

AUGUST 2018

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Compliance
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

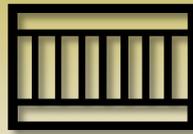
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



8

NEW RESIDENTIAL PERMITS



14

NEW RESIDENTIAL FENCE PERMITS



6

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,137,458

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits August 2018	Permits in Aug		Permits YTD		Value in Aug			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 08/18	2017	2018	Ave 18
New Residential Construction	4	8	107	153	\$1,951,983	\$3,137,458	\$392,182	\$44,085,659	\$57,335,954	\$374,745
Additions/Alterations	7	6	78	47	\$164,000	\$78,203	\$13,034	\$1,076,116	\$960,661	\$20,440
Residential Fence Permits	15	14	169	116	\$17,473	\$36,768	\$2,626	\$665,329	\$265,109	\$2,285
Total Residential Permits	26	28	354	316	\$2,133,456	\$3,252,429		\$45,827,104	\$58,561,724	

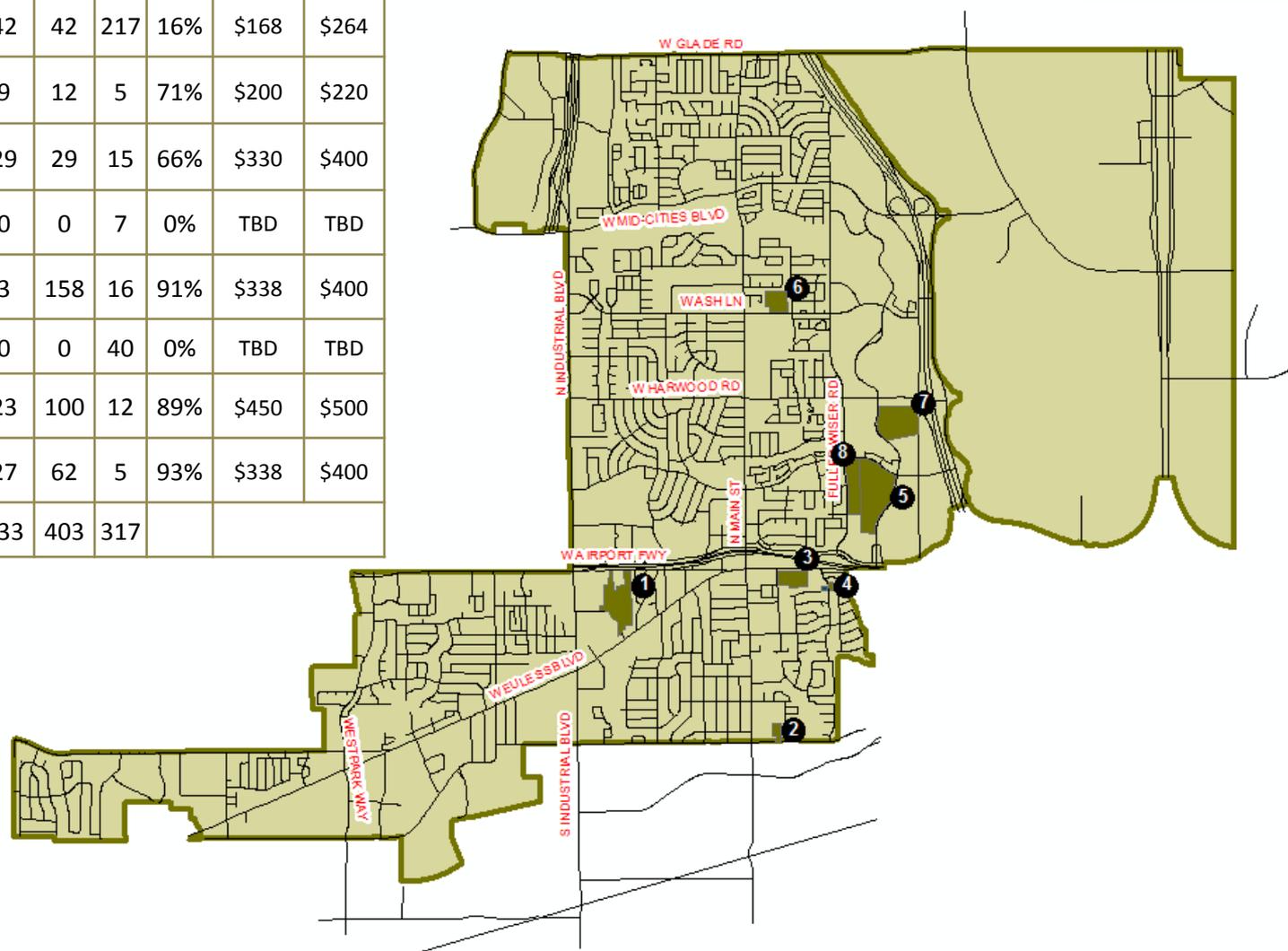
Development Case Activity

Development Review Cases August 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-PP	Midway Square Estates	Midway at Fuller Wisser	5/1/2018	8/14/2018	9/4/2018	9/25/2018
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 Wisser	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 Harwood at 360	NW Corner of Harwood Rd and 360	6/18/2018	8/14/2018	9/4/2018	9/25/2018
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
18-11-SUP	Carwash	100 Block of Westpark Way	8/20/2018	Still in Progress		
18-01-LP	Harwood at 360	Harwood at 360	4/19/2018	7/31/2018	8/7/2018	NA

Active Residential Subdivisions

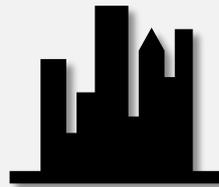
Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	4	42	42	217	16%	\$168	\$264
2	Blue Lagoon	17	0	9	12	5	71%	\$200	\$220
3	Oak Crest Estates	44	2	29	29	15	66%	\$330	\$400
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	2	23	100	12	89%	\$450	\$500
8	Dominion at Bear Creek V	67	0	27	62	5	93%	\$338	\$400
Totals:		720	8	133	403	317			



Commercial Development

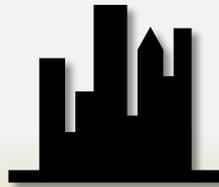
Commercial Permits Aug 2018	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	2	2	28	9	\$1,228,360	\$5,600,000	\$35,949,530	\$9,850,000
Additions/Alterations	7	3	44	72	\$535,342	\$57,000	\$6,229,392	\$11,190,295
Total Commercial Permits	9	5	72	81	\$1,763,702	\$5,657,000	\$42,178,922	\$21,040,295

