

APRIL 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

**Building Permits and
Certificates of Occupancy**
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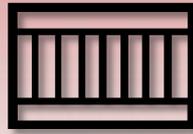
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Residential Growth



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NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$5,393,870

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits April 2019	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2018	2019	2018	2019	2018	2019	Ave 03/19	2018	2019	Ave 19
New Residential Construction	16	15	54	50	\$7,409,840	\$5,393,870	\$359,591	\$23,600,331	\$18,726,765	\$374,535
Additions/Alterations	4	6	18	25	\$73,995	\$70,100	\$11,683	\$592,574	\$582,945	\$23,318
Residential Fence Permits	16	11	50	41	\$23,229	\$9,782	\$889	\$178,713	\$86,039	\$2,099
Total Residential Permits	36	32	122	116	\$7,507,064	\$5,473,752		\$24,371,618	\$19,395,749	

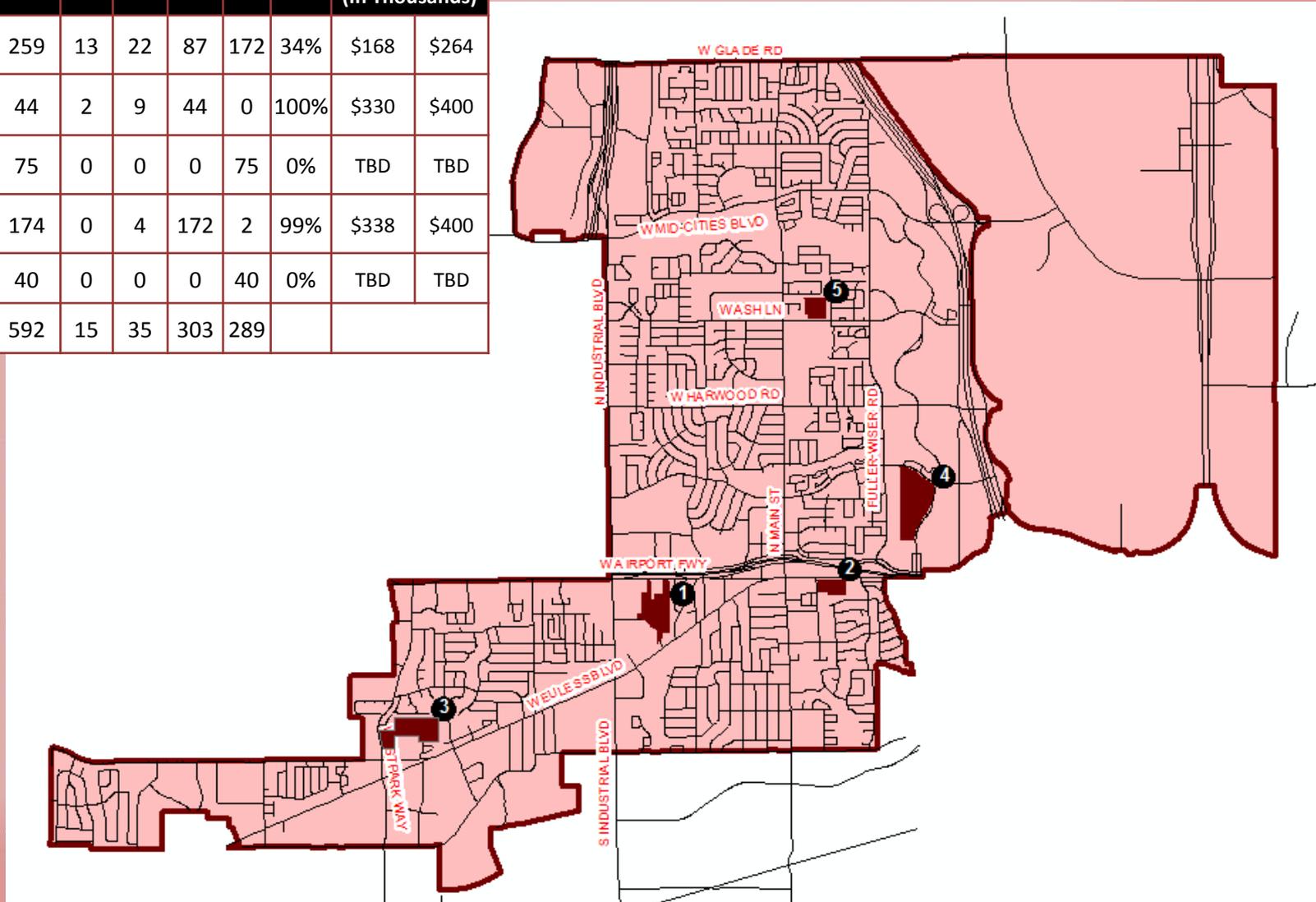
Development Case Activity

Development Review Cases April 2019

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
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	Bear Creek Park Estates	NWC of Midway and Fuller-Wiser	4/17/2018	4/23/2019	5/7/2019	
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		
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		NA
19-05-FP	Glade Parks Blk C, Lt 2	2500 Blk SH 121	3/19/2019	4/16/2019	5/7/2019	NA
18-15-SP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
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	4/23/2019	5/7/2019	5/28/2019
19-03-SP	Mercer Tree Service	2140 Regal Pkwy	2/11/2019	4/16/2019	5/7/2019	5/28/2019
19-04-SP	Euless Junior High	306 W Airport Freeway	2/22/2019	4/16/2019	5/7/2019	5/14/2019
