

JULY 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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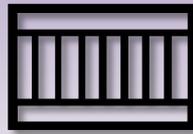
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Residential Growth



41

NEW RESIDENTIAL PERMITS



23

NEW RESIDENTIAL FENCE PERMITS



6

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$12,705,663

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits July 2018	Permits in Jul		Permits YTD		Value in Jul			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 07/18	2017	2018	Ave 18
New Residential Construction	8	41	103	145	\$2,990,066	\$12,705,663	\$309,894	\$42,133,676	\$54,198,496	\$373,783
Additions/Alterations	7	6	71	41	\$225,801	\$132,100	\$22,017	\$912,116	\$882,458	\$21,523
Residential Fence Permits	18	23	154	102	\$21,169	\$21,675	\$942	\$647,856	\$228,341	\$2,239
Total Residential Permits	33	70	328	288	\$3,237,036	\$12,859,438		\$43,693,648	\$55,309,295	

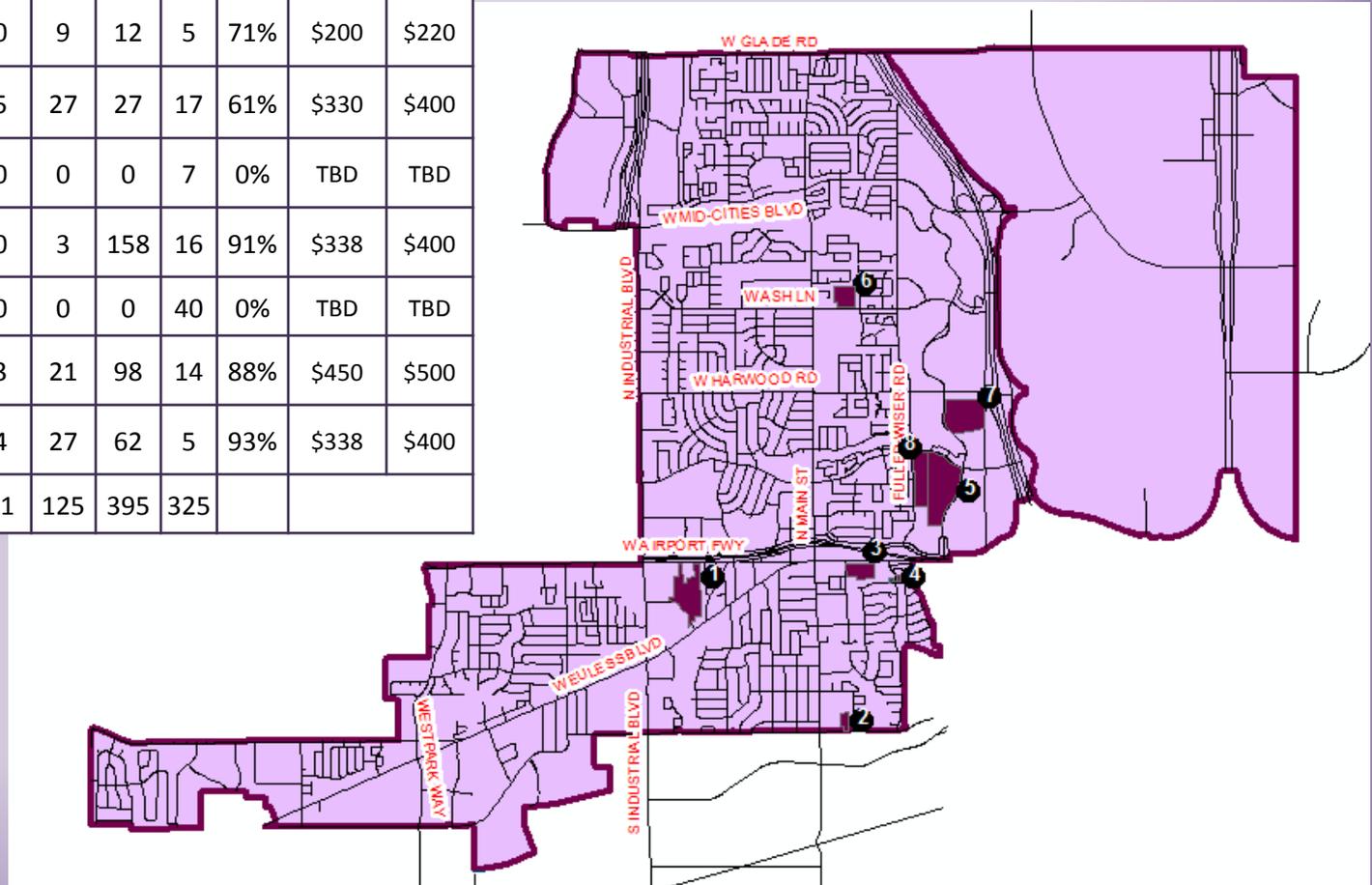
Development Case Activity

Development Review Cases July 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	12/07/2017	8/7/2018	NA
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
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	7/3/2018	7/17/2018	NA
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		
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	8/7/2018	8/21/2018	NA
18-06-FP	55+ Residences	2500 Block of SH 121	7/24/2018	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	7/31/2018	8/21/2018	9/11/2018
17-17-SP	L&D Distributing	1400 Block Westpark Way	12/04/2017	7/3/2018	7/17/2018	8/14/2018
18-06-SP	Embry Urban Lofts	Park Ln at W. Eules 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	54 th Street Grill	2900 Block Rio Grande Blvd	6/7/2018	7/31/2018	8/7/2018	8/28/2018
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	7/31/2018	8/7/2018	8/28/2018
18-11-SP	Glade Parks Outlot 15	2900 Block SH 121	6/26/2018	Still in Progress		
