

September 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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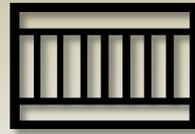
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Residential Growth



12

NEW RESIDENTIAL PERMITS



22

NEW RESIDENTIAL FENCE PERMITS



4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,555,147

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits September 2018	Permits in Sep		Permits YTD		Value in Sep			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 08/18	2017	2018	Ave 18
New Residential Construction	20	12	127	165	\$9,017,702	\$3,555,147	\$296,262	\$53,103,361	\$60,891,101	\$369,037
Additions/Alterations	4	4	82	51	\$18,685	\$34,875	\$8,719	\$1,094,801	\$995,536	\$19,520
Residential Fence Permits	33	22	202	138	\$56,971	\$23,882	\$1,086	\$722,300	\$288,991	\$2,094
Total Residential Permits	57	38	411	354	\$9,093,358	\$3,613,904		\$54,920,462	\$62,175,628	

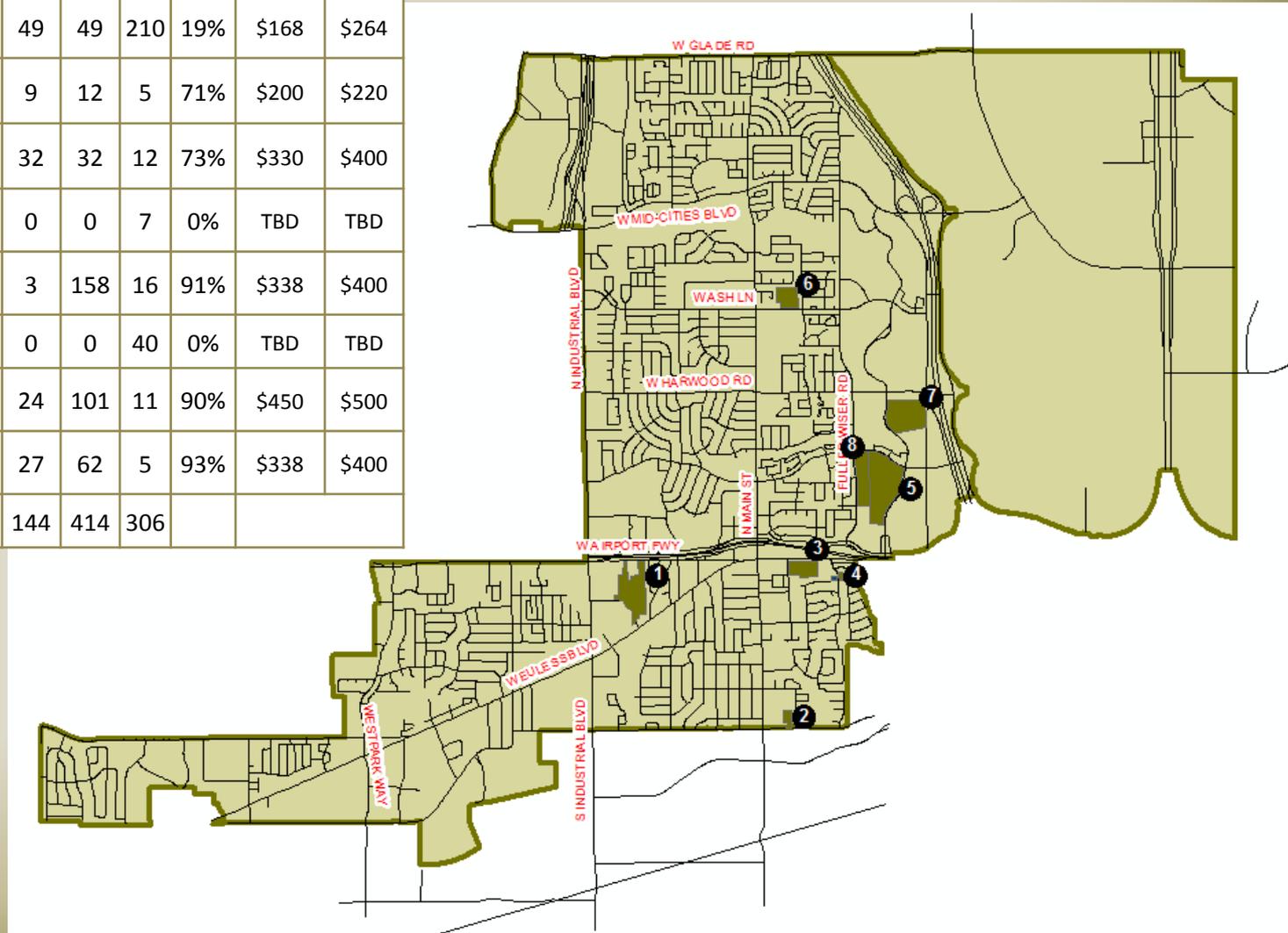
Development Case Activity

Development Review Cases September 2018 9/18

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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 Wiser	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	9/4/2018	10/2/2018	NA
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		
18-06-FP	55+ Residences	2500 Block of SH 121	7/24/2018	9/18/2018	10/2/2018	NA
18-01-PD	Midway Square Estates	Midway at Fuller Wiser	5/1/2018	8/30/2018	9/4/2018	9/25/2018
18-03-PD	McMullin & Autrey	Westpark at W Pipeline Rd	6/26/2018	7/31/2018	8/21/2018	9/11/2018
18-04-PD	QuikTrip at Main	Main Street and SH 10	9/18/2018	Still in Progress		
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
18-11-SP	Glade Parks Outlot 15	2900 Block SH 121	6/26/2018	Still in Progress		
18-12-SP	Four Points Sheraton	900 Block of E. Harwood Road	7/31/2018	Still in Progress		
18-13-SP	Bottlecap Alley	2200 Block of SH 121	8/30/2018	9/25/2018	10/2/2018	10/9/2018
18-14-SP	Founders Parc Retail	400 Block of S Industrial	8/30/2018	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