Miscellaneous Permits	Permits in Aug		Permits YTD	
	2017	2018	2017	2018
Accessory Building	2	0	9	12
Com. Electrical Permit	5	5	33	47
Res. Electrical Permit	5	10	54	67
Garage Sale	54	53	517	366
Lawn Sprinkler	11	39	163	158
Com. Mech. Permit	3	2	18	28
Res. Mech. Permit	28	18	173	207
Com. Plumbing Permit	8	3	57	34
Res. Plumbing Permit	18	17	104	135
Res. Water Heater	0	10	91	66
Roofing Permit	1	1	7	6
Sign Permit	20	51	136	186
Total Misc. Permits	155	209	1362	1312



2

NEW COMMERCIAL PERMITS



\$5,600,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Aug 2018

Issue Date	Address	Permit Type
8/6/2018	2250 Fuller Wiser Rd	Building Commercial Remodel
8/9/2018	1501 Royal Pkwy	Building New Commercial
8/9/2018	1902 Pintail Pkwy	Building New Commercial
8/13/2018	221 N Main St	Building Commercial Remodel
8/14/2018	306 Martha	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Aug	2018
New Business	11	61
Change in Ownership	4	12
Change in Address	1	3
Change in Business Name	0	0
Total	16	76

Commercial Certificates of Occupancy Aug 2018

Issue Date	Business Name	Address	Classification	Type
8/3/2018	American Nail Bar	1321 Chisholm Trl #100	Beauty	New Business
8/7/2018	Amazing Lash Studio	1300 Red River Dr #100	Beauty	New Business
8/9/2018	Oak Park Apartments	1350 N Main St	Apartments	Change in Ownership
8/9/2018	Chad's Shred'n Services	1361 W Eules Blvd #112	Business Services	New Business
8/9/2018	CDL Partners	350 Westpark Way #110	Office	New Business
8/9/2018	Omega Research Inc	1205 Texas Star Pkwy #100	Metal Production	New Business
8/9/2018	The Eggleston Group	2821 W Eules Blvd	Furniture Wholesale	New Business
8/9/2018	World Choice Securities, Inc	1101 Arwine Ct #100	Office	New Business
8/10/2018	Mr C's Food Store	202 N Ector Dr	Convenience Store	Change in Ownership
8/10/2018	Quick Food	820 Wilshire Dr #A	Convenience Store	Change in Ownership
8/10/2018	Runway Seven	1311 Chisholm Trl #100	Beauty	New Business
8/30/2018	Fred's Downtown Philly	3260 W Eules Blvd #7	Restaurant	Change in Address
8/30/2018	Maxiam Nail Bar	2921 SH 121 #200	Beauty	New Business
8/30/2018	Park Place Apartments	425 E Harwood Rd	Apartments	Change in Ownership
8/30/2018	King Financial Services	610 S Industrial Blvd #140	Office	New Business
8/30/2018	Green Massage Therapy	1201 N Main St #400	Personal Therapy	New Business