18-12-SUP	Four Points Sheraton	900 Block of E. Harwood Road	7/31/2018	Still in Progress		
18-04-SUP	QuikTrip	Rio Grande Blvd	2/2/2018	8/7/2018	8/21/2018	9/11/2018
18-08-SUP	Motel 6	110 W Airport Frwy	5/8/2018	7/31/2018	8/21/2018	9/11/2018
18-09-SUP	Lakewood Addition FUMC	Lakewood and Ash Ln	7/1/2018	7/1/2018	7/17/2018	8/18/2018
18-10-SUP	La Quinta Del Sol Materials	2600 Block of SH 121	7/10/2018	7/24/2018	8/7/2018	8/28/2018
18-01-LP	Harwood at 360	Harwood at 360	4/19/2018	7/31/2018	8/7/2018	NA

Active Residential Subdivisions

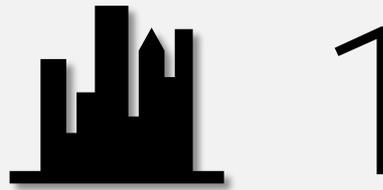
Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	29	38	38	221	15%	\$168	\$264
2	Blue Lagoon	17	0	9	12	5	71%	\$200	\$220
3	Oak Crest Estates	44	5	27	27	17	61%	\$330	\$400
4	Oak Crest Estates PH 2	7	0	0	0	7	0%	TBD	TBD
5	Dominion at Bear Creek	174	0	3	158	16	91%	\$338	\$400
6	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
7	Estates at Bear Creek	112	3	21	98	14	88%	\$450	\$500
8	Dominion at Bear Creek V	67	4	27	62	5	93%	\$338	\$400
Totals:		720	41	125	395	325			



Commercial Development

Commercial Permits Jul 2018	Permits in Jul		Permits YTD		Value in Jul		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	6	1	26	7	\$15,686,340	\$0	\$34,721,170	\$4,250,000
Additions/Alterations	5	20	37	69	\$450,950	\$2,074,282	\$5,694,050	\$11,133,295
Total Commercial Permits	11	21	63	76	\$16,137,290	\$2,074,282	\$40,415,220	\$15,383,295

Miscellaneous Permits	Permits in Jul		Permits YTD	
	2017	2018	2017	2018
Accessory Building	0	2	7	12
Com. Electrical Permit	2	12	28	42
Res. Electrical Permit	5	8	49	57
Garage Sale	60	43	463	313
Lawn Sprinkler	18	17	152	119
Com. Mech. Permit	1	1	15	26
Res. Mech. Permit	33	26	145	189
Com. Plumbing Permit	2	3	49	31
Res. Plumbing Permit	12	11	86	118
Res. Water Heater	0	18	91	56
Roofing Permit	0	0	6	5
Sign Permit	3	23	116	135
Total Misc. Permits	136	164	1207	1103



