

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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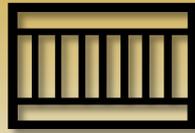
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Residential Growth



13

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$2,965,210

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

| Residential Permits October 2018 | Permits in Oct | | Permits YTD | | Value in Oct | | | Value YTD | | |
|-------------------------------------|----------------|------|-------------|------|--------------|-------------|-----------|--------------|--------------|-----------|
| | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | Ave 10/18 | 2017 | 2018 | Ave 18 |
| New Residential Construction | 19 | 13 | 146 | 178 | \$8,568,027 | \$2,965,210 | \$228,093 | \$61,671,388 | \$63,856,311 | \$358,743 |
| Additions/Alterations | 5 | 4 | 87 | 55 | \$55,150 | \$58,624 | \$14,656 | \$1,149,951 | \$1,054,160 | \$19,167 |
| Residential Fence Permits | 11 | 7 | 213 | 145 | \$67,020 | \$8,641 | \$1,234 | \$789,320 | \$297,632 | \$2,053 |
| Total Residential Permits | 35 | 24 | 446 | 378 | \$8,690,197 | \$3,032,475 | | \$63,610,659 | \$65,208,103 | |

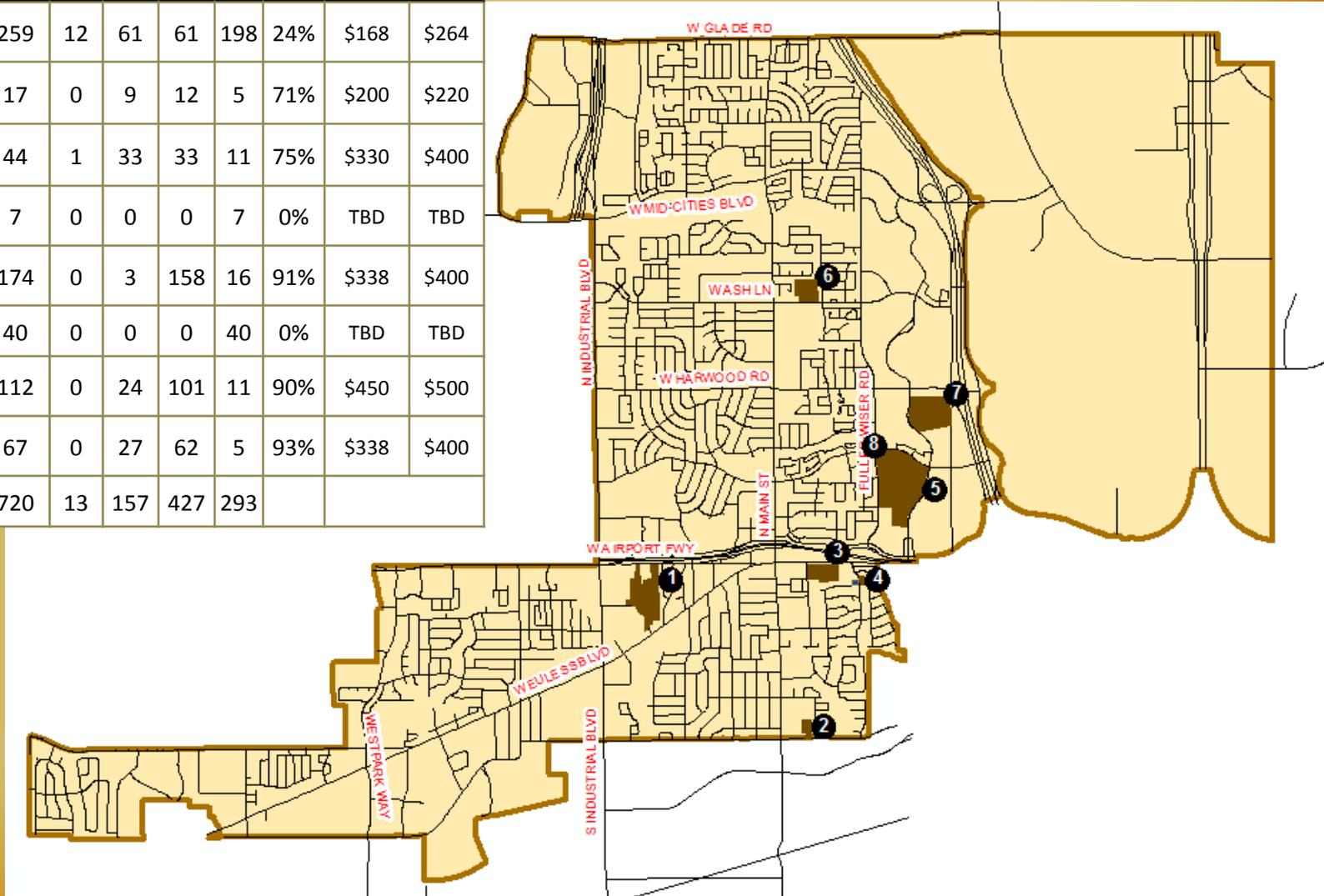
Development Case Activity

Development Review Cases October 2018

| 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 | NWC of Midway and Fuller-Wiser | 4/17/2018 | 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 | 9/4/2018 | 10/2/2018 | NA |
| 17-07-FP | Preserve at Bear Creek II | 901 Grange Hall Drive | 10/01/2017 | 10/30/2018 | 11/6/2018 | NA |
| 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 |
| 18-04-PD | QuikTrip at Main | Main Street and SH 10 | 9/18/2018 | 10/30/2018 | 11/6/2018 | 11/27/2018 |
