

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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In this report:

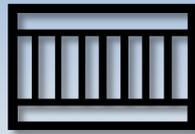
- Residential Growth
- Development Case Activity
- Active Residential Subdivisions
- Commercial Development
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# Residential Growth



8

NEW RESIDENTIAL PERMITS



24

NEW RESIDENTIAL FENCE PERMITS



3

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$3,364,465

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits May 2019	Permits in May		Permits YTD		Value in May*			Value YTD*		
	2018	2019	2018	2019	2018	2019	Ave 05/19	2018	2019	Ave 19
New Residential Construction	27	8	81	58	\$10,484,263	\$3,364,465	\$420,558	\$34,084,594	\$22,091,230	\$380,883
Additions/Alterations	9	3	27	28	\$93,695	\$35,349	\$11,783	\$686,269	\$618,294	\$22,082
Residential Fence Permits	6	24	56	65	\$6,698	\$19,276	\$803	\$185,411	\$105,315	\$1,620
Total Residential Permits	42	35	164	151	\$10,584,656	\$3,419,090		\$34,956,274	\$22,814,839	

\*Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

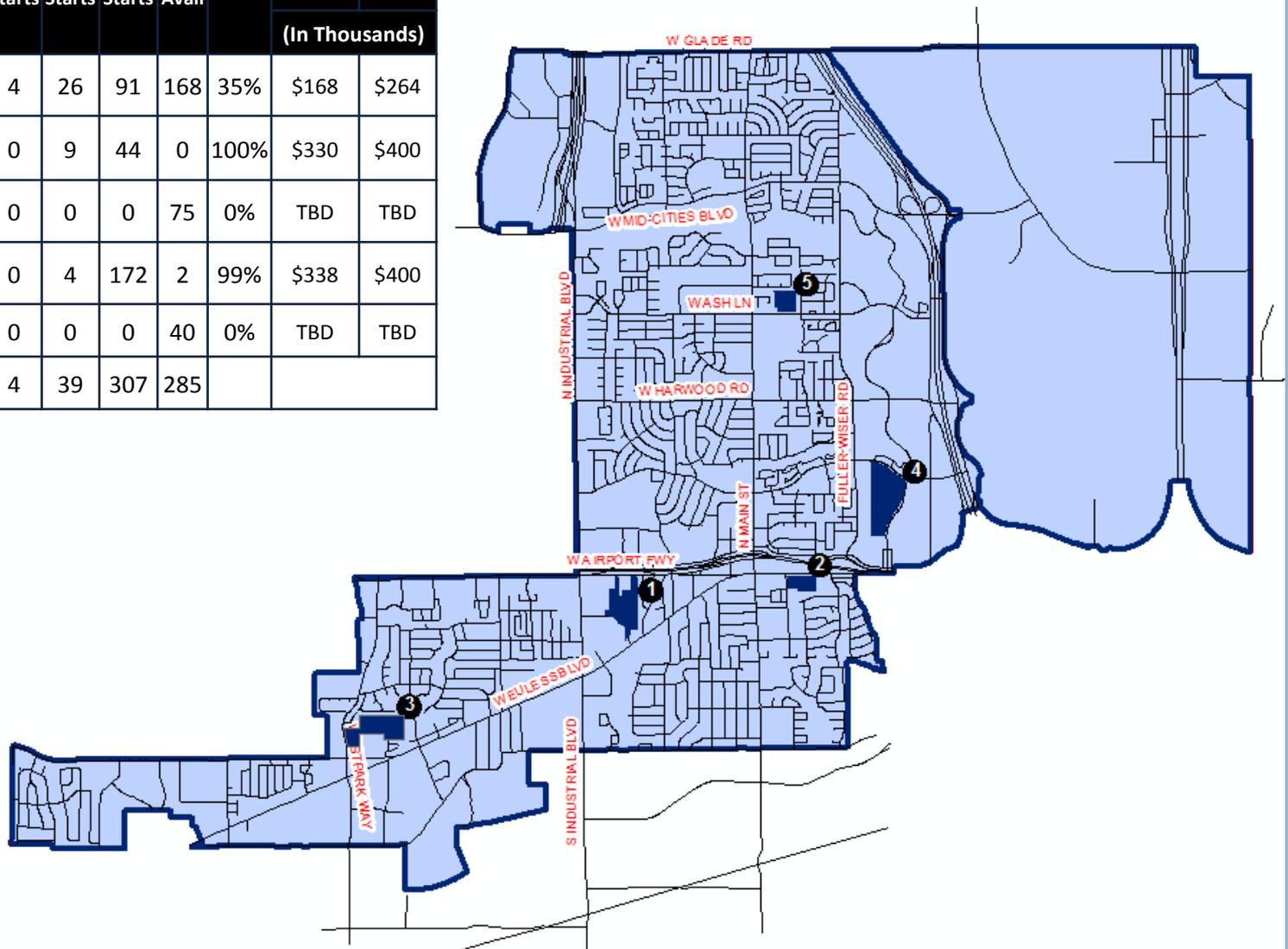
# Development Case Activity

## Development Review Cases May 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		
19-03-PD	Sapphire Center	1300 N Main St	5/7/2019	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
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	Still in Progress		
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	Eules Junior High	306 W Airport Freeway	2/22/2019	4/16/2019	5/7/2019	5/14/2019
19-05-SP	Eules Center Development	SWC Glade Road and SH 360	3/15/2019	Still in Progress		
