

November 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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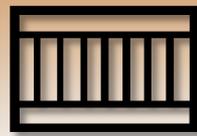
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Residential Growth



14

NEW RESIDENTIAL PERMITS



30

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,184,987

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits November 2018	Permits in Nov		Permits YTD		Value in Nov			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 11/18	2017	2018	Ave 18
New Residential Construction	5	14	151	192	\$2,531,922	\$5,184,987	\$370,356	\$64,203,310	\$69,041,298	\$359,590
Additions/Alterations	7	7	94	62	\$138,025	\$80,825	\$11,546	\$1,287,976	\$1,134,985	\$18,306
Residential Fence Permits	4	30	217	175	\$3,982	\$27,099	\$903	\$793,302	\$324,731	\$1,856
Total Residential Permits	16	51	462	429	\$2,673,929	\$5,292,911		\$66,284,588	\$70,501,014	

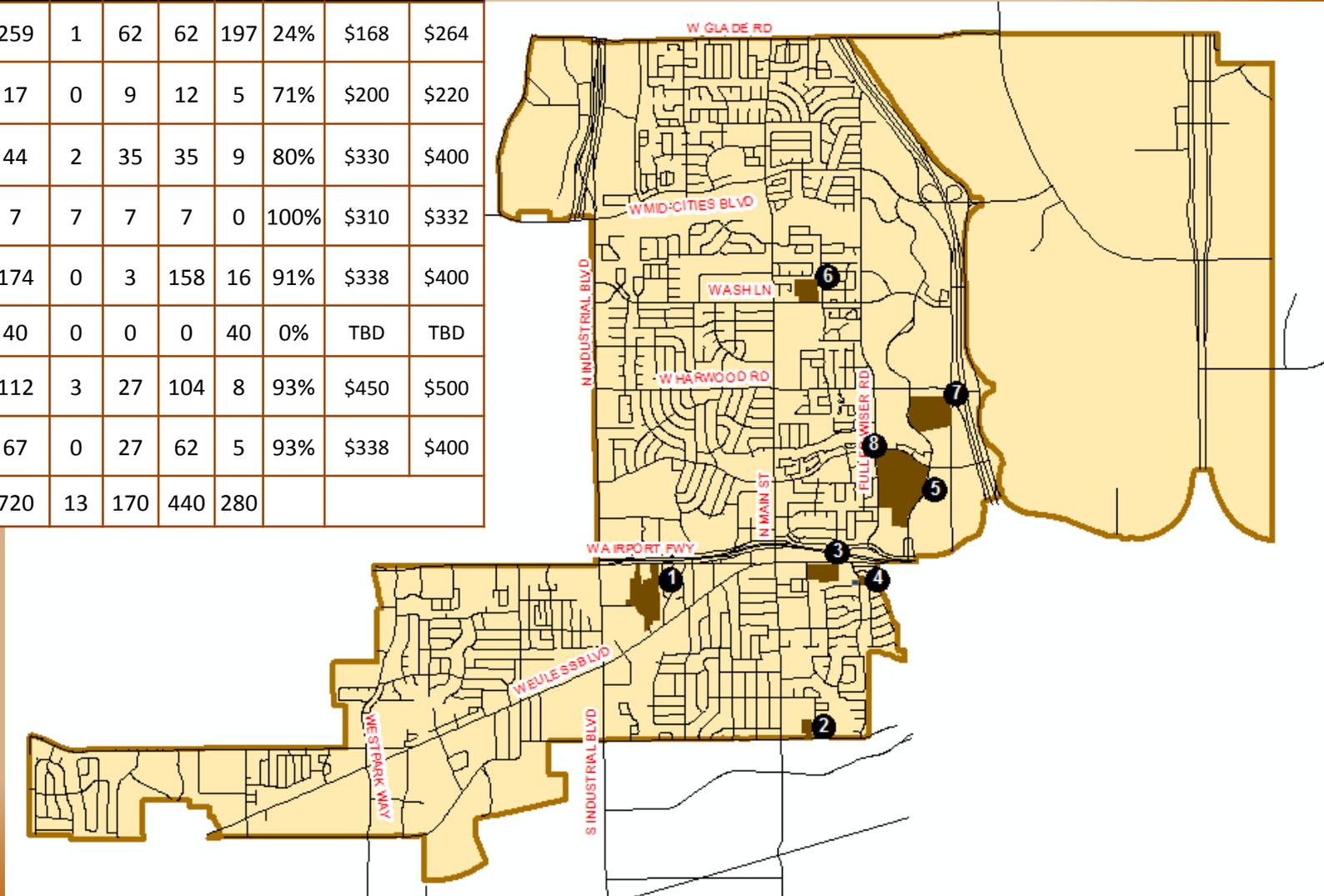
Development Case Activity

Development Review Cases November 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		
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		
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
18-08-FP	Glade Parks Block F, Lot 1	Glade Parks	11/15/2018	Still In Progress		
18-09-FP	Glade Parks Block K, Lot 9	Glade Parks	11/15/2018	Still in Progress		
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
18-14-SP	Founders Parc Retail	400 Block of S Industrial	8/30/2018	11/27/2018	12/18/2018	1/8/2018
18-15-SP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
18-16-SP	316 N Main Street	316 N Main Street	11/15/2018	Still in Progress		
18-11-SUP	Carwash	100 Block of Westpark Way	8/20/2018	10/30/2018	11/6/2018	Withdrawn
18-13-SUP	345 Westpark Way	345 Westpark Way	11/15/2018	Still in Progress		