19-05-SP	Euless Center Development	SWC Glade Road and SH 360	3/15/2019	Still in Progress		
19-06-SP	Sammy's Commercial	300 Block of W Euless Blvd	4/30/2019	Still in Progress		
19-01-SUP	Victron	SEC Glade Road and SH 360	2/1/2019	3/12/2019	5/7/2019	5/28/2019
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	3/19/2019	4/2/2019	4/23/2019
19-04-SUP	North Main Banquet Hall	2501 N Main Street #210	4/9/2019	Still in Progress		

Active Residential Subdivisions

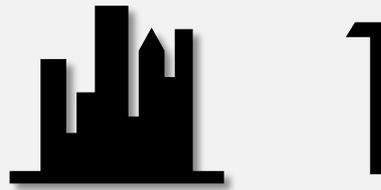
Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	13	22	87	172	34%	\$168	\$264
2	Oak Crest Estates	44	2	9	44	0	100%	\$330	\$400
3	Lonestar Estates PH I	75	0	0	0	75	0%	TBD	TBD
4	Dominion at Bear Creek	174	0	4	172	2	99%	\$338	\$400
5	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
Totals:		592	15	35	303	289			



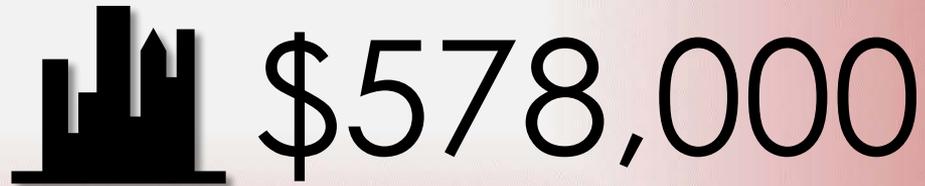
Commercial Development

Commercial Permits Apr 2019	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	1	1	5	3	\$1,000,000	\$578,000	\$3,800,000	\$11,478,000
Additions/Alterations	14	5	30	27	\$1,618,221	\$1,053,500	\$5,835,290	\$7,471,139
New Multi-Family	-	0	-	6	-	\$0	-	\$51,809,581
Total Commercial Permits	15	6	35	36	\$2,618,221	\$1,631,500	\$9,635,290	\$70,758,720

Miscellaneous Permits	Permits in Apr		Permits YTD	
	2018	2019	2018	2019
Accessory Building	1	5	3	5
Com. Electrical Permit	1	2	8	21
Res. Electrical Permit	9	9	32	35
Garage Sale	75	58	155	127
Lawn Sprinkler	18	42	63	61
Com. Mech. Permit	1	1	6	7
Res. Mech. Permit	29	20	86	66
Com. Plumbing Permit	6	6	19	19
Res. Plumbing Permit	24	24	79	76
Res. Water Heater	0	18	0	94
Roofing Permit	0	2	3	7
Sign Permit	22	23	84	70
Total Misc. Permits	186	210	538	588