18-11-SUP	Carwash	100 Block of Westpark Way	8/20/2018	Still in Progress		
18-12-SUP	Autumn's Pampered Paws	801 E Mid-Cities Blvd	9/18/2018	9/25/2018	10/16/2018	10/23/2018
18-02-ZBA	Batiste Addition	W Pipeline Road	10/1/2018	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	7	49	49	210	19%	\$168	\$264
2	Blue Lagoon	17	0	9	12	5	71%	\$200	\$220
3	Oak Crest Estates	44	3	32	32	12	73%	\$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	1	24	101	11	90%	\$450	\$500
8	Dominion at Bear Creek V	67	0	27	62	5	93%	\$338	\$400
Totals:		720	11	144	414	306			



Commercial Development

Commercial Permits Sep 2018	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	1	2	29	11	\$672,900	\$1,125,000	\$36,622,430	\$10,975,000
Additions/Alterations	5	4	49	76	\$53,100	\$405,790	\$6,282,492	\$11,596,085
Total Commercial Permits	6	6	78	87	\$726,000	\$1,530,790	\$42,904,922	\$22,571,085

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2017	2018	2017	2018
Accessory Building	2	3	11	15
Com. Electrical Permit	2	0	35	47
Res. Electrical Permit	3	6	57	73
Garage Sale	71	46	588	412
Lawn Sprinkler	8	19	171	177
Com. Mech. Permit	0	11	18	39
Res. Mech. Permit	9	13	182	220
Com. Plumbing Permit	7	6	64	40
Res. Plumbing Permit	10	16	114	151
Res. Water Heater	0	6	91	72
Roofing Permit	0	2	7	8
Sign Permit	15	9	151	195
Total Misc. Permits	127	137	1489	1449



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

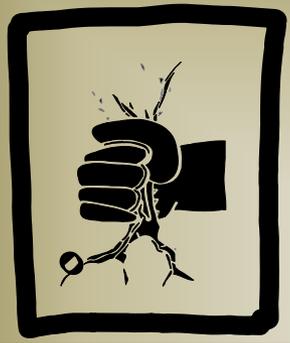
Commercial Development

Commercial Permits Sep 2018		
Issue Date	Address	Permit Type
9/7/2018	1510 W Eules Blvd	Building Commercial Remodel
9/17/2018	2511 SH 121	Building Commercial Remodel
9/24/2018	1060 N Main St	Building Commercial Remodel
9/26/2018	1401 Sotogrande Blvd	Building Commercial Remodel
9/27/2018	918 E Harwood Rd Ste F	Building Commercial Remodel
9/28/2018	1011 Heather Dr	Building New Commercial

Certificates of Occupancy by Type	Month	Year to Date
	Sep	2018
New Business	8	69
Change in Ownership	1	13
Change in Address	0	3
Change in Business Name	1	1
Total	10	86