19-06-SP	Sammy's Commercial	300 Block of W Eules Blvd	4/30/2019	Still in Progress		
19-07-SP	Central Junior High II	Raider Drive at W Pipeline Rd	5/7/2019	Still in Progress		
19-08-SP	Walk-Ons	2500 Block SH 121	5/7/2019	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
19-04-SUP	North Main Banquet Hall	2501 N Main Street #210	4/9/2019	Withdrawn		

# Active Residential Subdivisions

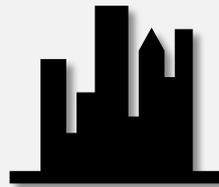
Map Ref #	Most Active Subdivisions	Platted Lots	May Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	4	26	91	168	35%	\$168	\$264
2	Oak Crest Estates	44	0	9	44	0	100%	\$330	\$400
3	Lonestar Estates PH I	75	0	0	0	75	0%	TBD	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	4	39	307	285			



# Commercial Development

Commercial Permits May 2019	Permits in Apr		Permits YTD		Value in May		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	0	3	5	6	\$0	\$1,418,000	\$3,800,000	\$12,896,000
Additions/Alterations	13	7	43	34	\$2,420,373	\$17,098,150	\$8,255,663	\$24,569,289
New Multi-Family	-	0	-	6	-	\$0		\$51,809,581
<b>Total Commercial Permits</b>	<b>13</b>	<b>10</b>	<b>48</b>	<b>46</b>	<b>\$2,420,373</b>	<b>\$18,516,150</b>	<b>\$12,055,663</b>	<b>\$89,274,870</b>

Miscellaneous Permits	Permits in May		Permits YTD	
	2018	2019	2018	2019
Accessory Building	5	1	8	6
Com. Electrical Permit	4	3	12	24
Res. Electrical Permit	12	12	44	47
Garage Sale	58	80	213	207
Lawn Sprinkler	11	12	74	73
Com. Mech. Permit	4	1	10	8
Res. Mech. Permit	48	42	134	108
Com. Plumbing Permit	6	5	25	24
Res. Plumbing Permit	15	8	94	84
Res. Water Heater	21	18	21	112
Roofing Permit	1	2	4	9
Sign Permit	14	9	98	79
<b>Total Misc. Permits</b>	<b>199</b>	<b>193</b>	<b>737</b>	<b>781</b>