| 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 | 10/30/2018 | 11/6/2018 | 11/27/2018 |
| 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 | | |
| 18-11-SUP | Carwash | 100 Block of Westpark Way | 8/20/2018 | 10/30/2018 | 11/6/2018 | 11/27/2018 |
| 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

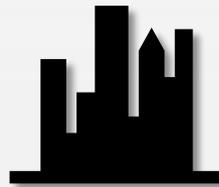
| Map Ref # | Most Active Subdivisions | Platted Lots | Oct Starts | YTD Starts | Total Starts | Lots Avail | % Built | Starting Sales Price | Ave Permit Value |
|-----------|--------------------------|--------------|------------|------------|--------------|------------|---------|----------------------|------------------|
| | | | | | | | | (In Thousands) | |
| 1 | Founders Parc | 259 | 12 | 61 | 61 | 198 | 24% | \$168 | \$264 |
| 2 | Blue Lagoon | 17 | 0 | 9 | 12 | 5 | 71% | \$200 | \$220 |
| 3 | Oak Crest Estates | 44 | 1 | 33 | 33 | 11 | 75% | \$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 | 0 | 24 | 101 | 11 | 90% | \$450 | \$500 |
| 8 | Dominion at Bear Creek V | 67 | 0 | 27 | 62 | 5 | 93% | \$338 | \$400 |
| Totals: | | 720 | 13 | 157 | 427 | 293 | | | |



Commercial Development

| Commercial Permits Oct 2018 | Permits in Oct | | Permits YTD | | Value in Oct | | Value YTD | |
|--------------------------------|----------------|------|-------------|------|--------------|-------------|---------------|--------------|
| | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 | 2017 | 2018 |
| New Commercial Construction | 19 | 2 | 48 | 13 | \$86,647,835 | \$3,685,000 | \$123,270,265 | \$14,660,000 |
| Additions/Alterations | 10 | 9 | 59 | 85 | \$1,115,586 | \$485,810 | \$7,398,078 | \$12,081,895 |
| Total Commercial Permits | 29 | 11 | 107 | 98 | \$87,763,421 | \$4,170,810 | \$130,668,343 | \$26,741,895 |