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Jul 2018

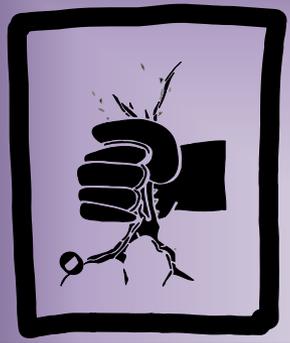
Issue Date	Address	Permit Type
7/2/2018	504 N Main St	Building Commercial Remodel
7/9/2018	1501 Royal Pkwy	Building Commercial Remodel
7/11/2018	711 S Industrial Blvd #100	Building Commercial Remodel
7/11/2018	1220 Chisholm Trl #100	Building Commercial Remodel
7/11/2018	1441 W Airport Frwy #250	Building Commercial Remodel
7/16/2018	3001 SH 121 #274	Building Commercial Remodel
7/18/2018	2720 SH 121 # 100	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 4-5	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 7-8	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 7-8	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 6-9	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 10-12	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 10-12	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 13-14	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 15-16	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 17-18	Building Commercial Remodel
7/18/2018	1000 E Ash Ln 19-20	Building Commercial Remodel
7/19/2018	306 W Airport Frwy	Building Commercial Remodel
7/19/2018	1100 Raider Dr	Building Commercial Remodel
7/23/2018	1102 W Eules Blvd	Building Commercial Remodel
7/27/218	2570 SH 121	Building New Commercial

Certificates of Occupancy by Type	Month	Year to Date
	Jul	2018
New Business	3	50
Change in Ownership	1	8
Change in Address	1	2
Change in Business Name	0	0
Total	5	60

Commercial Certificates of Occupancy Jul 2018

Issue Date	Business Name	Address	Classification	Type
7/3/2018	Golden Chick	708 N Industrial Blvd	Restaurant	New Business
7/12/2018	Ferguson Enterprises	2650 S Pipeline Rd	Office	Change in Address
7/12/2018	Stop & Enjoy Mart	218 N Main St	Convenience Store	Change in Ownership
7/23/2018	Bella Vita Dentistry	2131 SH 121 #200	Medical	New Business
7/31/2018	Dickey's Barbecue Pit	1320 Chisholm Trl #100	Restaurant	New Business

Code Compliance



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HIGH GRASS AND WEEDS



15

TRASH/LITTERING VIOLATIONS



36

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Jul 2018		Cases in Jul		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	0	4	7
	Property Maintenance	45	36	246	409
	Minimum Housing	0	0	3	4
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	22	16
	Accessory Buildings	0	1	1	1
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	12	0	24	13
	No Food Handler Card	0	0	10	6
	Other Health Equipment Issue	7	27	144	135
	Approved Source / Labeling	6	4	21	26
	Food Contact Surfaces / Cleaning	4	8	15	20
	No Health License / Expired	0	2	21	10
	Evidence of Insect / Rodent Contamination	1	3	16	11
	No Alcohol License / Expired	0	2	2	8
Littering and Trash	Trash/Littering	23	15	143	61
	Junked Vehicles	11	6	81	45
	Littering/Life Safety (24hrs)	0	1	11	4
	High Grass and Weeds	112	33	288	153
Water	Watering Violations	8	15	19	35
Zoning Violations	Nuisance Other	0	1	20	23
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	4	1	14	14
	Illegal Outdoor Storage (Non Res)	1	0	11	8
	Illegal Outdoor Storage (Res)	14	10	123	44
	Fences/Walls In Disrepair	5	6	60	35
	Parking on Unpaved Surfaces	5	8	40	38
	Street and Sidewalk Obstruction	2	8	35	35
	Landscaping (Residential)	0	0	9	9
	Zoning Violation (Other)	5	0	17	7
	Signs/Billboards	1	1	423	11
	Poss Illegal Home Occupation	1	3	13	5
	Materials on ROW/Street	0	0	4	1
TOTALS		267	191	1846	1202

