

January 2019

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
Jeanne Flores
(817) 685-1623
jflores@eulesstx.gov

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@eulesstx.gov

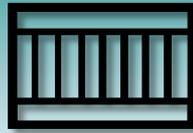
General Contact
Director
Mike Collins
(817) 685-1684
mcollins@eulesstx.gov

Residential Growth



17

NEW RESIDENTIAL PERMITS



8

NEW RESIDENTIAL FENCE PERMITS



5

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$7,076,930

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits January 2019	Permits in Jan		Permits YTD		Value in Jan			Value YTD		
	2018	2019	2018	2019	2018	2019	Ave 01/19	2018	2019	Ave 19
New Residential Construction	21	17	21	17	\$8,858,483	\$7,076,930	\$416,290	\$8,858,483	\$7,076,930	\$416,290
Additions/Alterations	4	5	4	5	\$7,300	\$62,000	\$12,400	\$7,300	\$62,000	\$12,400
Residential Fence Permits	6	8	6	8	\$72,275	\$54,980	\$6,873	\$72,275	\$54,980	\$6,873
Total Residential Permits	31	30	31	30	\$8,938,058	\$7,193,910		\$8,938,058	\$7,193,910	

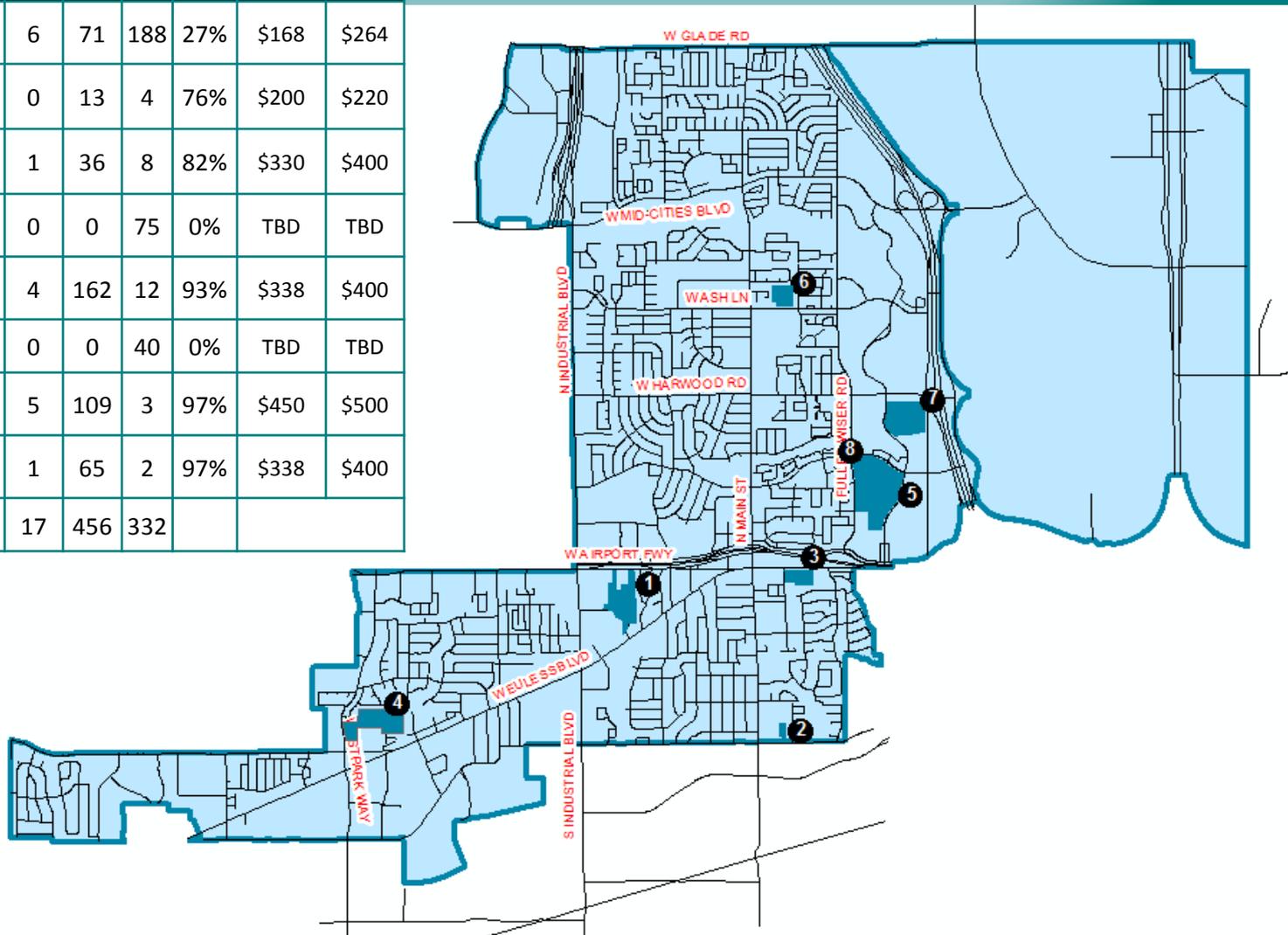
Development Case Activity

Development Review Cases January 2019

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
18-05-PD	Verizon	Bear Creek Pkwy	12/20/2018	02/5/2019	2/19/2019	3/12/2019
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	12/18/2018	1/15/2019	NA
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-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	1/8/2018	1/15/2019	NA
18-09-FP	Glade Parks Block K, Lot 9	Glade Parks	11/15/2018	1/15/2019	2/5/2019	NA
18-11-SP	Glade Parks Outlot 15	2900 Block SH 121	6/26/2018	Still in Progress		
18-14-SP	Founders Parc Retail	400 Block of S Industrial	8/30/2018	11/27/2018	1/15/2019	1/22/2019
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	1/22/2019	2/5/2019	2/26/2019