18-02-ZBA	Batiste Addition	W Pipeline Road	10/1/2018	12/6/2018 ZBA		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Nov Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	1	62	62	197	24%	\$168	\$264
2	Blue Lagoon	17	0	9	12	5	71%	\$200	\$220
3	Oak Crest Estates	44	2	35	35	9	80%	\$330	\$400
4	Oak Crest Estates PH 2	7	7	7	7	0	100%	\$310	\$332
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	27	104	8	93%	\$450	\$500
8	Dominion at Bear Creek V	67	0	27	62	5	93%	\$338	\$400
Totals:		720	13	170	440	280			



Commercial Development

Commercial Permits Nov 2018	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	0	2	48	15	\$0	\$2,075,000	\$123,270,265	\$16,735,000
Additions/Alterations	4	4	63	89	\$165,815	\$32,000	\$7,563,893	\$12,113,895
Total Commercial Permits	4	6	111	104	\$165,815	\$2,107,000	\$130,834,158	\$28,848,895

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2017	2018	2017	2018
Accessory Building	0	0	13	17
Com. Electrical Permit	3	2	43	54
Res. Electrical Permit	3	8	68	91
Garage Sale	60	44	701	513
Lawn Sprinkler	7	22	192	226
Com. Mech. Permit	1	1	20	44
Res. Mech. Permit	16	10	210	249
Com. Plumbing Permit	10	3	80	49
Res. Plumbing Permit	11	17	137	190
Res. Water Heater	0	20	91	111
Roofing Permit	0	0	8	8
Sign Permit	14	23	175	231
Total Misc. Permits	125	150	1738	1783



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Nov 2018		
Issue Date	Address	Permit Type
11/1/2018	605 Del Paso St	Building Commercial Remodel
11/1/2018	1350 W Eules Blvd #A	Building Commercial Remodel
11/2/2018	211 N Main St	Building New Commercial
11/7/2018	900 E Harwood Rd	Building New Commercial
11/12/2018	1400 N Main St	Building Commercial Remodel
11/27/2018	917 Del Paso St	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Nov	2018
New Business	13	92
Change in Ownership	2	16
Change in Address	0	3
Change in Business Name	0	1
Total	15	112