Commercial Certificates of Occupancy Sep 2018				
Issue Date	Business Name	Address	Classification	Type
9/5/2018	JPS Health Network	3200 W Eules Blvd	Medical	New Business
9/5/2018	Zaria Furniture	601 N Main St	Furniture Sales	New Business
9/5/2018	Robert Farrell	610 N Industrial Blvd #305	Office	New Business
9/7/2018	Lakeside Christian Academy	503 S Main St	Child Care	Change in Ownership
9/21/2018	Gala at Oak Crest	100 Dickey Dr	Apartments	New Business
9/25/2018	Burlington Coat Factory of Texas	2501 Rio Grande Blvd #300	Retail	New Business
9/25/2018	Spectrum	2720 SH 121 #100	Retail	New Business
9/26/2018	Green Clean Services	1114 S Airport Cir #160	Business Services	New Business
9/26/2018	BCI Group Inc	2803 W Eules Blvd	Office	New Business
9/26/2018	Main Street Mobil	105 N Main St	Convenience Store	Change in Business

Code Compliance



86

HIGH GRASS AND WEEDS



8

TRASH/LITTERING VIOLATIONS



29

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Sep 2018		Cases in Sep		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	29	320	482
	Minimum Housing	0	0	3	5
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	1	23	18
	Accessory Buildings	0	0	1	1
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	0	5	26	24
	No Food Handler Card	2	0	12	6
	Other Health Equipment Issue	6	11	165	159
	Approved Source / Labeling	2	2	27	29
	Food Contact Surfaces / Cleaning	1	2	18	26
	No Health License / Expired	2	0	25	11
	Evidence of Insect / Rodent Contamination	1	2	19	15
	No Alcohol License / Expired	0	0	3	8
Littering and Trash	Trash/Littering	42	8	211	76
	Junked Vehicles	7	6	101	69
	Littering/Life Safety (24hrs)	0	0	13	4
	High Grass and Weeds	30	86	436	312
Water	Watering Violations	8	3	30	47
Zoning Violations	Nuisance Other	4	3	29	26
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	1	1	15	17
	Illegal Outdoor Storage (Non Res)	1	0	12	9
	Illegal Outdoor Storage (Res)	16	6	152	59
	Fences/Walls In Disrepair	4	10	66	47
	Parking on Unpaved Surfaces	6	4	54	47
	Street and Sidewalk Obstruction	3	4	47	44
	Landscaping (Residential)	10	4	19	20
	Zoning Violation (Other)	0	1	20	9
	Signs/Billboards	3	7	429	21
	Poss Illegal Home Occupation	1	3	15	10
Materials on ROW/Street	1	1	6	4	
TOTALS		188	199	2307	1620

