

JULY 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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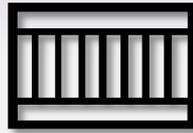
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# Residential Growth



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NEW RESIDENTIAL PERMITS



17

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Jul 2019	Permits in Jul		Permits YTD	
	2018	2019	2018	2019
New Residential Construction	41	3	145	65
Additions/Alterations	6	11	41	44
Residential Fence Permits	23	17	102	98
Total Residential Permits	70	31	288	207

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.

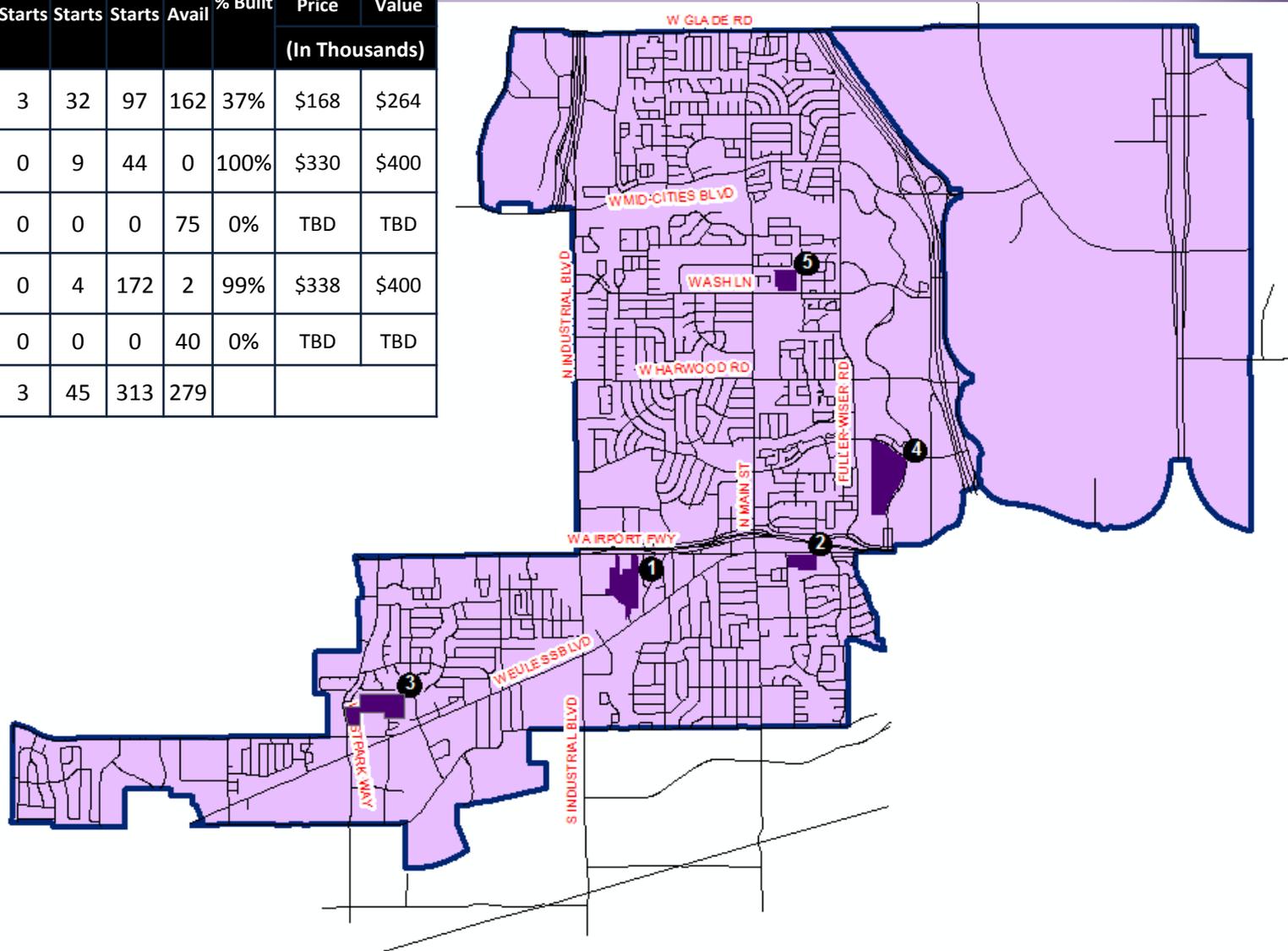
# Development Case Activity

## Development Review Cases July 2019

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
19-03-PD	Sapphire Center	1300 N Main St	5/7/2019	7/2/2019	7/16/2019	8/13/2019
19-01-PP	Verizon Addition	SWC Bear Creek Pkwy and Harwood	6/4/2019	Still in Progress		
19-02-PP	Tigermart	SEC Glade Road and SH 360	7/2/2019	7/23/2019	8/20/2019	NA
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	7/2/2019	7/16/2019	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		
19-02-FP	Harwood/360	NWC Harwood Rd and SH 360	2/12/2019	3/12/2019	7/16/2019	NA
19-03-FP	Harwood/360 Conveyance	NWC Harwood Rd and SH 360	2/12/2019	3/12/2019	7/16/2019	NA
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	Still in Progress		
19-08-FP	Valero	SH 10 and Simmons Drive	6/18/2019	Still in Progress		
19-09-FP	Glade Parks Blk D Lt 4	2500 Block SH 121	7/9/2019	7/23/2019	8/6/2019	NA
18-15-SP	Hurst Electric	W Airport Freeway	10/31/2018	7/23/2019	8/6/2019	8/27/2019
19-01-SP	Harwood North Plaza	NEC Harwood Road and SH 360	1/22/2019	Still in Progress		