| Miscellaneous Permits | Permits in Oct | | Permits YTD | |
|--------------------------|----------------|------|-------------|------|
| | 2017 | 2018 | 2017 | 2018 |
| Accessory Building | 19 | 2 | 13 | 17 |
| Com. Electrical Permit | 10 | 9 | 40 | 52 |
| Res. Electrical Permit | 29 | 11 | 65 | 83 |
| Garage Sale | 19 | 2 | 641 | 469 |
| Lawn Sprinkler | 10 | 9 | 185 | 204 |
| Com. Mech. Permit | 29 | 11 | 19 | 43 |
| Res. Mech. Permit | 19 | 2 | 194 | 239 |
| Com. Plumbing Permit | 10 | 9 | 70 | 46 |
| Res. Plumbing Permit | 29 | 11 | 126 | 173 |
| Res. Water Heater | 19 | 2 | 91 | 91 |
| Roofing Permit | 10 | 9 | 8 | 8 |
| Sign Permit | 29 | 11 | 161 | 208 |
| Total Misc. Permits | 19 | 2 | 1613 | 1633 |



2

NEW COMMERCIAL PERMITS



\$3,685,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

| Commercial Permits Oct 2018 | | |
|-----------------------------|----------------------------|-----------------------------|
| Issue Date | Address | Permit Type |
| 10/4/2018 | 910 N Main St | Building Commercial Remodel |
| 10/4/2018 | 1430 Westpark Way | Building New Commercial |
| 10/5/2018 | 918 E Harwood Rd #E | Building Commercial Remodel |
| 10/5/2018 | 1441 W Airport Frwy | Building Commercial Remodel |
| 10/5/2018 | 1100 Pamela Dr | Building Commercial Remodel |
| 10/5/2018 | 1230 Red River Dr #300 | Building Commercial Remodel |
| 10/24/2018 | 150 Westpark Way #250 | Building Commercial Remodel |
| 10/24/2018 | 150 Westpark Way | Building Commercial Remodel |
| 10/26/2018 | 1230 Red River Dr #400 | Building Commercial Remodel |
| 10/29/2018 | 801 S Industrial Blvd #100 | Building Commercial Remodel |
| 10/31/2018 | 2201 SH 121 | Building New Commercial |

| Certificates of Occupancy by Type | Month | Year to Date |
|-----------------------------------|-------|--------------|
| | Oct | 2018 |
| New Business | 10 | 79 |
| Change in Ownership | 1 | 14 |
| Change in Address | 0 | 3 |
| Change in Business Name | 0 | 1 |
| Total | 11 | 97 |

| Commercial Certificates of Occupancy Oct 2018 | | | | |
|---|--------------------------------|----------------------------|-------------------|---------------------|
| Issue Date | Business Name | Address | Classification | Type |
| 10/2/2018 | Chihiro Sushi & Bar | 918 E Harwood Rd #A | Restaurant | New Business |
| 10/2/2018 | Six Brothers Beed Company LLC | 1118 S Airport Cir #300 | Wholesale | New Business |
| 10/3/2018 | Wii's Pho & Grill | 918 E Harwood Rd #B | Restaurant | New Business |
| 10/3/2018 | Total Wine Spirits Beer & More | 2501 Rio Grande Blvd #200 | Retail | New Business |
| 10/4/2018 | The Victory House | 4223 W Pipeline Rd | Church | New Business |
| 10/30/2018 | Vicery Square Apartments | 3015 W Pipeline Rd | Apartments | Change in Ownership |
| 10/30/2018 | Schraad & Associates TX LLC | 354 E Glade Rd | Office | New Business |
| 10/30/2018 | TCK Food Mart | 4325 W Pipeline Rd | Convenience Store | New Business |
| 10/30/2018 | Pearl Salon | 415 N Main St #103 | Beauty | New Business |
| 10/30/2018 | Domino's Store #6969 | 711 S Industrial Blvd #100 | Restaurant | New Business |
| 10/30/2018 | Finao Systemz Inc | 1304 W Eules Blvd #300 | Office | New Business |