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Apr 2019		
Issue Date	Address	Permit Type
4/9/2019	1200 N Main St	Building Commercial Remodel
4/10/2019	2321 SH 121	Building New Commercial
4/17/2019	2390 Fuller-Wiser Rd	Building Commercial Remodel
4/17/2019	1100 Raider Dr	Building Commercial Remodel
4/23/2019	2511 SH 121 #200	Building Commercial Remodel
4/30/2019	1060 N Main St #101	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Apr	2019
New Business	11	39
Change in Ownership	1	7
Change in Address	0	0
Change in Business Name	0	1
Total	12	47

Commercial Certificates of Occupancy Apr 2019				
Issue Date	Business Name	Address	Classification	Type
4/1/2019	Recover Cryotherapy	2921 Rio Grande Blvd #200	Medical	New Business
4/12/2019	Karachi Village	501 N Main St #119	Restaurant	Change in Ownership
4/12/2019	Halal King	918 E Harwood Rd #F	Grocery	New Business
4/12/2019	Steak One	3260 W Eules Blvd #7	Restaurant	New Business
4/12/2019	San Distributors LLC	801 S Industrial Blvd #200	Retail	New Business
4/12/2019	Pei Wei	2511 SH 121 #300	Restaurant	New Business
4/12/2019	Soteria Life Ministries	425 Westpark Way #200	Studio	New Business
4/12/2019	I Wanna Tan	901 Clinic Dr #A118	Beauty Shop	New Business
4/12/2019	China Express	1060 N Main St #114	Restaurant	New Business
4/23/2019	Bodyworks Chiropractic	414 N Main St #123	Medical	New Business
4/23/2019	786 Medical, PLLC	493 Westpark Way	Medical	New Business
4/25/2019	My Eyelab	2511 SH 121 #100	Retail	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 Apr 2019		Cases in Apr		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	0	3	2
	Electrical Violation	2	1	6	2
	Property Maintenance	34	297	229	425
	Minimum Housing	1	0	1	1
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	1	0	1
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	5	2	9	7
	No Food Handler Card	0	1	4	2
	Other Health Equipment Issue	9	28	83	47
	Approved Source / Labeling	2	4	22	4
	Food Contact Surfaces / Cleaning	4	2	11	4
	No Health License / Expired	0	1	5	5
	Evidence of Insect / Rodent Contamination	0	0	6	0
	No Alcohol License / Expired	0	0	2	1
Littering and Trash	Trash/Littering	11	11	33	44
	Junked Vehicles	6	11	27	31
	Littering/Life Safety (24hrs)	0	0	2	1
	High Grass and Weeds	32	74	46	89
Water	Watering Violations	5	1	8	3
Zoning Violations	Nuisance Other	0	2	9	9
	Garbage Collection/Pick Up Req.	0	0	4	0
	Solid Waste Other	0	1	9	2
	Illegal Outdoor Storage (Non Res)	0	0	7	4
	Illegal Outdoor Storage (Res)	6	7	28	40
	Fences/Walls In Disrepair	6	5	22	17
	Parking on Unpaved Surfaces	3	6	23	18
	Street and Sidewalk Obstruction	8	1	20	6
	Landscaping (Residential)	2	3	8	4
	Zoning Violation (Other)	0	0	5	2
	Signs/Billboards	1	5	8	15
	Poss Illegal Home Occupation	0	0	1	2
Materials on ROW/Street	1	0	1	0	
TOTALS		139	464	643	788

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, Water Park, 2 amphitheaters; 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		