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	7/9/2019	8/6/2019	8/27/2019
19-09-SP	JJ Dental Arts	900 Block Cresthaven	6/23/2019	7/23/2019	8/6/2019	8/27/2019
19-10-SP	Super Pharmacy	901 Clinic Dr	6/23/2019	Still in Progress		
19-11-SP	Founders Parc South	Founders Way	7/9/2019	Still in Progress		
19-12-SP	Founders Parc North	Founders Way	7/9/2019	Still in Progress		
19-13-SUP	Glade Parks Outlot 15 Part 2	2501 SH 121	7/9/2019	7/23/2019	8/6/2019	8/27/2019
19-05-SUP	SIT Auto Care	400 Block of W. Eules Blvd	5/21/2019	Still in Progress		
19-06-SUP	Holiday Inn Express	NWC Harwood Road and SH 360	6/18/2019	7/23/2019	8/6/2019	8/27/2019

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	3	32	97	162	37%	\$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	3	45	313	279			



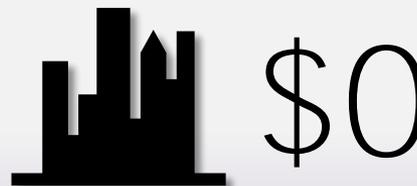
# Commercial Development

Commercial Permits Jul 2019	Permits in Jul		Permits YTD		Value in Jul		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	1	0	7	9	\$0	\$0	\$4,250,000	\$13,826,000
Additions/Alterations	20	7	69	46	\$2,074,282	\$16,284,363	\$11,133,295	\$41,478,652
New Multi-Family	-	0	-	6	-	\$0		\$51,809,581
<b>Total Commercial Permits</b>	<b>21</b>	<b>7</b>	<b>76</b>	<b>61</b>	<b>\$2,074,282</b>	<b>\$16,284,363</b>	<b>\$15,383,295</b>	<b>\$107,114,233</b>

Miscellaneous Permits	Permits in Jul		Permits YTD	
	2018	2019	2018	2019
Accessory Building	2	0	12	6
Com. Electrical Permit	12	4	42	31
Res. Electrical Permit	8	12	57	69
Garage Sale	43	52	313	367
Lawn Sprinkler	17	21	119	112
Com. Mech. Permit	1	1	26	10
Res. Mech. Permit	26	41	189	170
Com. Plumbing Permit	3	0	31	31
Res. Plumbing Permit	11	4	118	97
Res. Water Heater	18	15	56	142
Roofing Permit	0	3	5	15
Sign Permit	23	22	135	113
<b>Total Misc. Permits</b>	<b>164</b>	<b>175</b>	<b>1103</b>	<b>1163</b>