Code Compliance



30

HIGH GRASS AND WEEDS



11

TRASH/LITTERING VIOLATIONS



19

PROPERTY MAINTENANCE VIOLATIONS

| Code Compliance Cases Oct 2018 | | Cases in Oct | | 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 | 8 |
| | Property Maintenance | 48 | 19 | 368 | 501 |
| | Minimum Housing | 0 | 1 | 3 | 6 |
| | Dangerous Conditions/Structures | 0 | 0 | 0 | 0 |
| | Screening Swimming Pools/Spa | 0 | 0 | 23 | 18 |
| | Accessory Buildings | 0 | 0 | 1 | 1 |
| | Permit Required for Sales | 0 | 0 | 1 | 1 |
| Health | Nuisance - Pools/Spas Clarity | 0 | 2 | 26 | 26 |
| | No Food Handler Card | 2 | 3 | 14 | 9 |
| | Other Health Equipment Issue | 14 | 27 | 179 | 186 |
| | Approved Source / Labeling | 58 | 1 | 85 | 30 |
| | Food Contact Surfaces / Cleaning | 6 | 2 | 24 | 28 |
| | No Health License / Expired | 2 | 1 | 27 | 12 |
| | Evidence of Insect / Rodent Contamination | 4 | 2 | 23 | 17 |
| | No Alcohol License / Expired | 0 | 0 | 3 | 8 |
| Littering and Trash | Trash/Littering | 50 | 11 | 261 | 87 |
| | Junked Vehicles | 4 | 4 | 105 | 73 |
| | Littering/Life Safety (24hrs) | 0 | 0 | 13 | 4 |
| | High Grass and Weeds | 18 | 30 | 454 | 342 |
| Water | Watering Violations | 0 | 2 | 30 | 49 |
| Zoning Violations | Nuisance Other | 3 | 2 | 32 | 28 |
| | Garbage Collection/Pick Up Req. | 0 | 0 | 0 | 4 |
| | Solid Waste Other | 0 | 0 | 15 | 17 |
| | Illegal Outdoor Storage (Non Res) | 1 | 1 | 13 | 10 |
| | Illegal Outdoor Storage (Res) | 15 | 7 | 167 | 66 |
| | Fences/Walls In Disrepair | 1 | 3 | 67 | 50 |
| | Parking on Unpaved Surfaces | 3 | 5 | 57 | 52 |
| | Street and Sidewalk Obstruction | 7 | 3 | 54 | 47 |
| | Landscaping (Residential) | 7 | 1 | 26 | 21 |
| | Zoning Violation (Other) | 5 | 2 | 25 | 11 |
| | Signs/Billboards | 0 | 24 | 429 | 45 |
| | Poss Illegal Home Occupation | 1 | 0 | 16 | 10 |
| | Materials on ROW/Street | 0 | 0 | 6 | 4 |
| TOTALS | | 249 | 154 | 2556 | 1774 |