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 -

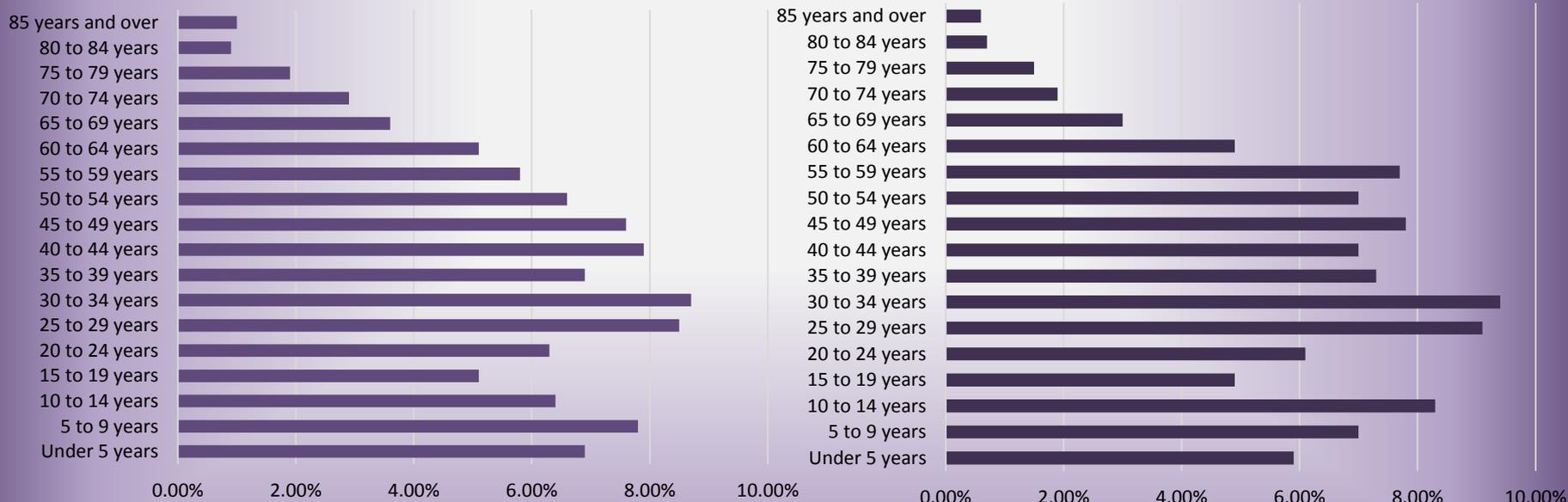
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

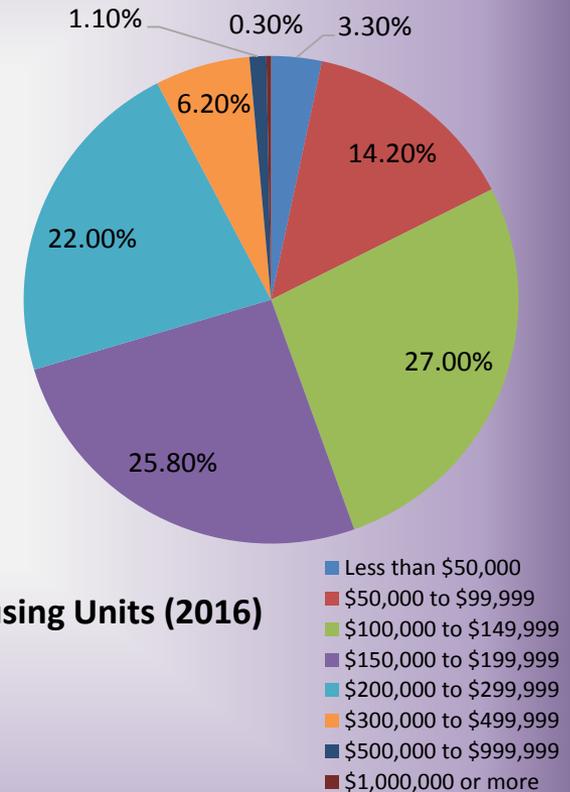
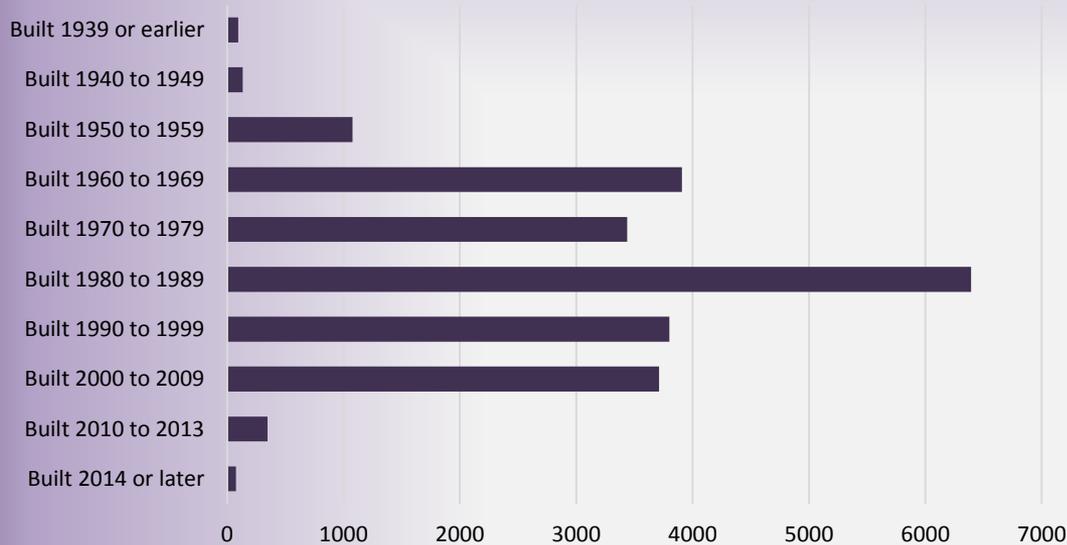
City of Euless Male
 City of Euless Female



