

February 2019

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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](http://www.eulesstx.gov/planning/devserv.htm)

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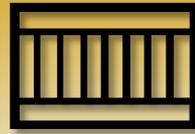
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# Residential Growth



12

NEW RESIDENTIAL PERMITS



11

NEW RESIDENTIAL FENCE PERMITS



8

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$4,964,975

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits February 2019	Permits in Feb		Permits YTD		Value in Feb			Value YTD		
	2018	2019	2018	2019	2018	2019	Ave 02/19	2018	2019	Ave 19
New Residential Construction	13	12	34	29	\$5,862,208	\$4,964,975	\$413,748	\$14,720,691	\$12,041,905	\$415,238
Additions/Alterations	8	8	12	13	\$497,279	\$239,935	\$29,992	\$504,579	\$301,935	\$23,226
Residential Fence Permits	17	11	23	19	\$59,949	\$8,557	\$778	\$132,224	\$63,537	\$3,344
Total Residential Permits	38	31	69	61	\$6,419,436	\$5,213,467		\$15,357,494	\$12,407,377	

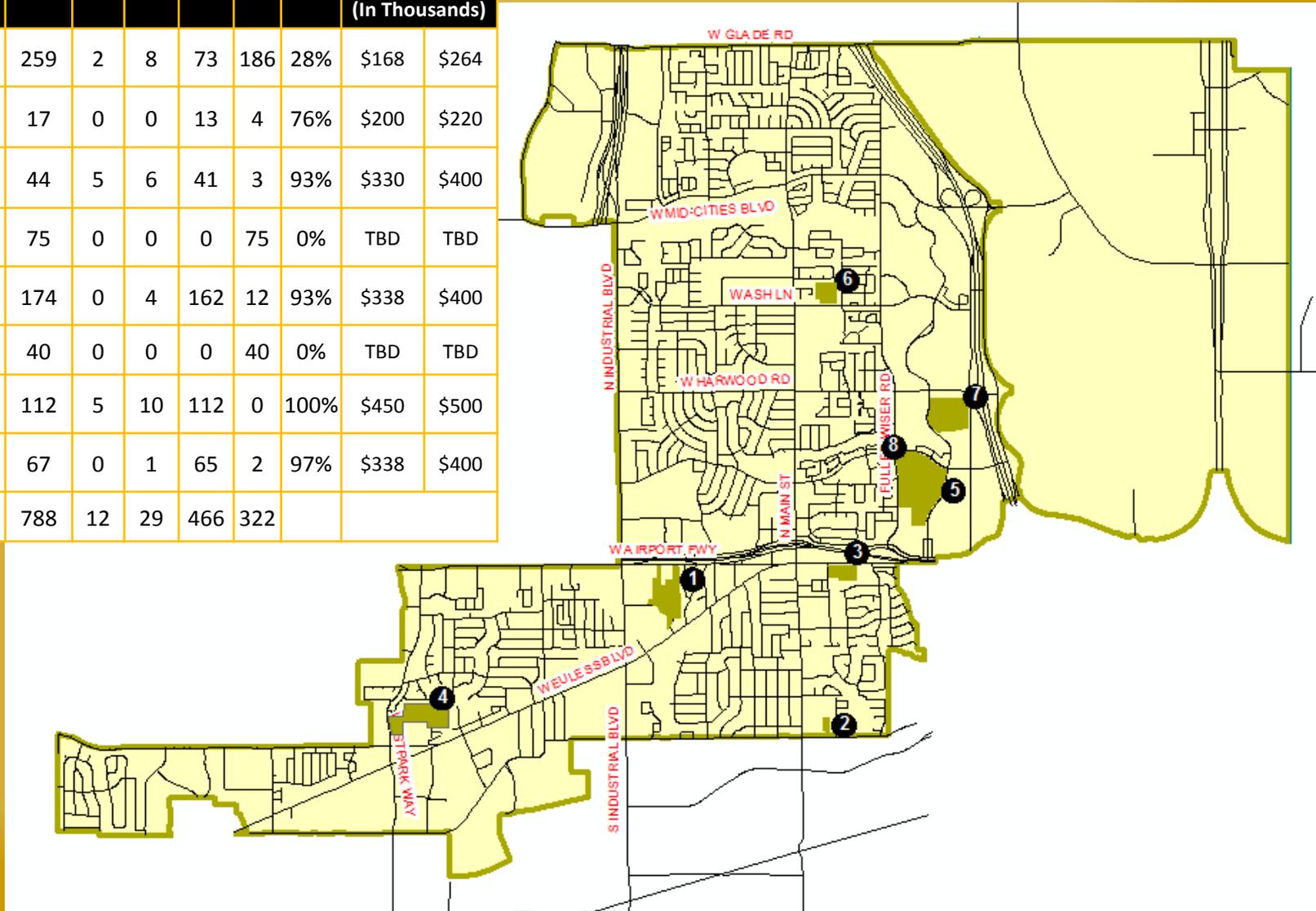
# Development Case Activity

## Development Review Cases February 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
19-01-PD	Bear Creek at Main Street	SWC Bear Creek Dr and N Main St	1/24/2019	2/5/2019	2/19/2019	3/26/2019
19-02-PD	Paddleyard	900/910 S Industrial Blvd	3/11/2019	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-01-RP	International/Regional	1503 Royal Pkwy	2/26/2019	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-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		
18-09-FP	Glade Parks Block K, Lot 9	Glade Parks	11/15/2018	1/15/2019	2/5/2019	NA
19-02-FP	Harwood/360	NWC Harwood Rd and SH 360	2/12/2019	3/12/2019		
19-03-FP	Harwood/360 Conveyance	NWC Harwood Rd and SH 360	2/12/2019	3/12/2019	3/19/2019	NA
19-04-FP	Glade Parks Blok D, Lot 3 Convey	2221 SH 121	2/12/2019	3/12/2019	3/19/2019	NA
18-11-SP	Glade Parks Outlot 15	2900 Block SH 121	6/26/2018	2/12/2019	2/19/2019	3/12/2019
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-SP	Harwood North Plaza	NEC Harwood Road and SH 360	1/22/2019	Still in Progress		