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 -

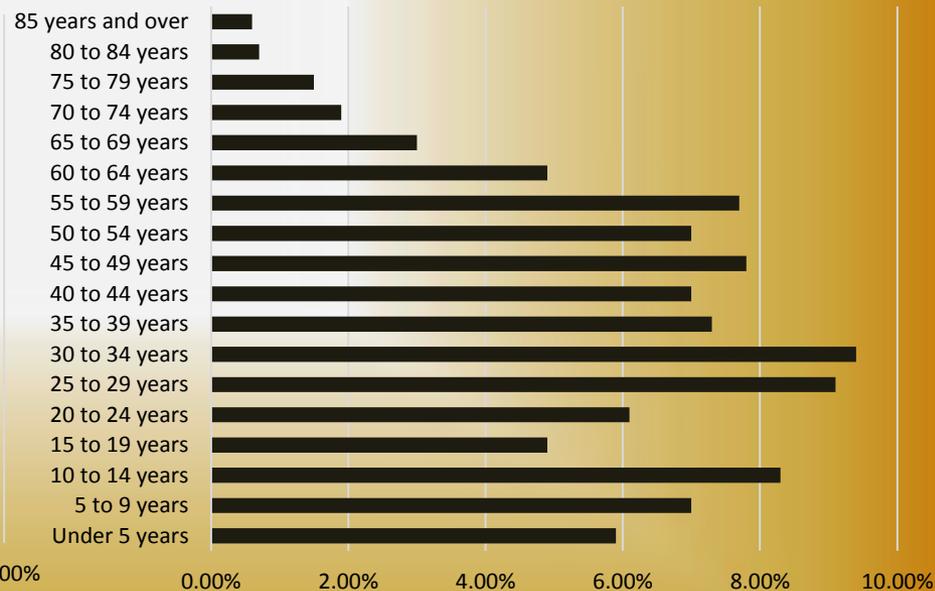
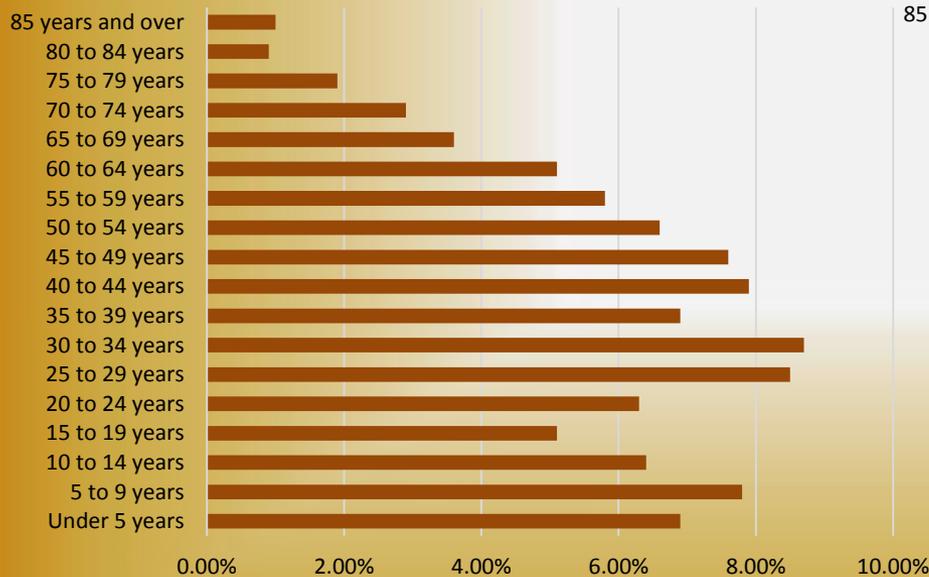
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