Code Compliance



73

HIGH GRASS AND WEEDS



7

TRASH/LITTERING VIOLATIONS



44

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Aug 2018		Cases in Aug		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	37	44	283	453
	Minimum Housing	0	1	3	5
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	1	23	17
	Accessory Buildings	0	0	1	1
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	2	6	26	19
	No Food Handler Card	0	0	10	6
	Other Health Equipment Issue	15	13	159	148
	Approved Source / Labeling	4	1	25	27
	Food Contact Surfaces / Cleaning	2	4	17	24
	No Health License / Expired	2	1	23	11
	Evidence of Insect / Rodent Contamination	2	2	18	13
	No Alcohol License / Expired	1	0	3	8
Littering and Trash	Trash/Littering	26	7	169	68
	Junked Vehicles	13	18	94	63
	Littering/Life Safety (24hrs)	2	0	13	4
	High Grass and Weeds	118	73	406	226
Water	Watering Violations	3	9	22	44
Zoning Violations	Nuisance Other	5	0	25	23
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	0	2	14	16
	Illegal Outdoor Storage (Non Res)	0	1	11	9
	Illegal Outdoor Storage (Res)	13	9	136	53
	Fences/Walls In Disrepair	2	2	62	37
	Parking on Unpaved Surfaces	8	5	48	43
	Street and Sidewalk Obstruction	9	5	44	40
	Landscaping (Residential)	0	7	9	16
	Zoning Violation (Other)	3	1	20	8
	Signs/Billboards	3	3	426	14
	Poss Illegal Home Occupation	1	2	14	7
	Materials on ROW/Street	1	2	5	3
TOTALS		273	219	2119	1421

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.

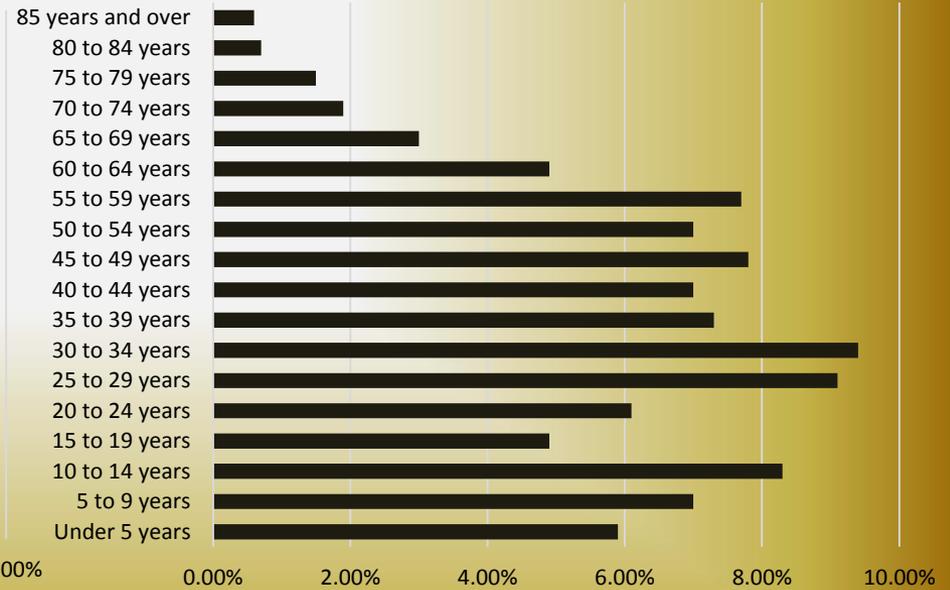
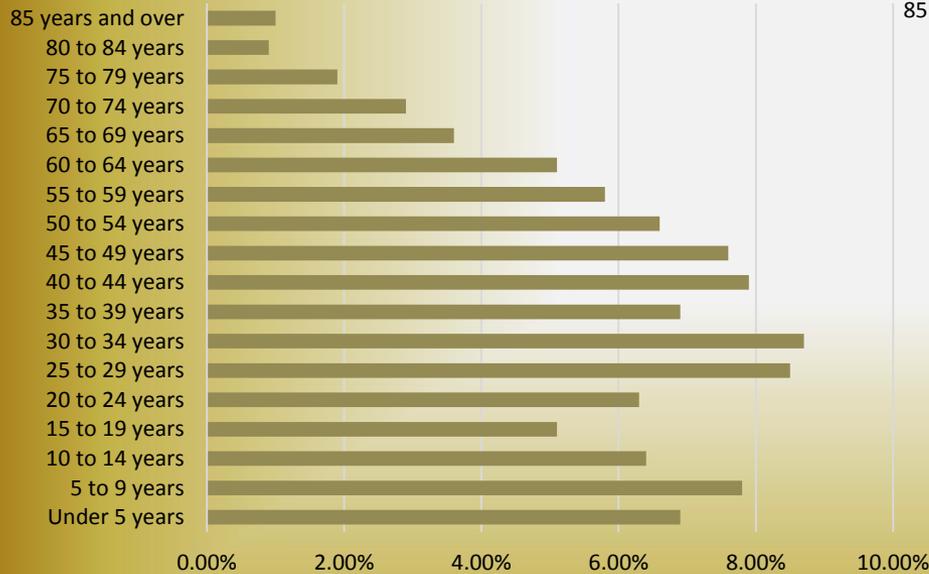
The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