3

NEW COMMERCIAL PERMITS



\$1,418,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

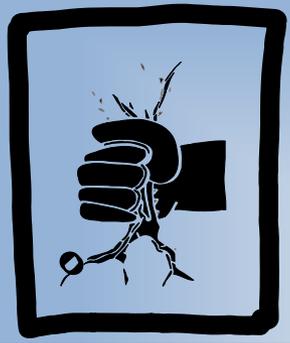
# Commercial Development

Commercial Permits May 2019		
Issue Date	Address	Permit Type
5/7/2019	2803 W Eules Blvd	Building Commercial Remodel
5/10/2019	3801 Cheek-Sparger Rd	Building New Commercial
5/13/2019	901 W Mid-Cities Blvd	Building New Commercial
5/16/2019	1401 Sotogrande Blvd	Building Commercial Remodel
5/21/2019	1201 Chisholm Trl #600	Building Commercial Remodel
5/21/2019	350 Westpark Way #200	Building Commercial Remodel
5/22/2019	306 W Airport Frwy	Building Commercial Remodel
5/28/2019	201 Cullum Dr	Building Commercial Remodel
5/29/2019	1440 Westpark Way	Building New Commercial
5/31/2019	150 Westpark Way	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	May	2019
New Business	2	41
Change in Ownership	1	8
Change in Address	0	0
Change in Business Name	0	1
Total	3	50

Commercial Certificates of Occupancy May 2019				
Issue Date	Business Name	Address	Classification	Type
5/16/2019	Dickey's Barbecue Pit	1320 Chisholm Trl #100	Restaurant	Change in Ownership
5/16/2019	Starbuck's Coffee	211 N Main St	Restaurant	New Business
5/16/2019	Advent Interactive	610 S Industrial Blvd #302	Office	New Business

# Code Compliance



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HIGH GRASS AND WEEDS



7

TRASH/LITTERING VIOLATIONS



17

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases May 2019		Cases in May		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	2	3	4
	Electrical Violation	0	2	6	4
	Property Maintenance	35	17	264	442
	Minimum Housing	3	0	4	1
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	16	0	16	1
	Accessory Buildings	0	0	0	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	3	4	12	11
	No Food Handler Card	0	1	4	3
	Other Health Equipment Issue	4	20	87	67
	Approved Source / Labeling	0	4	22	8
	Food Contact Surfaces / Cleaning	0	3	11	7
	No Health License / Expired	0	0	5	5
	Evidence of Insect / Rodent Contamination	0	4	6	4
	No Alcohol License / Expired	0	0	2	1
Littering and Trash	Trash/Littering	9	7	42	51
	Junked Vehicles	6	10	33	41
	Littering/Life Safety (24hrs)	1	1	3	2
Water	High Grass and Weeds	56	64	102	153
	Watering Violations	3	2	11	5
Zoning Violations	Nuisance Other	7	4	16	13
	Garbage Collection/Pick Up Req.	0	0	4	0
	Solid Waste Other	0	0	9	2
	Illegal Outdoor Storage (Non Res)	0	0	7	4
	Illegal Outdoor Storage (Res)	0	7	28	47
	Fences/Walls In Disrepair	3	2	25	19
	Parking on Unpaved Surfaces	2	2	25	20
	Street and Sidewalk Obstruction	6	1	26	7
	Landscaping (Residential)	0	0	8	4
	Zoning Violation (Other)	2	6	7	8
	Signs/Billboards	0	0	8	15
	Poss Illegal Home Occupation	1	0	2	2
	Materials on ROW/Street	0	0	1	0
TOTALS		157	163	800	951

# 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, Water Park, 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 -