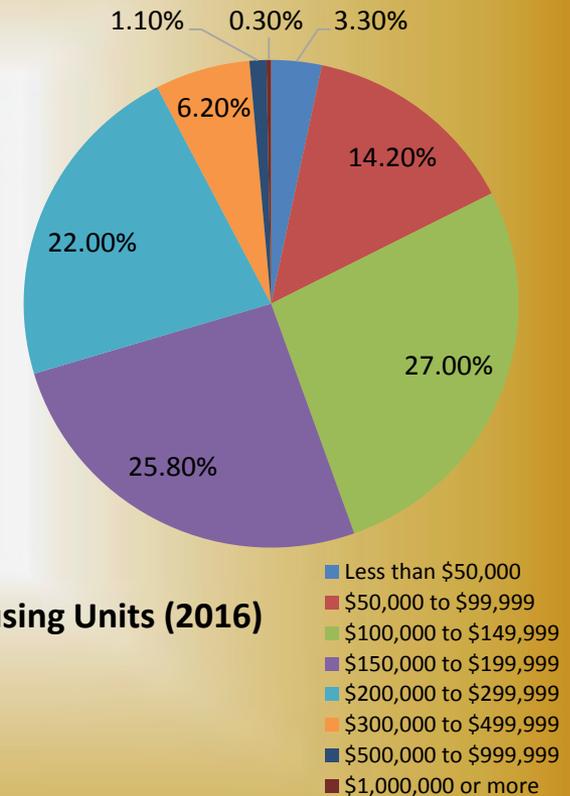
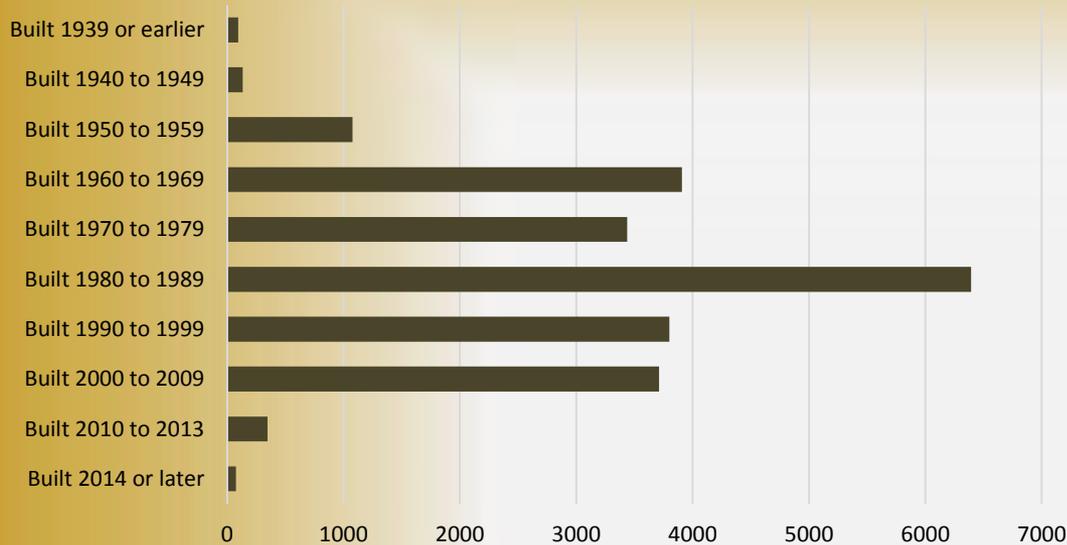
City of Euless Male
 City of Euless Female



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

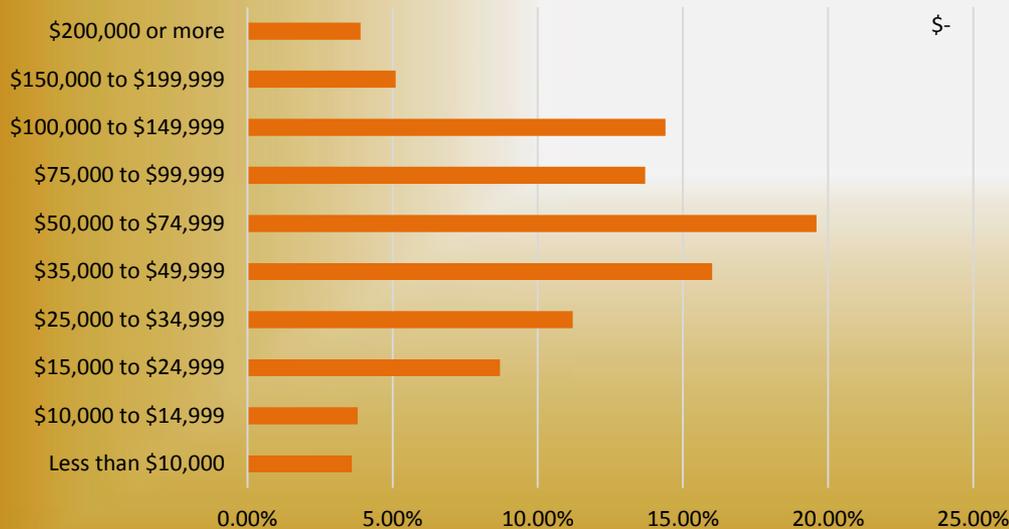
Income -

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.

Median Income Levels



Euless Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2012-2016