Demographics and Data

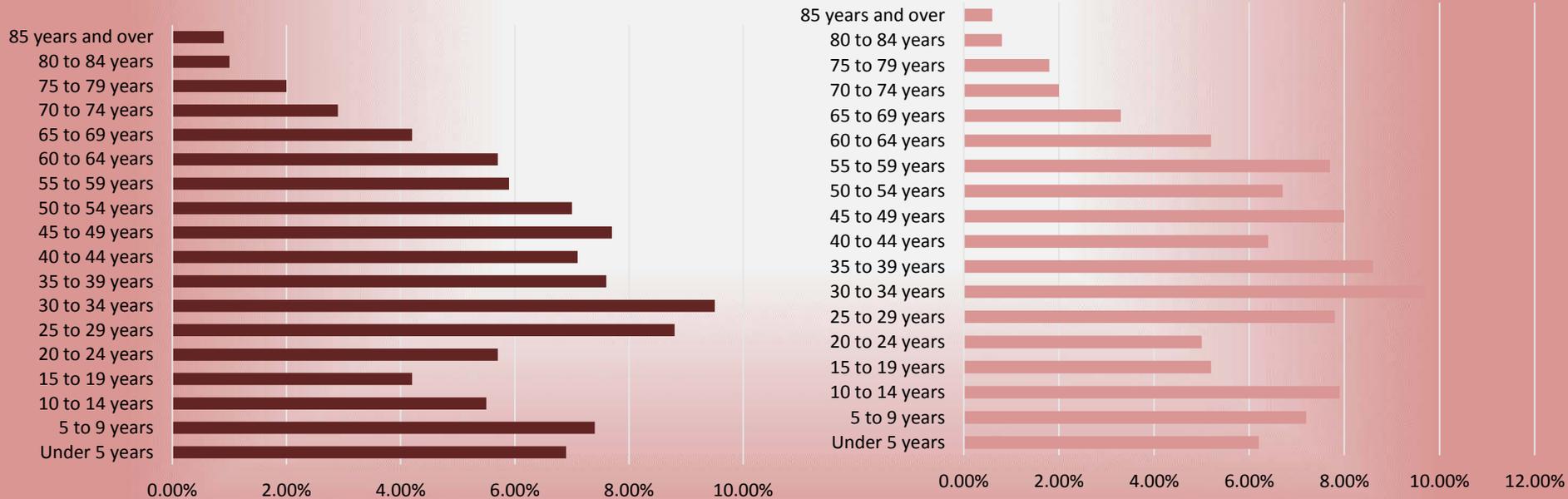
Age -

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.

City of Euless – Age Cohort Pyramid

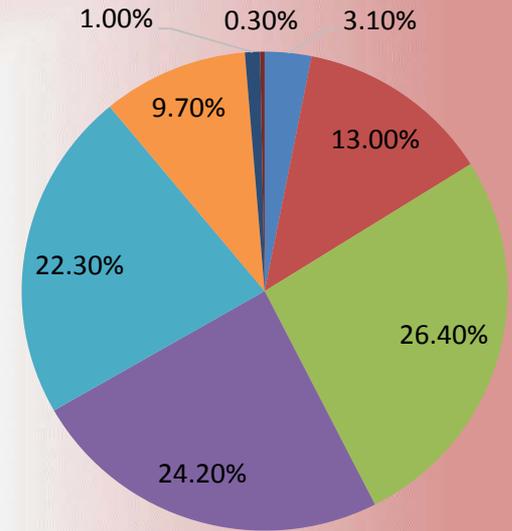
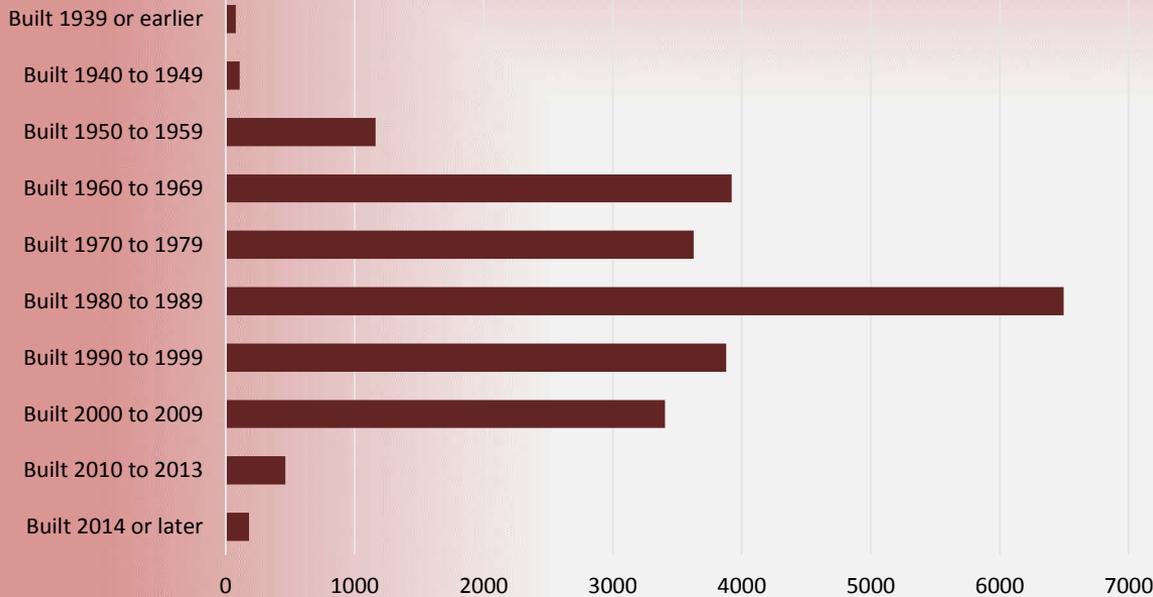
City of Euless Male
City of Euless Female