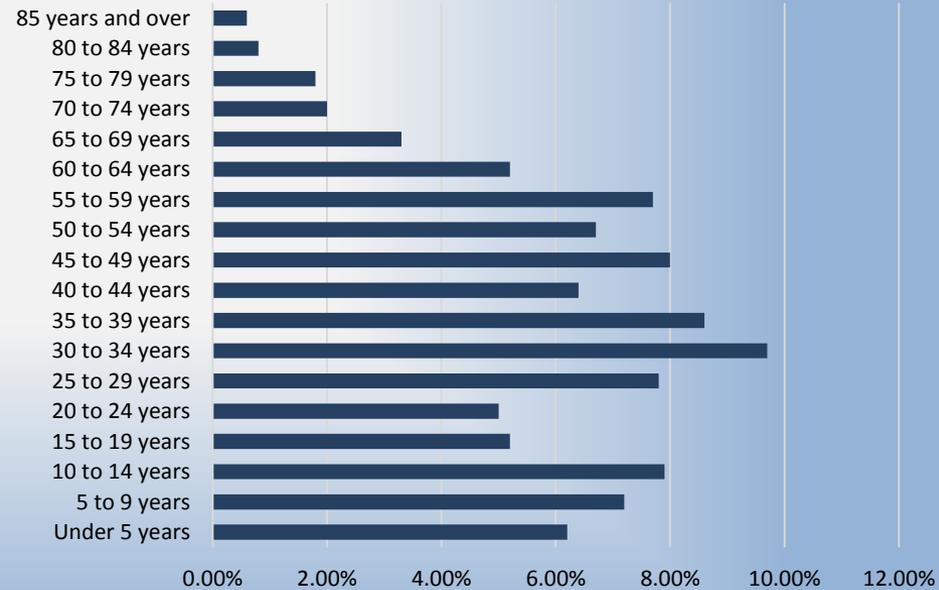
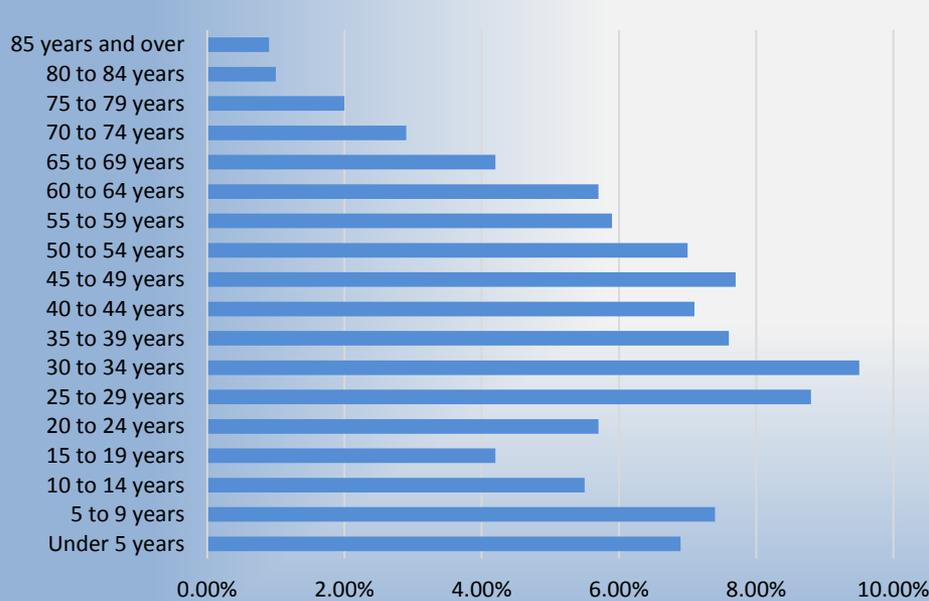
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