19-02-SP	HEB Elementary	Midway Dr at International Pkwy	2/4/2019	Still in Progress		
19-03-SP	Mercer Tree Service	2140 Regal Pkwy	2/11/2019	Still in Progress		
19-04-SP	Eules Junior High	306 W Airport Freeway	2/22/2019	Still in Progress		
18-13-SUP	345 Westpark Way	345 Westpark Way	11/15/2018	Still in Progress		
19-01-SUP	Victron	SEC Glade Road and SH 360	2/1/2019	3/12/2019	4/2/2019	4/23/2019
19-02-SUP	Planet Fitness	1200 N Main Street	2/1/2019	3/12/2019	3/19/2019	4/9/2019
19-03-SUP	DFW Lube Ventures	103 Harwood Road	3/4/2019	Still in Progress		
19-02-CC	Pride of Texas 2019	1201 W Airport Frwy	3/4/2019	3/12/2019	NA	3/26/2019

# Active Residential Subdivisions

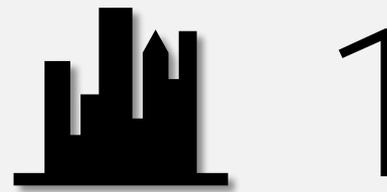
Map Ref #	Most Active Subdivisions	Platted Lots	Feb Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	2	8	73	186	28%	\$168	\$264
2	Blue Lagoon	17	0	0	13	4	76%	\$200	\$220
3	Oak Crest Estates	44	5	6	41	3	93%	\$330	\$400
4	Lonestar Estates PH I	75	0	0	0	75	0%	TBD	TBD
5	Dominion at Bear Creek	174	0	4	162	12	93%	\$338	\$400
6	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
7	Estates at Bear Creek	112	5	10	112	0	100%	\$450	\$500
8	Dominion at Bear Creek V	67	0	1	65	2	97%	\$338	\$400
Totals:		788	12	29	466	322			



# Commercial Development

Commercial Permits Feb 2019	Permits in Feb		Permits YTD		Value in Feb		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	0	1	3	2	\$0	\$3,900,000	\$2,800,000	\$10,900,000
Additions/Alterations	5	7	9	17	\$390,113	\$792,000	\$1,751,069	\$2,260,725
New Multi-Family	-	6	-	6	-	\$51,809,581	-	\$51,809,581
Total Commercial Permits	5	14	12	25	\$390,113	\$56,501,581	\$4,551,069	\$64,970,306

Miscellaneous Permits	Permits in Feb		Permits YTD	
	2018	2019	2018	2019
Accessory Building	0	0	0	0
Com. Electrical Permit	3	7	5	8
Res. Electrical Permit	8	5	15	14
Garage Sale	6	17	15	21
Lawn Sprinkler	14	7	29	11
Com. Mech. Permit	1	5	4	6
Res. Mech. Permit	14	16	32	28
Com. Plumbing Permit	7	3	12	7
Res. Plumbing Permit	18	13	40	34
Res. Water Heater	0	18	0	54
Roofing Permit	0	1	1	2
Sign Permit	11	21	28	33
Total Misc. Permits	82	113	181	218



