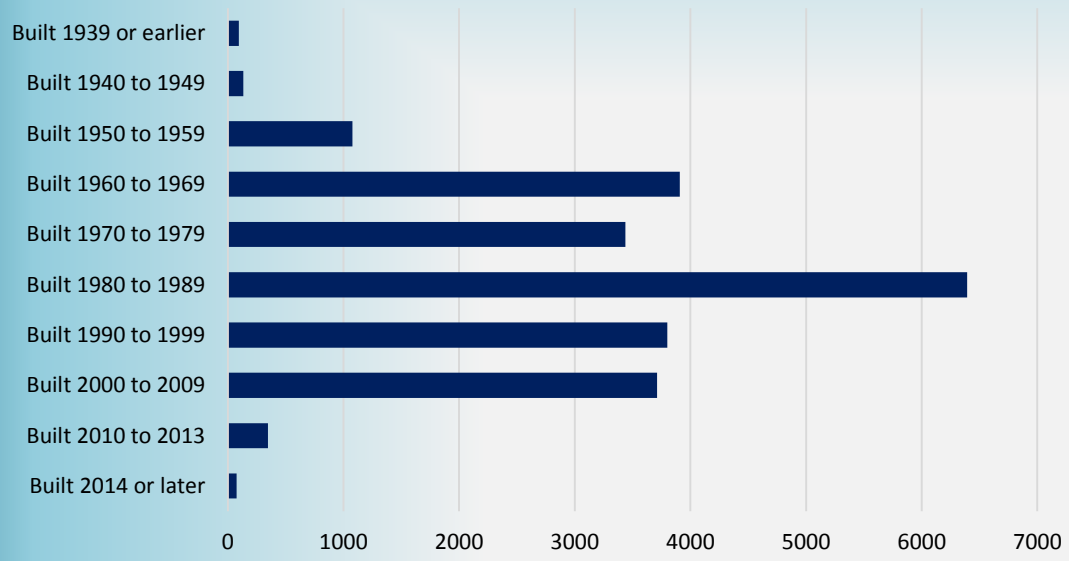


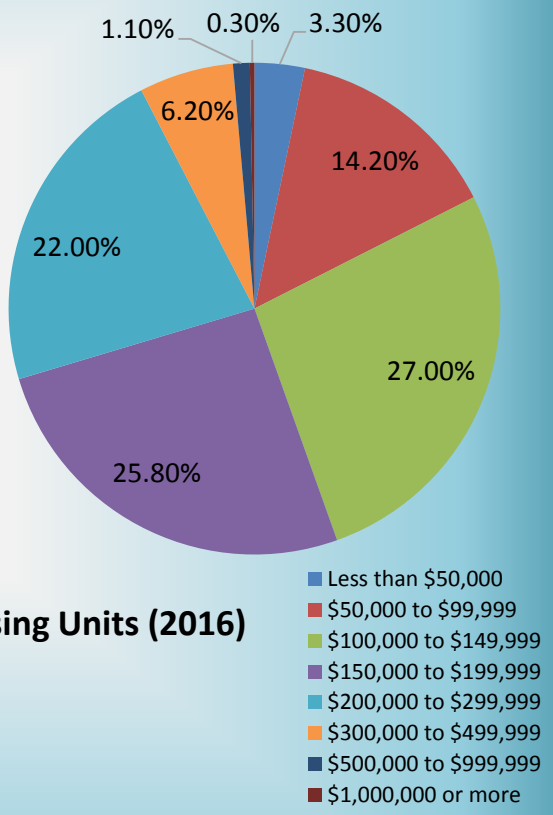
Source: US Bureau of Census ACS 2012-2016