Commercial Certificates of Occupancy Nov 2018				
Issue Date	Business Name	Address	Classification	Type
11/1/2018	BLH Salon Glade Parks	1321 Chisholm Trl #200	Beauty	New Business
11/5/2018	Green Tree Landscape, LLC	1310 W Eules Blvd #200	Office	New Business
11/8/2018	Professional Coil Cleaning	1501 Baccarac Ct	Office	New Business
11/8/2018	Rock N Ice House	1301 W Glade Rd #119	Restaurant	New Business
11/8/2018	J&D Discount World LLC	801 E Mid Cities Blvd #400	Retail	New Business
11/8/2018	Autumn's Pampered Paws	801 E Mid Cities Blvd #600	Grooming	Change in Ownership
11/13/2018	MML Wireless Boost	1201 W Airport Frwy #115	Retail	New Business
11/13/2018	7-Eleven Store 26657A	2390 Fuller Wiser Rd	Convenience Store	Change in Ownership
11/13/2018	Premier Independent Physician	323 Westpark Way	Medical	New Business
11/13/2018	The Gund Company Inc	3010 S Pipeline Rd	Wholesale	New Business
11/13/2018	Robin's Beer & Wine Store	801 S Industrial Blvd #100	Convenience Store	New Business
11/13/2018	The Luxe Beauty	3001 N Main St #250	Beauty	New Business
11/16/2018	Thirsty Lion	1220 Chisholm Trl #100	Restaurant	New Business
11/21/2018	Nanglo Indian & Nepalese Restaurant	3001 SH 121 #274	Restaurant	New Business
11/29/2018	Nortex Consulting Group	4223 W Pipeline Rd	Office	New Business

Code Compliance



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



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PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Nov 2018		Cases in Nov		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	0	0	2	0
	Plumbing Violation	1	0	4	3
	Electrical Violation	0	0	4	8
	Property Maintenance	24	17	392	518
	Minimum Housing	0	0	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	0	26	26
	No Food Handler Card	2	0	16	9
	Other Health Equipment Issue	25	29	204	215
	Approved Source / Labeling	43	6	128	36
	Food Contact Surfaces / Cleaning	2	3	26	31
	No Health License / Expired	1	3	28	15
	Evidence of Insect / Rodent Contamination	5	0	28	17
	No Alcohol License / Expired	0	3	3	11
Littering and Trash	Trash/Littering	15	9	276	96
	Junked Vehicles	9	3	114	76
	Littering/Life Safety (24hrs)	0	0	13	4
	High Grass and Weeds	2	6	456	348
Water	Watering Violations	0	1	30	50
Zoning Violations	Nuisance Other	1	5	33	33
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	1	0	16	17
	Illegal Outdoor Storage (Non Res)	1	1	14	11
	Illegal Outdoor Storage (Res)	6	9	173	75
	Fences/Walls In Disrepair	4	1	71	51
	Parking on Unpaved Surfaces	2	2	59	54
	Street and Sidewalk Obstruction	4	2	58	49
	Landscaping (Residential)	0	0	26	21
	Zoning Violation (Other)	2	1	27	12
	Signs/Billboards	8	5	437	50
	Poss Illegal Home Occupation	0	4	16	14
Materials on ROW/Street	0	2	6	6	
TOTALS		158	112	2714	1886

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 -

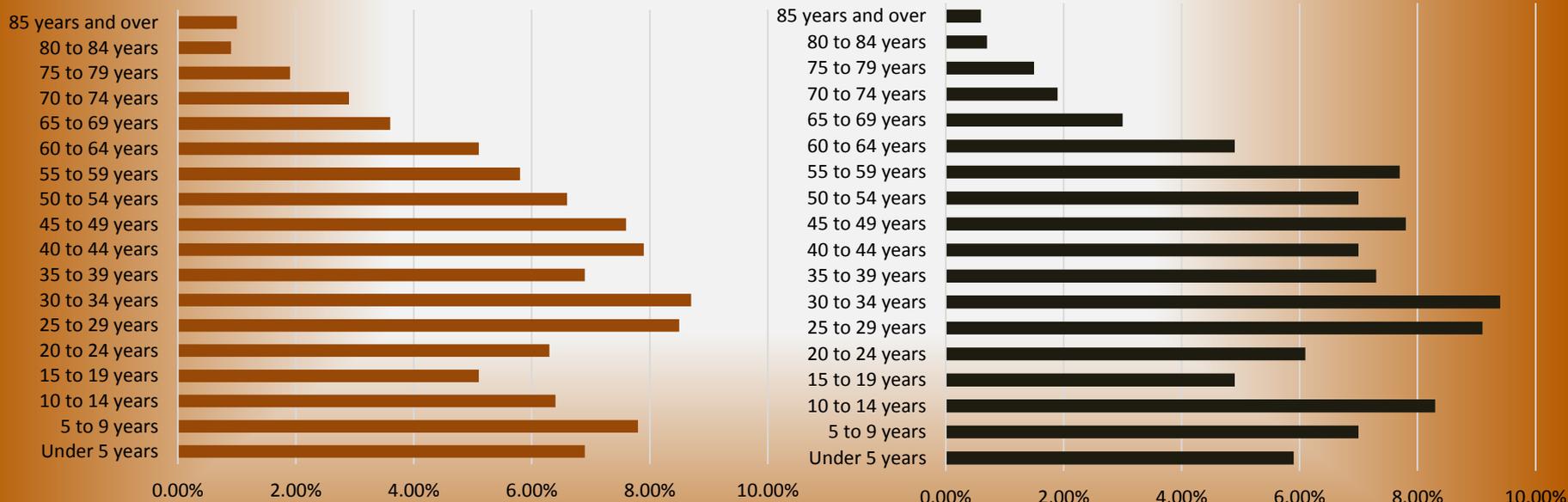
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