18-17-SP	Central Junior High	W. Pipeline Road	12/20/2018	2/5/2018	2/19/2019	3/12/2019
19-01-S{	Harwood North Plaza	NEC Harwood Road and SH 360	1/22/2019	Still in Progress		
18-13-SUP	345 Westpark Way	345 Westpark Way	11/15/2018	Still in Progress		
18-14-SUP	Carmel Carwash	100 Block Westpark Way	12/18/2018	12/18/2018	1/15/2019	1/22/2019
19-01-SUP	Victron	SEC Glade Road and SH 360	2/1/2019	Still in Progress		
19-02-SUP	Planet Fitness	1200 N Main Street	2/1/2019	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jan Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	6	6	71	188	27%	\$168	\$264
2	Blue Lagoon	17	0	0	13	4	76%	\$200	\$220
3	Oak Crest Estates	44	1	1	36	8	82%	\$330	\$400
4	Lonestar Estates PH I	75	0	0	0	75	0%	TBD	TBD
5	Dominion at Bear Creek	174	4	4	162	12	93%	\$338	\$400
6	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
7	Estates at Bear Creek	112	5	5	109	3	97%	\$450	\$500
8	Dominion at Bear Creek V	67	1	1	65	2	97%	\$338	\$400
Totals:		788	17	17	456	332			



Commercial Development

Commercial Permits Jan 2019	Permits in Jan		Permits YTD		Value in Jan		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	3	1	3	1	\$2,800,000	\$7,000,000	\$2,800,000	\$7,000,000
Additions/Alterations	4	10	4	10	\$1,360,956	\$1,468,725	\$1,360,956	\$1,468,725
Total Commercial Permits	7	11	7	11	\$4,160,956	\$8,468,725	\$4,160,956	\$8,468,725

Miscellaneous Permits	Permits in Jan		Permits YTD	
	2018	2019	2018	2019
Accessory Building	0	0	13	17
Com. Electrical Permit	2	2	45	56
Res. Electrical Permit	3	4	71	95
Garage Sale	27	15	728	528
Lawn Sprinkler	9	9	201	235
Com. Mech. Permit	0	2	20	46
Res. Mech. Permit	11	9	221	258
Com. Plumbing Permit	6	1	86	50
Res. Plumbing Permit	12	11	149	201
Res. Water Heater	0	19	91	130
Roofing Permit	0	2	8	10
Sign Permit	2	17	177	248
Total Misc. Permits	72	91	1810	1874