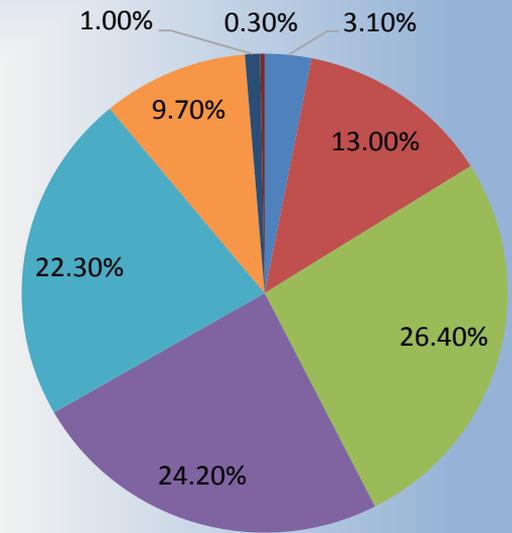
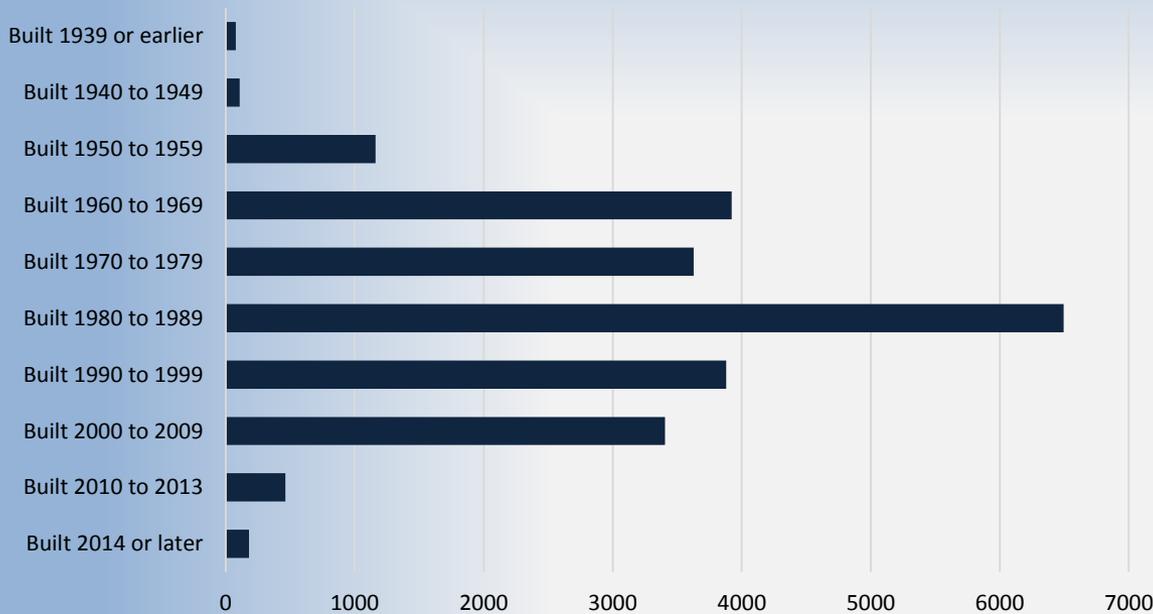
City of Euless Male  
 City of Euless Female



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

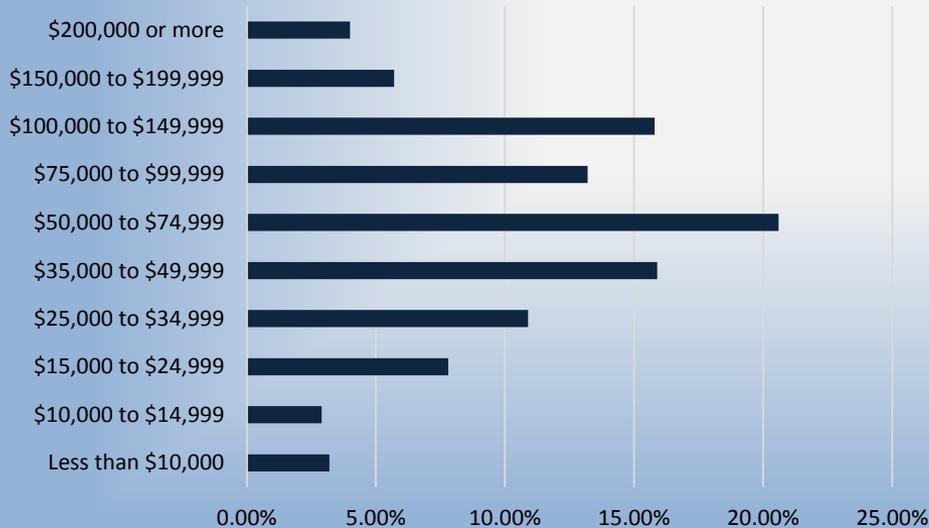
## Income -

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