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Permits Feb 2019

Issue Date	Address	Permit Type
2/6/2019	880 W Eules Blvd Bldg 5	Building Multifamily
2/6/2019	880 W Eules Blvd Bldg 1	Building Multifamily
2/6/2019	880 W Eules Blvd Bldg 2	Building Multifamily
2/6/2019	880 W Eules Blvd Bldg 3	Building Multifamily
2/6/2019	880 W Eules Blvd Bldg 4	Building Multifamily
2/6/2019	880 W Eules Blvd Bldg 6	Building Multifamily
2/8/2019	2511 SH 121 #100	Building Commercial Remodel
2/8/2019	3100 W Eules Blvd	Building Commercial Remodel
2/11/2019	2750 W Eules Blvd	Building Commercial Remodel
2/13/2019	221 N Main St	Building Commercial Remodel
2/13/2019	508 Simmons Dr	Building Commercial Remodel
2/13/2019	1803 W Airport Frwy	Building New Commercial
2/21/2019	700 E Harwood Rd	Building Commercial Remodel
2/26/2019	301 Fair Oaks Blvd	Building Commercial Remodel

# Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	Feb	2019
New Business	11	24
Change in Ownership	4	6
Change in Address	0	0
Change in Business Name	0	0
Total	15	30

Commercial Certificates of Occupancy Feb 2019

Issue Date	Business Name	Address	Classification	Type
2/4/2019	The Point at Fair Oaks Apartments	301 Fair Oaks Blvd	Apartments	Change in Ownership
2/6/2019	Golden Chick	708 N Industrial Blvd	Restaurant	New Business
2/6/2019	Builder Direct Sales Group	1110 S Airport Cir #100	Contractor	New Business
2/6/2019	Liberty Tax Service	606 N Industrial Blvd	Tax Office	Change in Ownership
2/6/2019	Eye Slayed LLC	2501 N Main St #150	Beauty Shop	New Business
2/6/2019	Reeves, CPA	1331 W Airport Frwy	Office	New Business
2/6/2019	Airline Pilots Association	150 Westpark Way #250	Office	New Business
2/13/2019	Flats at 901	901 Grange Hall Dr	Apartments	New Business
2/27/2019	B&E USA LLC	305 W Eules Blvd #700	Retail	New Business
2/27/2019	DA Master's Enterprise LLC	610 S Industrial Blvd #210	Office	New Business
2/27/2019	Jack in the Box	206 N Main Street	Restaurant	Change in Ownership
2/27/2019	Jack in the Box	3001 W Eules Blvd	Restaurant	Change in Ownership
2/27/2019	Harwood Smiles	918 E Harwood Rd #C	Dentist Office	New Business
2/27/2019	Mustang Logistical Services	1001 W Eules Blvd #214	Office	New Business
2/27/2019	HEB Plumbing and Sprinkler	4217 W Pipeline Rd	Office	New Business

# Code Compliance



4

HIGH GRASS AND WEEDS



10

TRASH/LITTERING VIOLATIONS



9

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Feb 2019		Cases in Feb		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	0	0	0
	Electrical Violation	2	1	2	1
	Property Maintenance	40	9	99	101
	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	0	0	4
	No Food Handler Card	1	0	1	1
	Other Health Equipment Issue	18	1	22	10
	Approved Source / Labeling	4	0	4	0
	Food Contact Surfaces / Cleaning	2	0	3	1
	No Health License / Expired	1	0	1	3
	Evidence of Insect / Rodent Contamination	2	0	3	0
	No Alcohol License / Expired	1	1	1	1
Littering and Trash	Trash/Littering	9	10	6	19
	Junked Vehicles	11	3	4	6
	Littering/Life Safety (24hrs)	1	0	0	0
	High Grass and Weeds	0	4	1	5
Water	Watering Violations	0	2	1	2
Zoning Violations	Nuisance Other	2	2	4	4
	Garbage Collection/Pick Up Req.	4	0	0	0
	Solid Waste Other	2	0	6	1
	Illegal Outdoor Storage (Non Res)	6	1	1	3
	Illegal Outdoor Storage (Res)	12	12	3	24
	Fences/Walls In Disrepair	3	4	3	8
	Parking on Unpaved Surfaces	9	3	5	7
	Street and Sidewalk Obstruction	6	2	3	4
	Landscaping (Residential)	5	0	0	0
	Zoning Violation (Other)	3	1	1	1
	Signs/Billboards	3	7	1	9
	Poss Illegal Home Occupation	0	1	1	1
Materials on ROW/Street	0	0	0	0	
TOTALS		148	64	176	216

# 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
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
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
<b>HISPANIC OR LATINO AND RACE</b>				
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
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
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.