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Jan 2019		
Issue Date	Address	Permit Type
1/2/2019	699 E Harwood Rd #300	Building Commercial Remodel
1/7/2019	1385 Westpark Way	Building Commercial Remodel
1/7/2019	110 W Airport Frwy	Building Commercial Remodel
1/9/2019	2570 SH 121	Building New Commercial
1/11/2019	1060 N Main St #106	Building Commercial Remodel
1/15/2019	2921 Rio Grande Blvd #200	Building Commercial Remodel
1/16/2019	1201 W Airport Frwy #201	Building Commercial Remodel
1/16/2019	1060 N Main St #114	Building Commercial Remodel
1/16/2019	3010 S Pipeline Rd W	Building Commercial Remodel
1/17/2019	1135 S Airport Cir	Building Commercial Remodel
1/30/2019	2511 SH 121 #300	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Jan	2019
New Business	13	13
Change in Ownership	2	2
Change in Address	0	0
Change in Business Name	0	0
Total	15	15

Commercial Certificates of Occupancy Jan 2019				
Issue Date	Business Name	Address	Classification	Type
1/3/2019	Aahana Original Grocery	133 S Ector	Grocery	New Business
1/3/2019	Opulent Cakes	2501 N Main St #230	Catering	New Business
1/3/2019	Golden Chick	2600 W Eules Blvd	Restaurant	Change in Ownership
1/3/2019	Global Crossing Immigration	610 S Industrial Blvd #200	Office	New Business
1/3/2019	Cloth & Glaze Painting Studio	1230 Red River Dr #400	Hobby Arts and Crafts	New Business
1/3/2019	Miniature Exchange	4219 W Pipeline Rd	Hobby Arts and Crafts	New Business
1/3/2019	Fred Loya Insurance	1060 N Main St #104	Insurance	New Business
1/3/2019	Darshel Harris	418 N Main St #131	Beauty Shop	New Business
1/3/2019	Chic Nails & Spa	101 W Glade Rd #106	Beauty Shop	New Business
1/7/2019	Asian Star	2750 SH 121 #700	Restaurant	New Business
1/23/2019	Harwood Corner Store	1009 W Harwood Rd	Grocery	New Business
1/23/2019	The Gurkha Bar and Grill	1060 N Main St #118	Restaurant	New Business
1/23/2019	Healthcare Associates of Texas	918 N Main St	Medical	New Business
1/23/2019	KSJ Tax Service	4221 W Pipeline Rd	Tax Office	New Business
1/23/2019	Arbor Glen Apartments	501 Arbor Creek Dr	Apartments	Change in Ownership

Code Compliance



1

HIGH GRASS AND WEEDS



9

TRASH/LITTERING VIOLATIONS



92

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Jan 2019		Cases in Jan		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	0	0	0
	Electrical Violation	2	0	2	0
	Property Maintenance	99	92	99	92
	Minimum Housing	0	0	0	0
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	0	0
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	0	0
Health	Nuisance - Pools/Spas Clarity	0	4	0	4
	No Food Handler Card	1	1	1	1
	Other Health Equipment Issue	22	9	22	9
	Approved Source / Labeling	4	0	4	0
	Food Contact Surfaces / Cleaning	3	1	3	1
	No Health License / Expired	1	3	1	3
	Evidence of Insect / Rodent Contamination	3	0	3	0
	No Alcohol License / Expired	1	0	1	0
Littering and Trash	Trash/Littering	6	9	6	9
	Junked Vehicles	4	3	4	3
	Littering/Life Safety (24hrs)	0	0	0	0
	High Grass and Weeds	1	1	1	1
Water	Watering Violations	1	0	1	0
Zoning Violations	Nuisance Other	4	2	4	2
	Garbage Collection/Pick Up Req.	0	0	0	0
	Solid Waste Other	6	1	6	1
	Illegal Outdoor Storage (Non Res)	1	2	1	2
	Illegal Outdoor Storage (Res)	3	12	3	12
	Fences/Walls In Disrepair	3	4	3	4
	Parking on Unpaved Surfaces	5	4	5	4
	Street and Sidewalk Obstruction	3	2	3	2
	Landscaping (Residential)	0	0	0	0
	Zoning Violation (Other)	1	0	1	0
	Signs/Billboards	1	2	1	2
	Poss Illegal Home Occupation	1	0	1	0
	Materials on ROW/Street	0	0	0	0
TOTALS		176	152	176	152