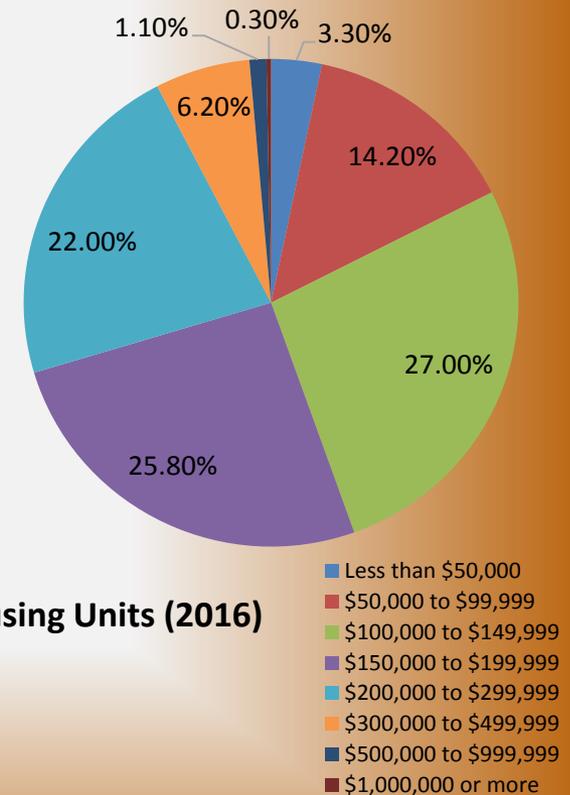
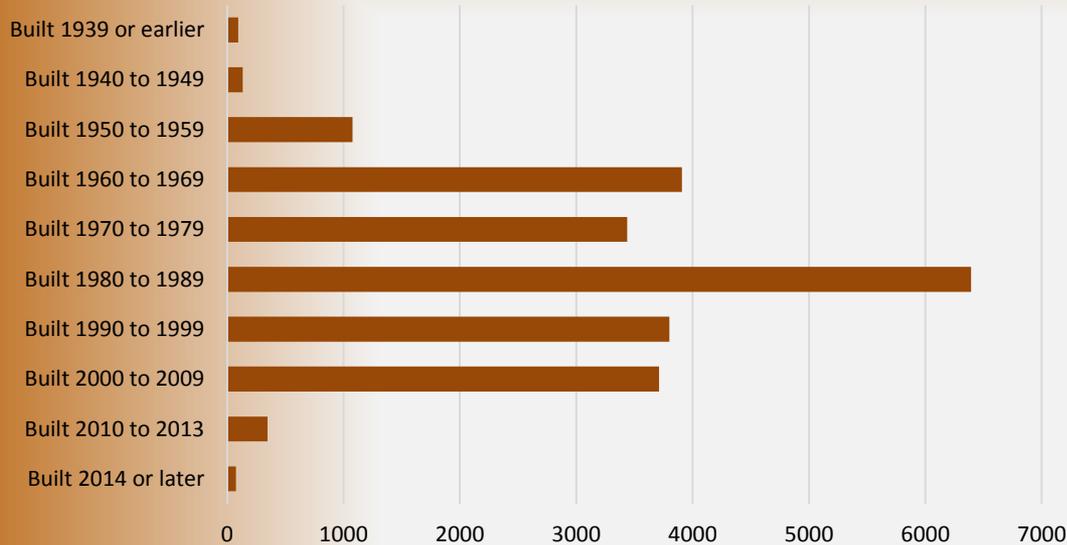
City of Euless Male
 City of Euless Female