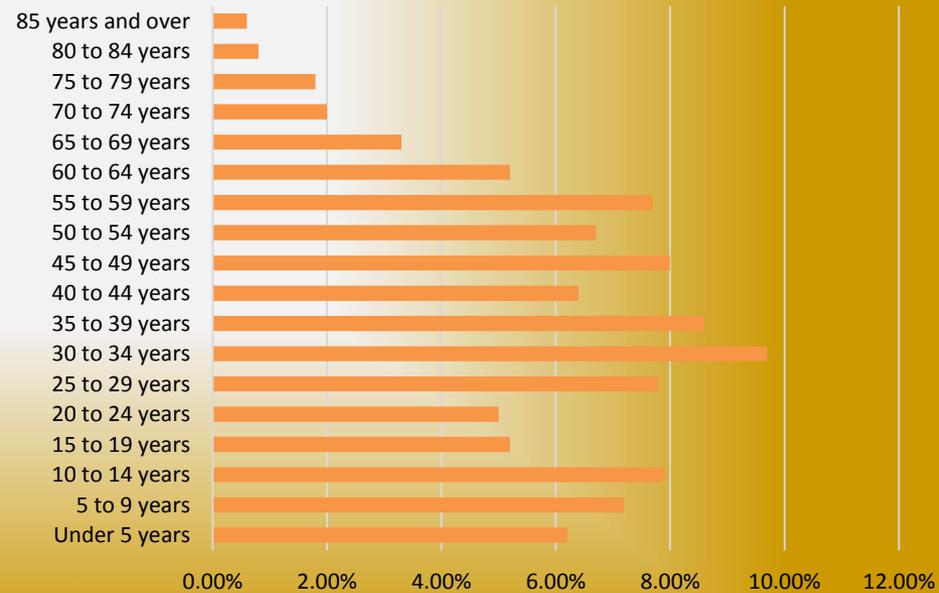
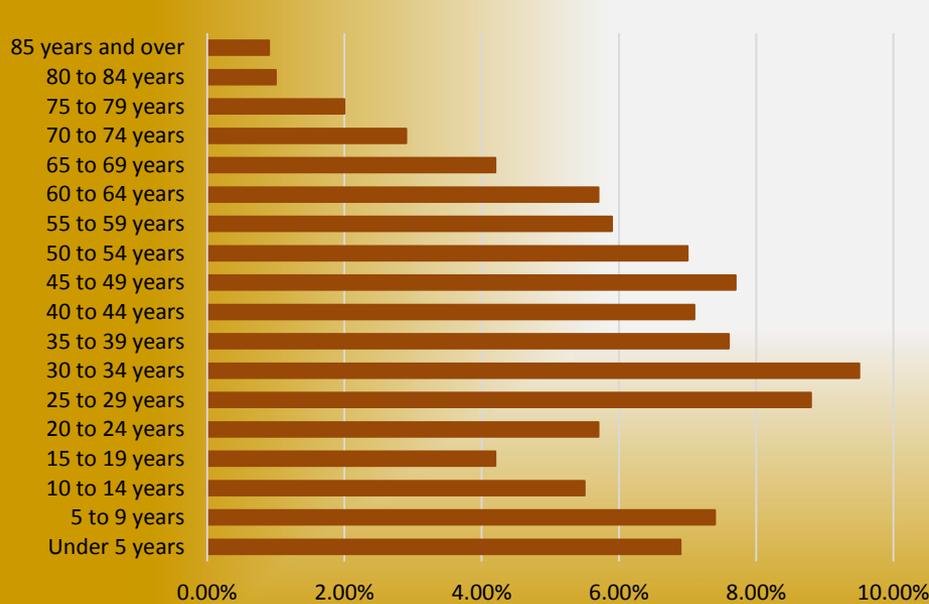
The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