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 -

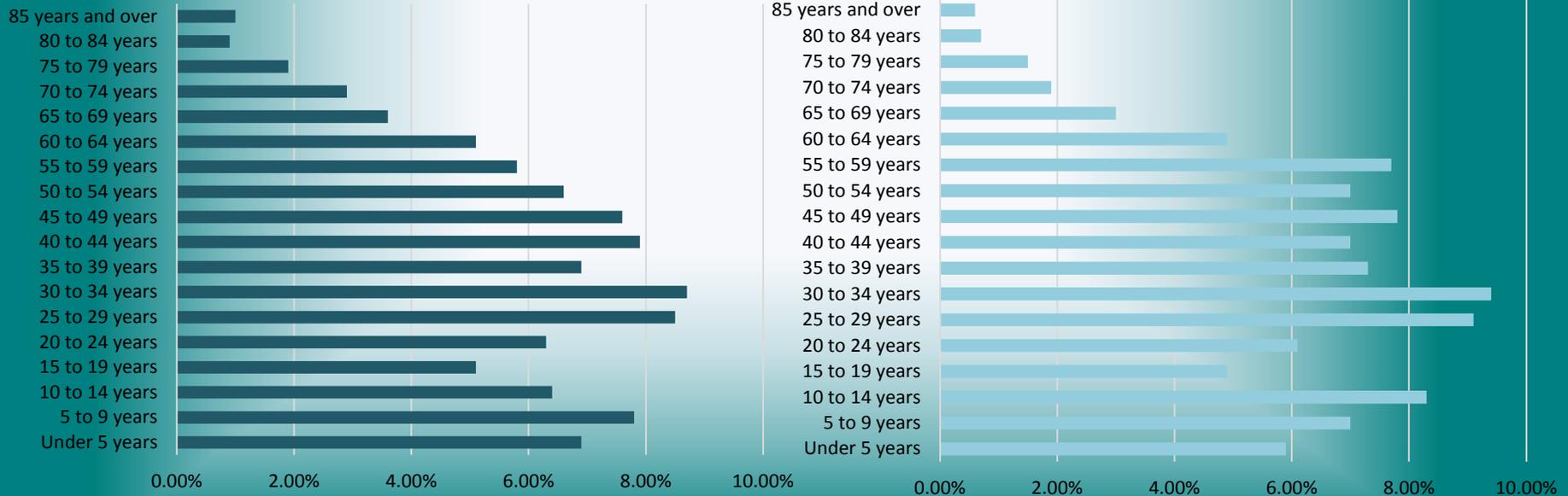
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