Demographics and Data

City of Euless – Age Cohort Pyramid

City of Euless Male

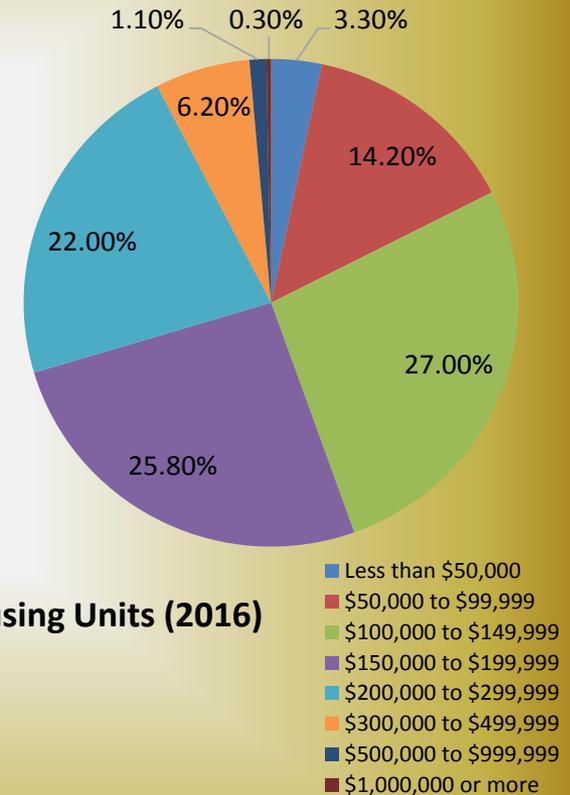
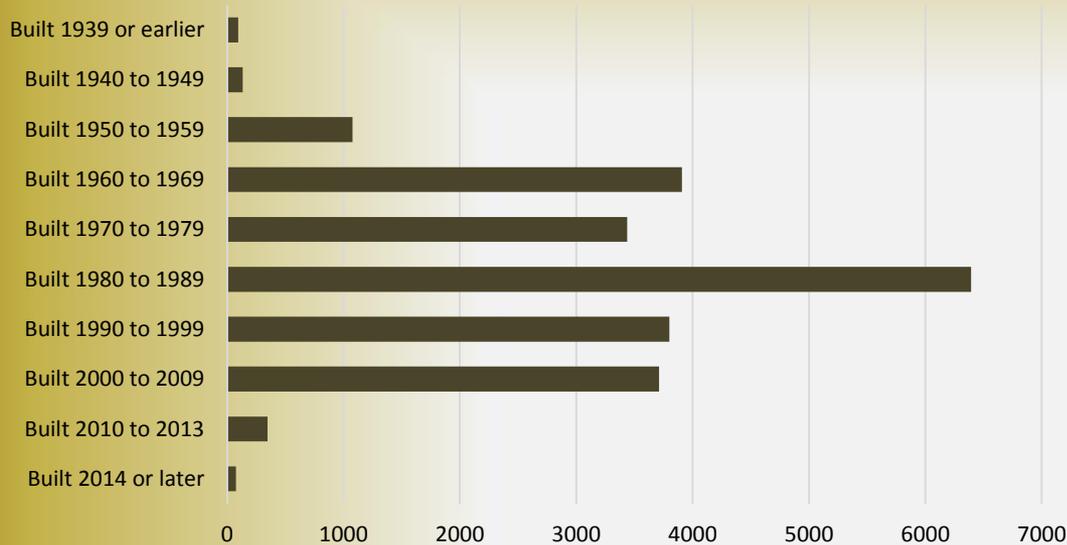
City of Euless Female