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

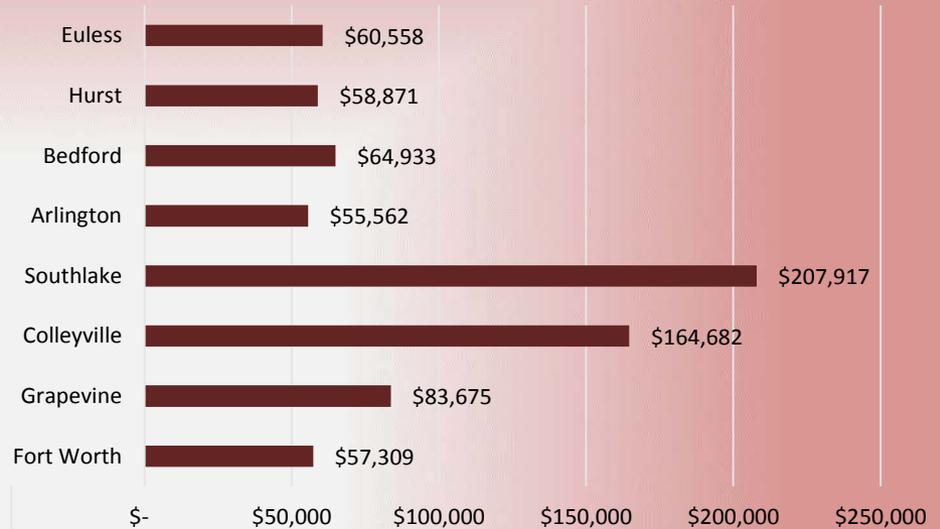
Source: US Bureau of Census ACS 2013-2017

Demographics and Data

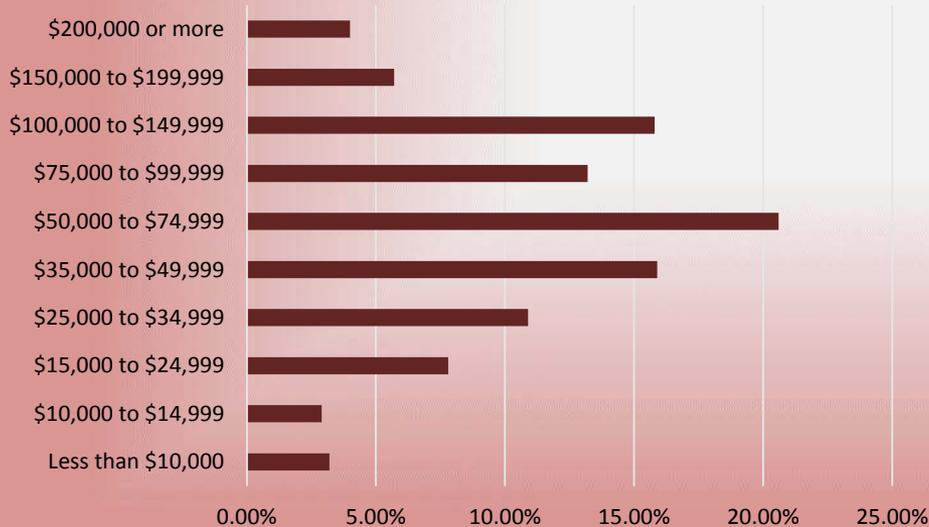
Income -

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