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

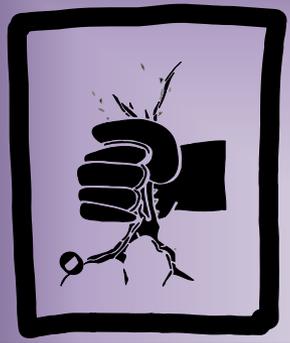
# Commercial Development

Commercial Permits Jul 2019		
Issue Date	Address	Permit Type
7/2/2019	1001 Bear Creek Pkwy	Building Commercial Remodel
7/5/2019	2710 N Main St	Building Commercial Remodel
7/5/2019	1001 Bear Creek Pkwy	Building Commercial Remodel
7/15/2019	1300 Sagebrush Trl	Building Commercial Remodel
7/22/2019	500 N Industrial Blvd #C	Building Commercial Remodel
7/29/2019	1135 S Airport Cir	Building Commercial Remodel
7/31/2019	1201 Chisholm Trl #600	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Jul	2019
New Business	9	53
Change in Ownership	0	8
Change in Address	0	1
Change in Business Name	0	1
Total	9	63

Commercial Certificates of Occupancy Jul 2019				
Issue Date	Business Name	Address	Classification	Type
7/3/2019	Davis Machine	1501 Royal Pkwy	Manufacturing	New Business
7/3/2019	RAD Distributors	1105 S Airport Cir	Warehouse	New Business
7/3/2019	Truevine Cleaning Service	1316 W Eules Blvd #200	Cleaning Service	New Business
7/3/2019	ATI Physical Therapy	1060 N Main St #101A	Medical	New Business
7/3/2019	Floyd's 99 Barbershop	2511 SH 121 #200	Beauty Shop	New Business
7/11/2019	Dash Wireless	1060 N Main St #119	Retail	New Business
7/11/2019	Allen & Weaver PC	800 N Industrial	Office	New Business
7/11/2019	Jason Ridley Agency LLC	418 N Main St #111	Insurance	New Business
7/15/2019	54th Street Restaurant and Drafthouse	2201 SH 121	Restaurant	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 Jul 2019		Cases in Jul		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	1	3	5
	Electrical Violation	0	0	7	4
	Property Maintenance	36	17	409	475
	Minimum Housing	0	0	4	2
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	16	1
	Accessory Buildings	1	0	1	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	0	1	13	14
	No Food Handler Card	0	2	6	7
	Other Health Equipment Issue	27	11	135	102
	Approved Source / Labeling	4	6	26	27
	Food Contact Surfaces / Cleaning	8	4	20	21
	No Health License / Expired	2	3	10	8
	Evidence of Insect / Rodent Contamination	3	4	11	11
	No Alcohol License / Expired	2	2	8	3
Littering and Trash	Trash/Littering	15	3	61	59
	Junked Vehicles	6	9	45	63
	Littering/Life Safety (24hrs)	1	0	4	2
	High Grass and Weeds	33	61	153	263
Water	Watering Violations	15	2	35	7
Zoning Violations	Nuisance Other	1	1	23	19
	Garbage Collection/Pick Up Req.	0	0	4	0
	Solid Waste Other	1	1	14	6
	Illegal Outdoor Storage (Non Res)	0	0	8	4
	Illegal Outdoor Storage (Res)	10	8	44	62
	Fences/Walls In Disrepair	6	4	35	25
	Parking on Unpaved Surfaces	8	5	38	27
	Street and Sidewalk Obstruction	8	1	35	9
	Landscaping (Residential)	0	0	9	4
	Zoning Violation (Other)	0	0	7	8
	Signs/Billboards	1	8	11	24
	Poss Illegal Home Occupation	3	0	5	2
	Materials on ROW/Street	0	0	1	0
TOTALS		191	154	1202	1264