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

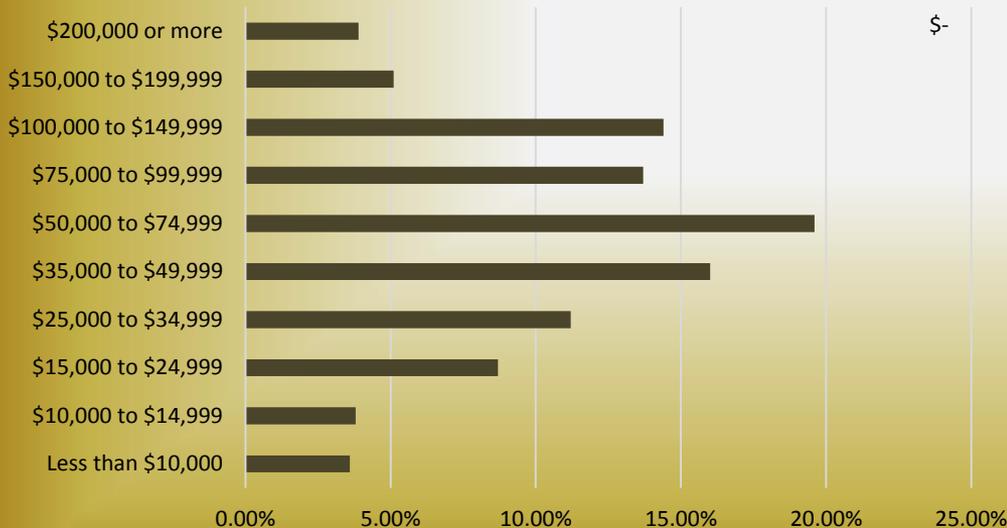
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

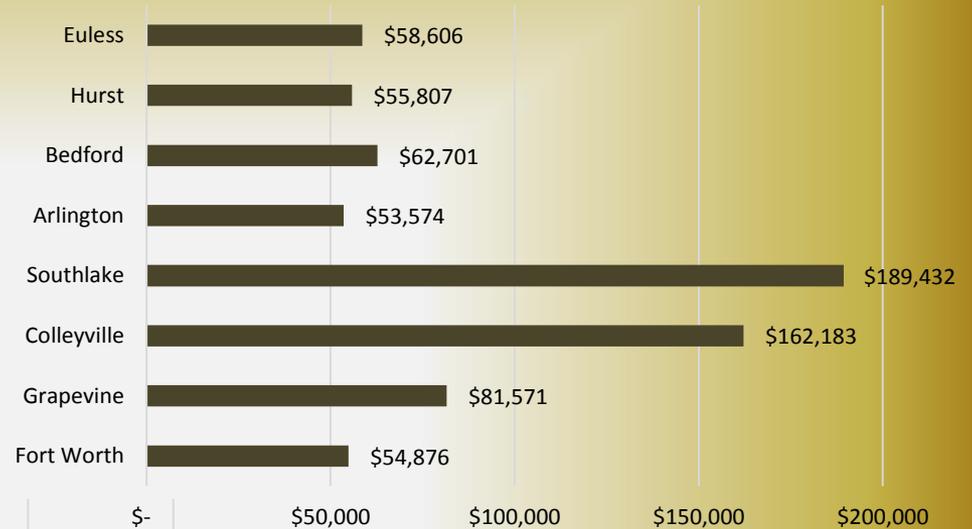
Income -

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