UPDATED February 2018

Demographics and Data

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





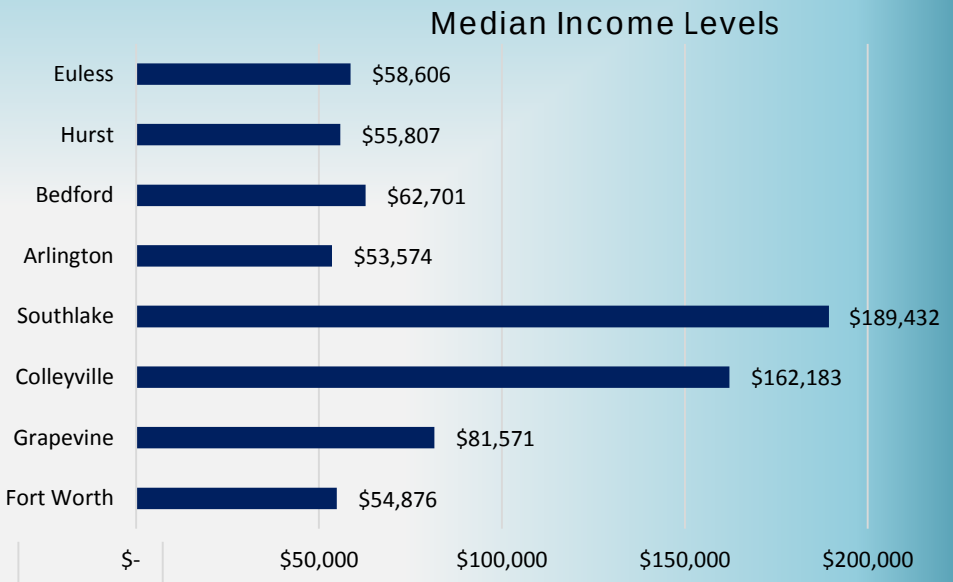
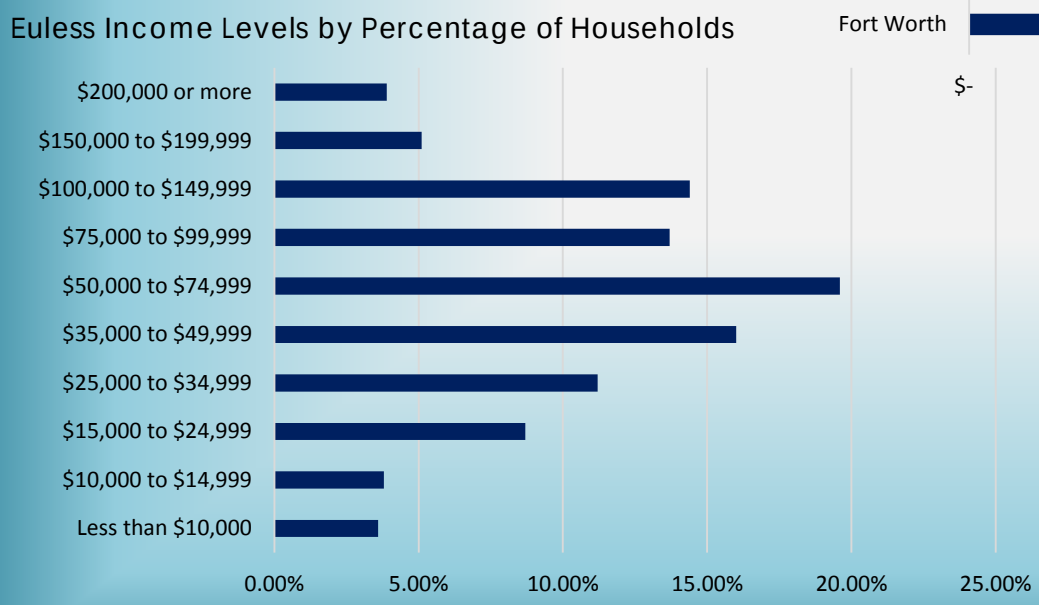
Housing Valuation Percentage of Housing Units (2016)
2016 Median Home Value $159,400

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.



Source: US Bureau of Census ACS 2012-2016