# 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 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 -

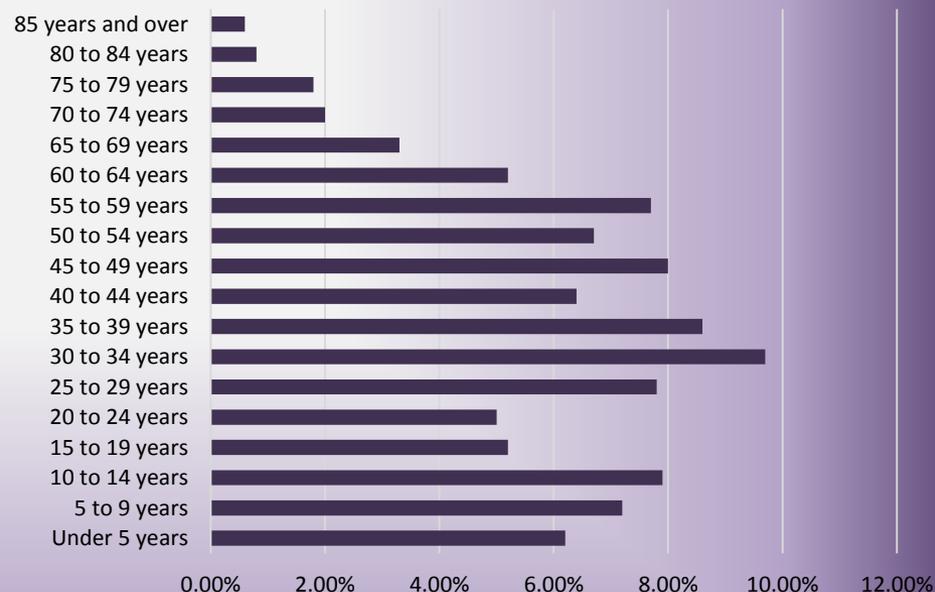
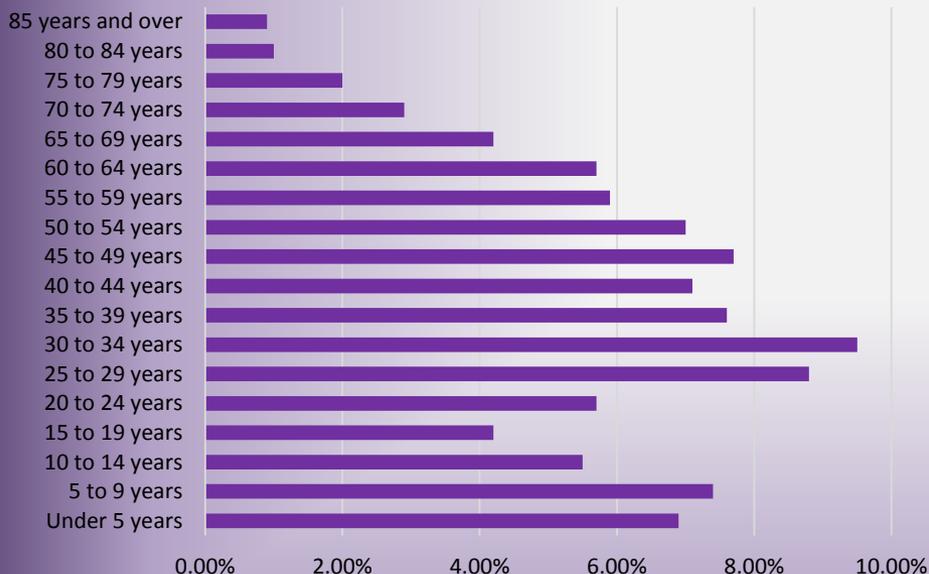
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

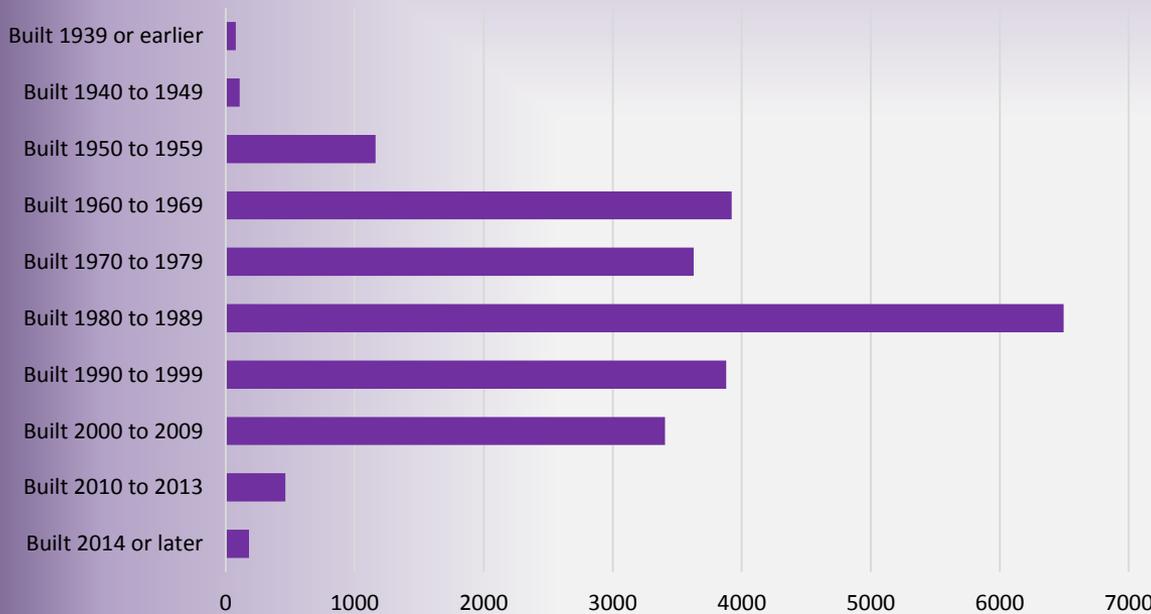
City of Euless Male  
 City of Euless Female