# Demographics and Data

City of Euless – Age Cohort Pyramid

City of Euless Male

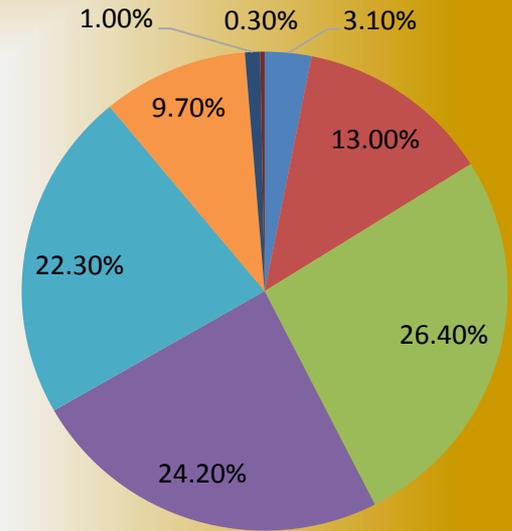
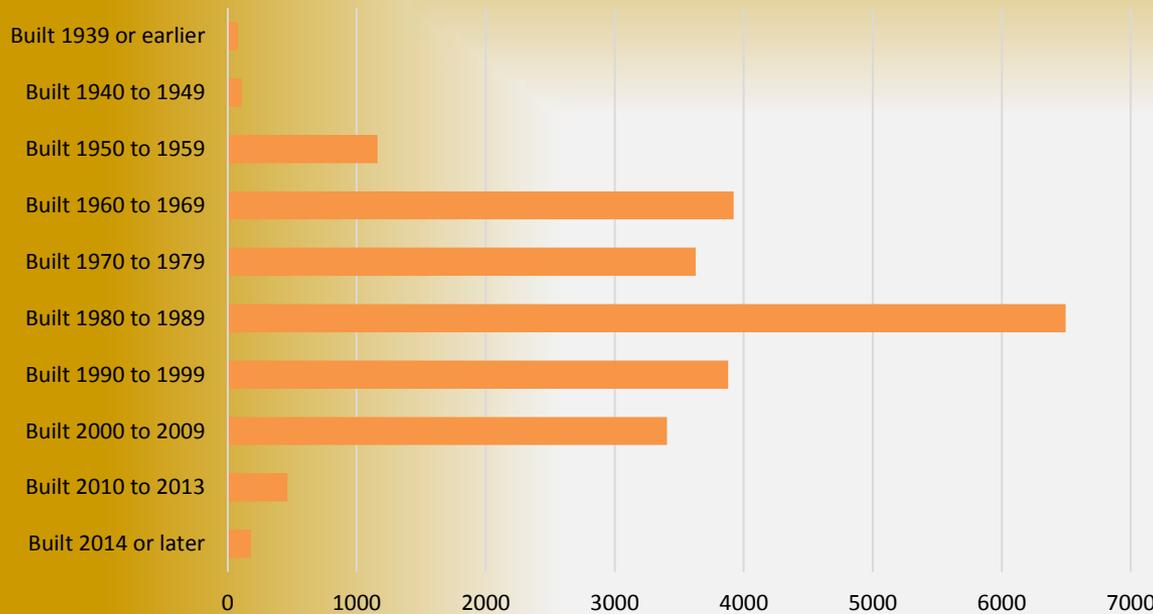
City of Euless Female



Source: US Bureau of Census ACS 2013-2016

# Demographics and Data

## Total Housing Units (2017) 23,318 Year Structure Built



## Housing Valuation Percentage of Housing Units (2017) 2017 Median Home Value \$163,700

- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999

Source: US Bureau of Census ACS 2013-2017

# Demographics and Data

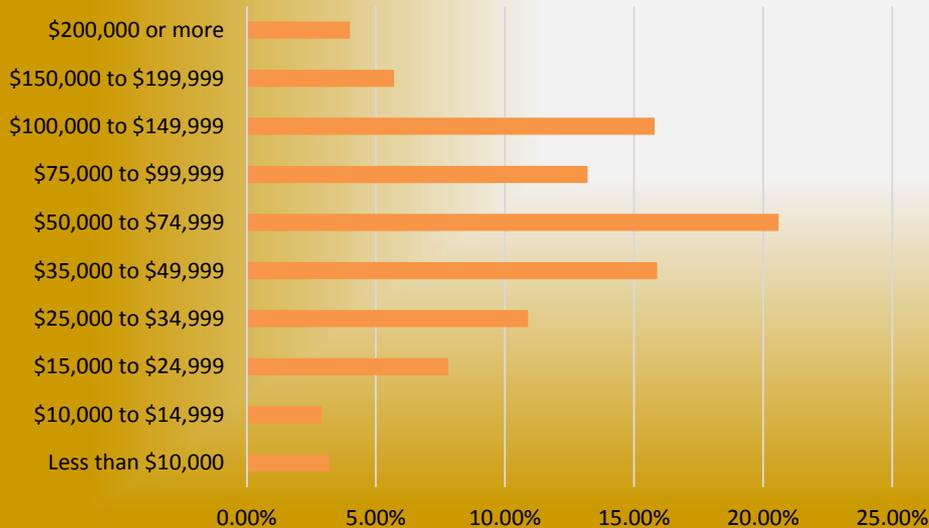
## Income -

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 2013-2017