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

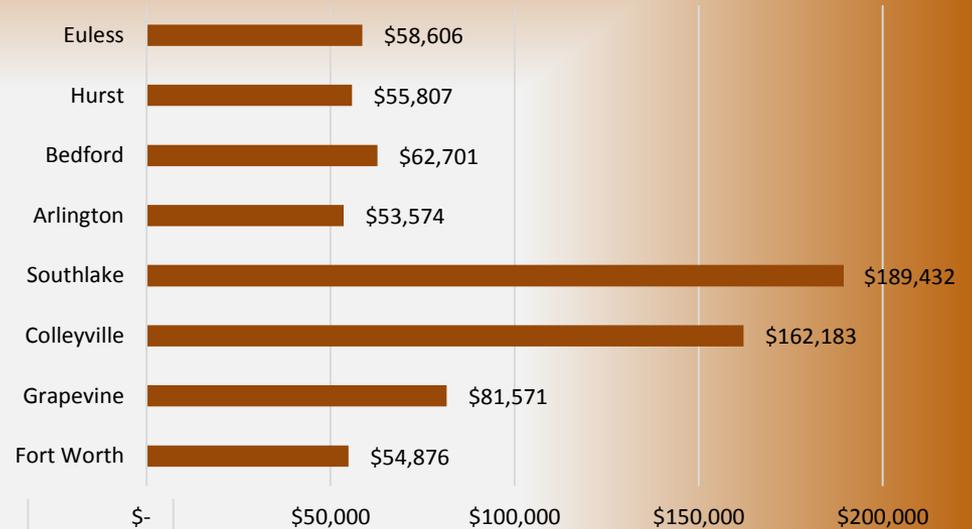
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

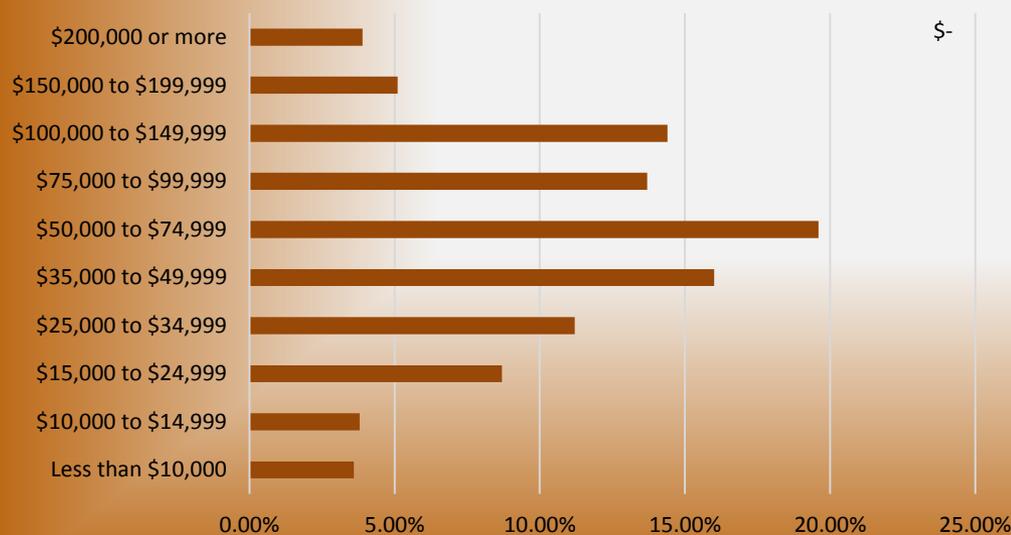
Income -

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.

Median Income Levels



Euless Income Levels by Percentage of Households



Source: US Bureau of Census ACS 2012-2016