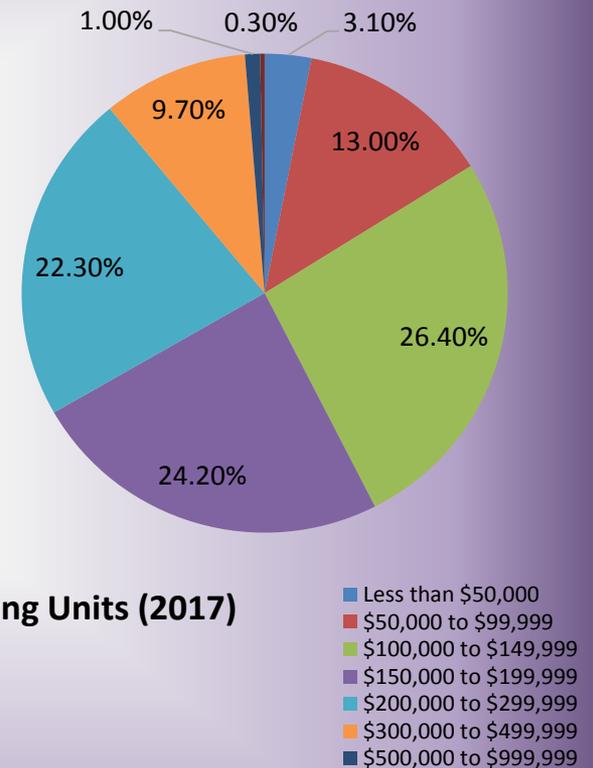
Source: US Bureau of Census ACS 2013-2016

# 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



Source: US Bureau of Census ACS 2013-2017

# Demographics and Data

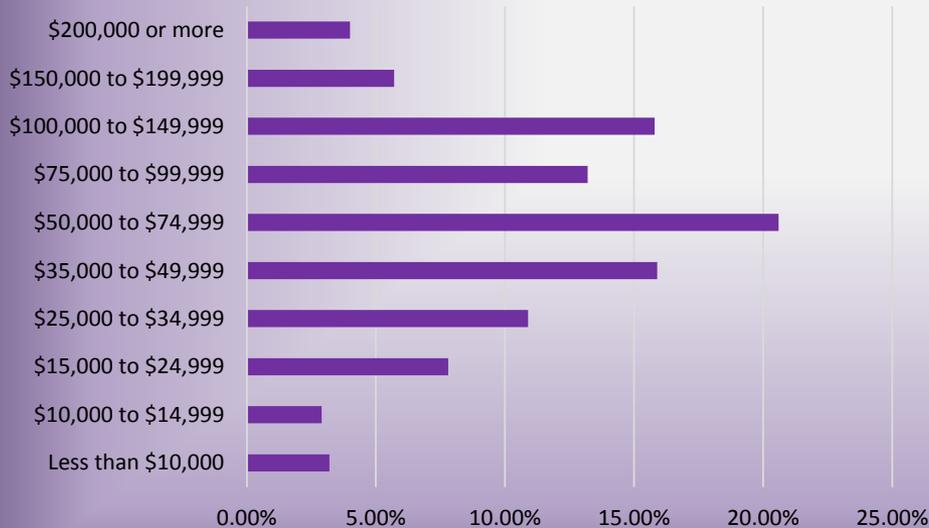
## Income -

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