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 -

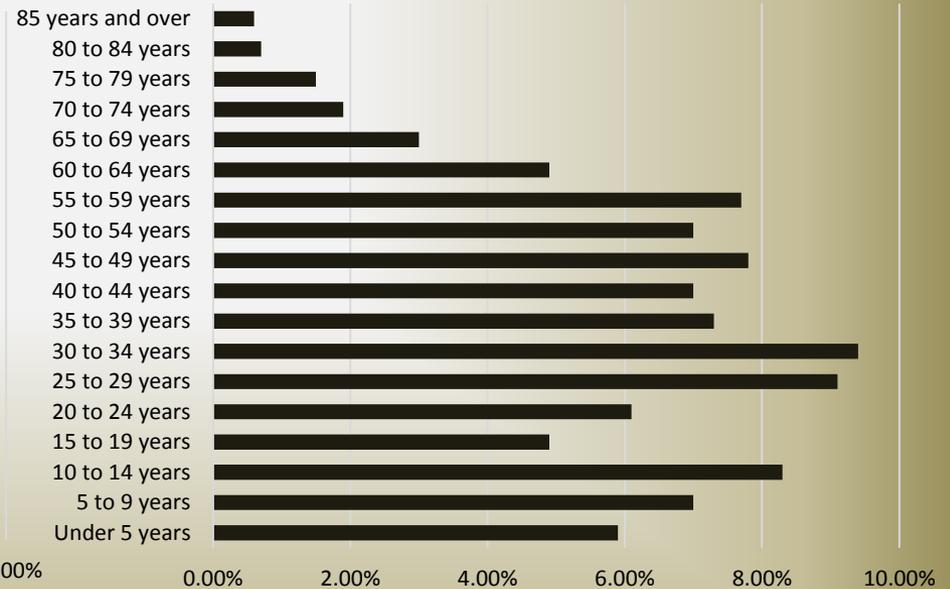
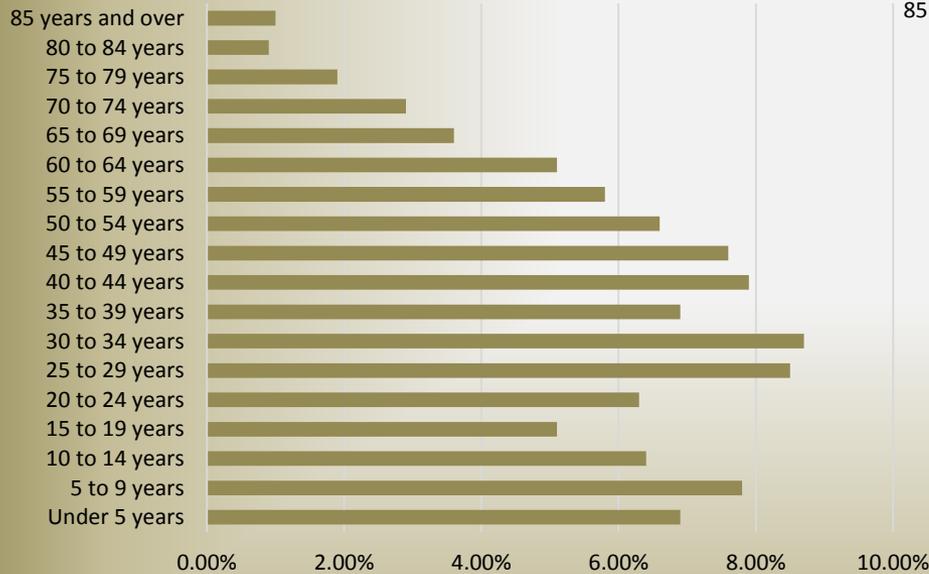
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

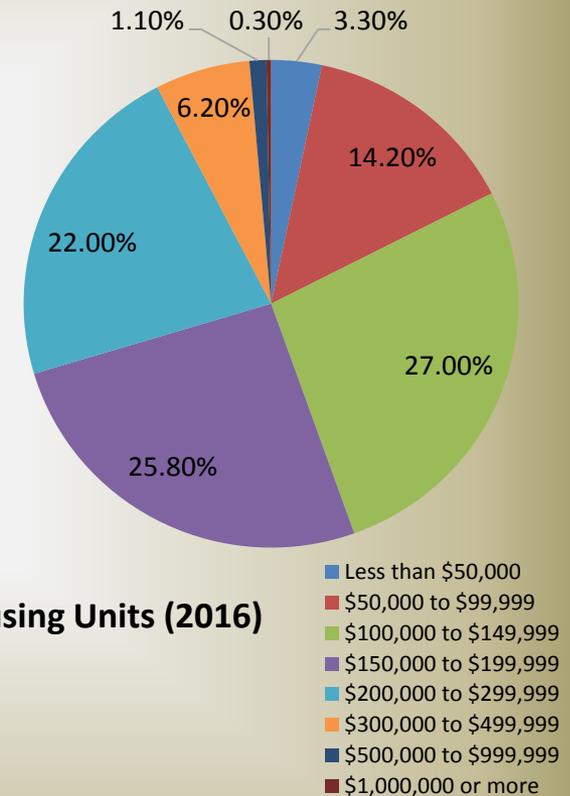
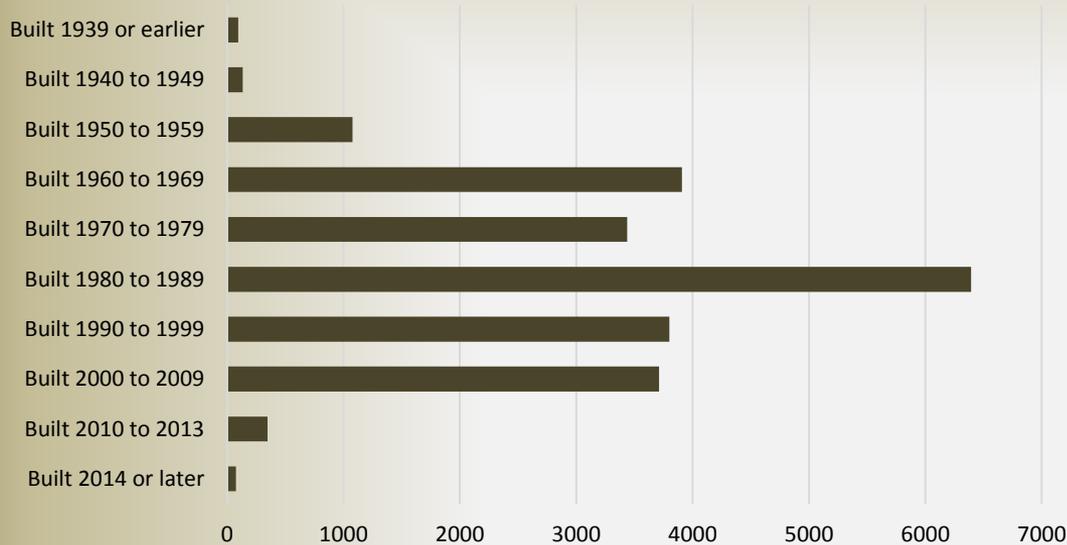
City of Euless Male
 City of Euless Female