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

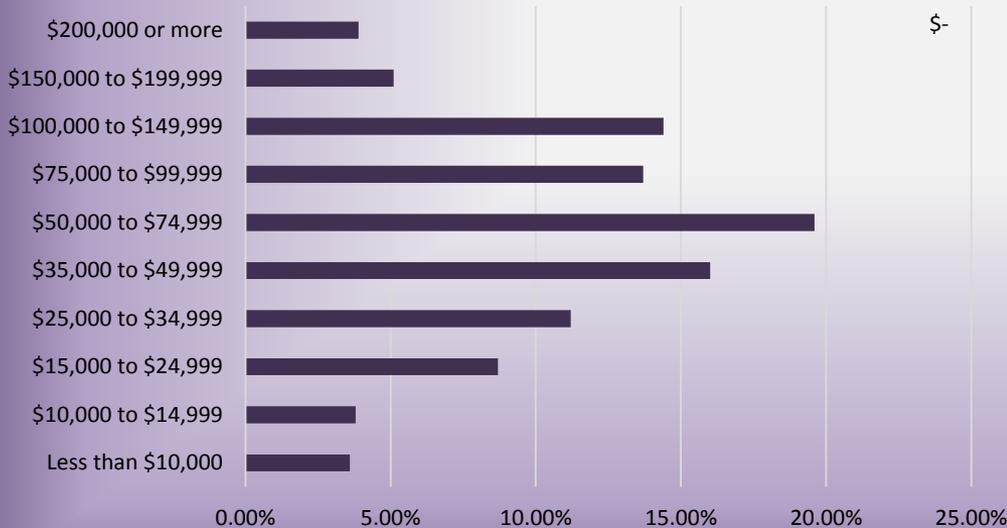
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

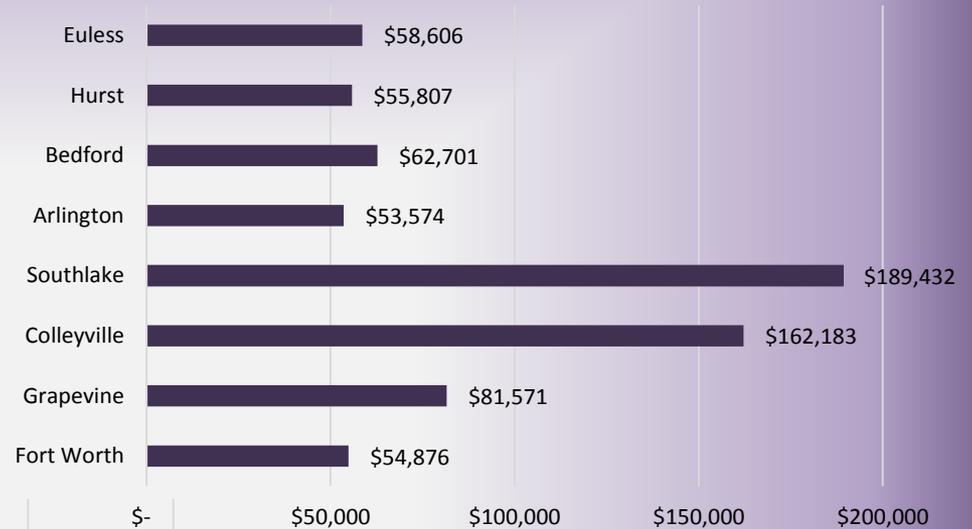
Income -

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