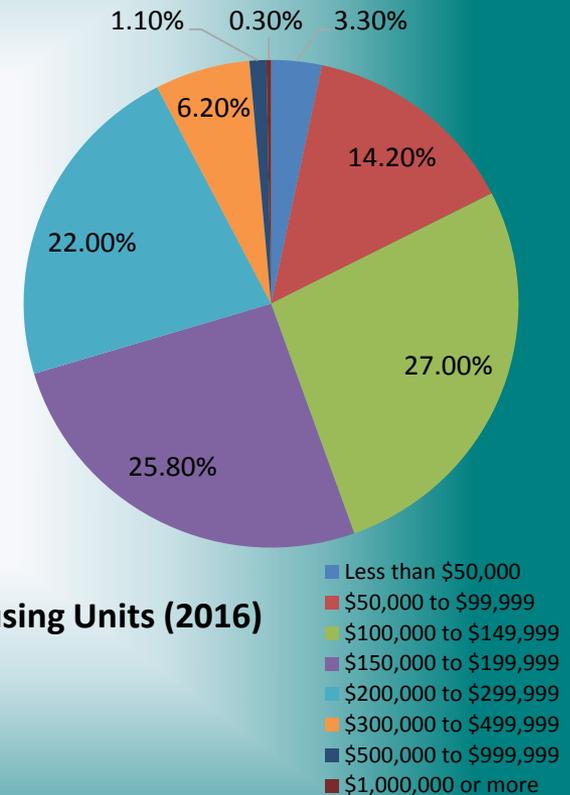
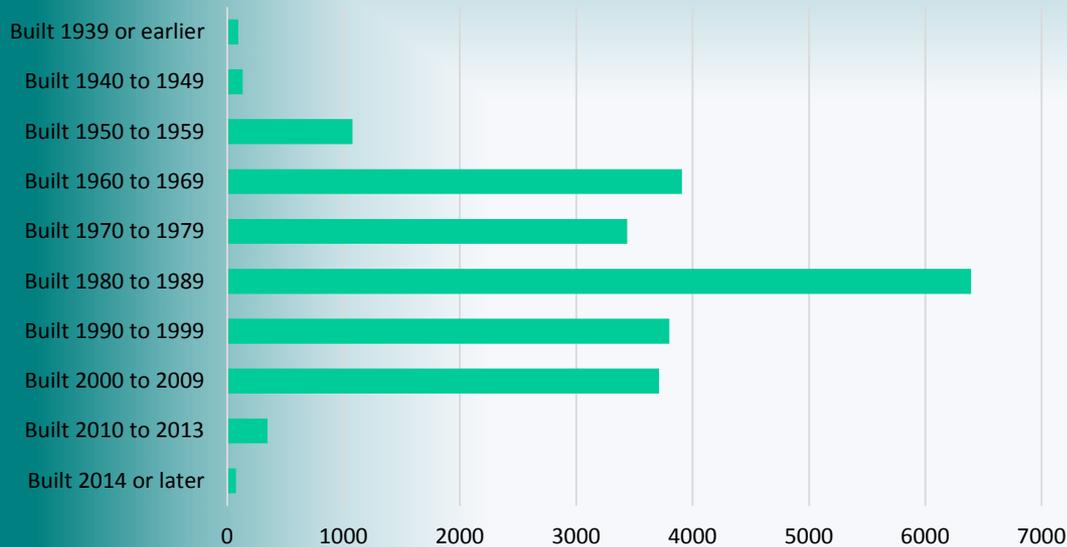
City of Euless Male
City of Euless Female



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

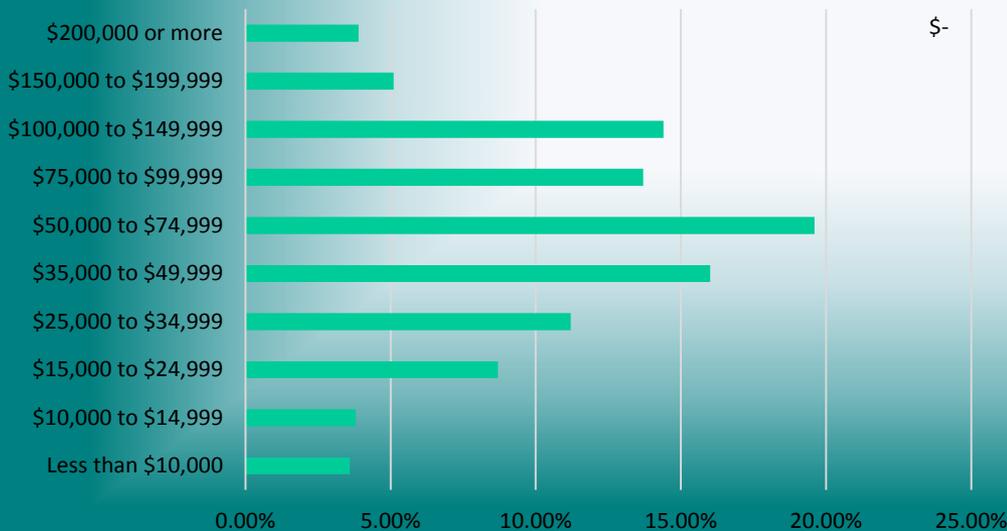
Source: US Bureau of Census ACS 2012-2016

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