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

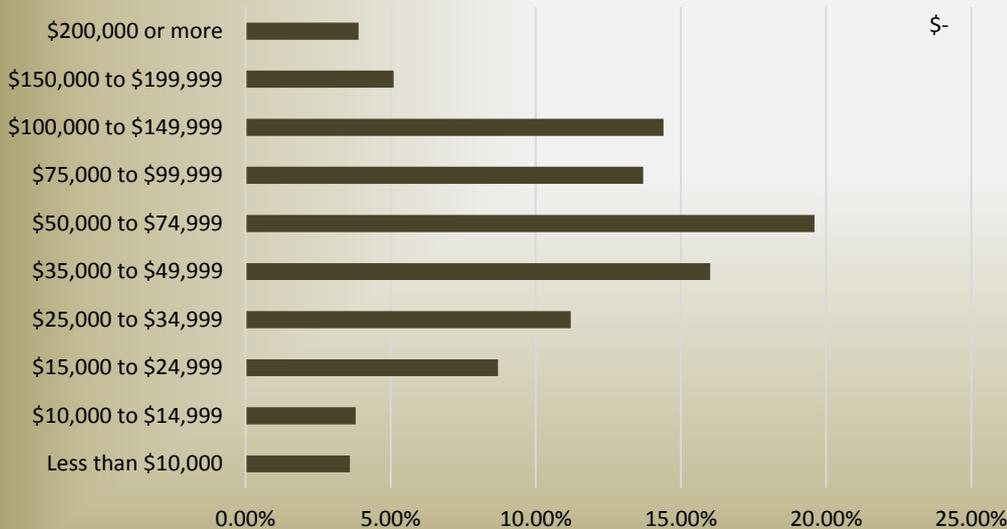
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

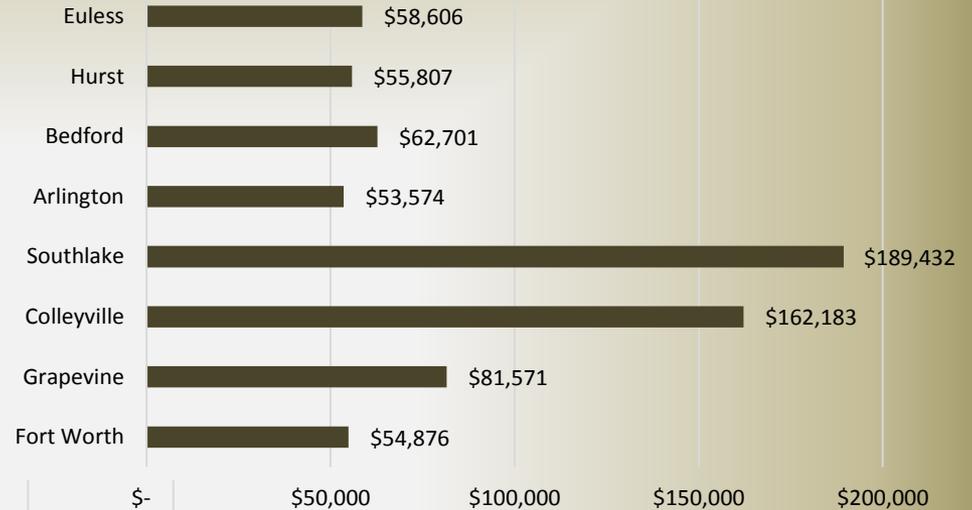
Income -

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