

AUGUST 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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# Residential Growth



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NEW RESIDENTIAL PERMITS



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NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Aug 2019	Permits in Aug		Permits YTD	
	2018	2019	2018	2019
New Residential Construction	8	1	153	66
Additions/Alterations	6	7	47	51
Residential Fence Permits	14	20	116	118
Total Residential Permits	28	28	316	235

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.

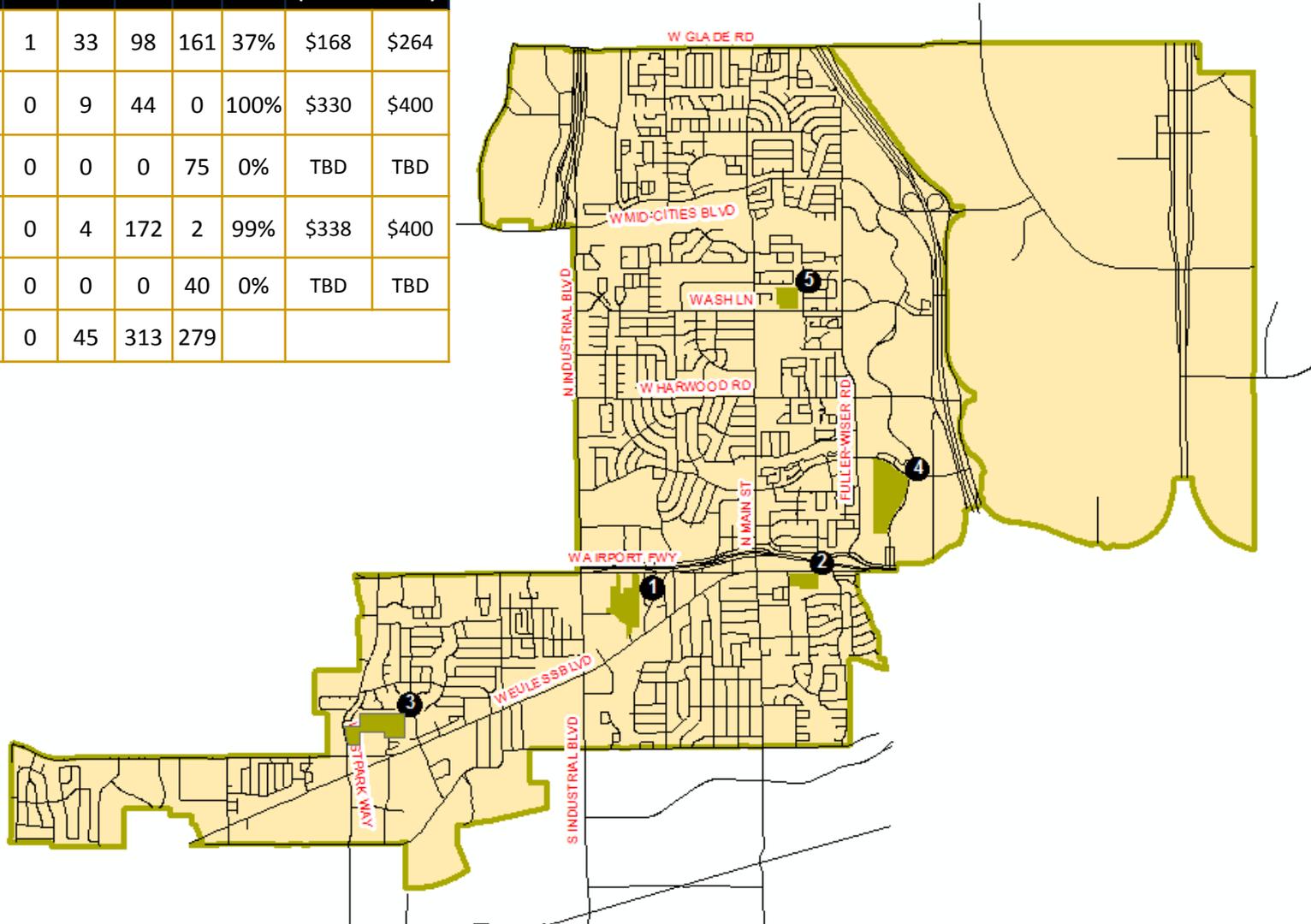
# Development Case Activity

## Development Review Cases August 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		
18-04-FP	Trinity Union	Heritage Ave at Cheek-Sparger	7/1/2018	8/27/2019	9/3/2019	NA
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
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	2201 Block SH 121	7/9/2019	7/23/2019	8/6/2019	NA
19-12-FP	Glade Parks Blk D, Lot 1	2321 SH 121	8/27/2019	Still in Progress		
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	8/6/2019	8/20/2019	9/10/2019
19-06-SP	Sammy's Commercial	300 Block of W Eules Blvd	4/30/2019	8/6/2019	8/20/2019	9/10/2019
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	9/3/2019	9/17/2019	10/8/2019
19-12-SP	Founders Parc North	Founders Way	7/9/2019	9/3/2019	9/17/2019	10/8/2019
19-13-SP	Glade Parks Outlot 15 Part 2	2501 SH 121	7/9/2019	7/23/2019	8/6/2019	8/27/2019
19-14-SP	Westpark Center	Westpark Court	8/1/2019	Still in Progress		
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
19-07-SUP	Events of Your Dreams	101 W Glade Road, STE 102	8/1/2019	8/27/2019	9/3/2019	9/24/2019
19-08-SUP	Ephrata Ministries	414 W. Eules Boulevard	8/1/2019	8/27/2019	9/3/2019	9/10/2019

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Aug Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	1	33	98	161	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	0	45	313	279			



# Commercial Development

Commercial Permits Aug 2019	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	2	3	9	12	\$5,600,000	\$32,003,000	\$7,935,000	\$45,829,000
Additions/Alterations	3	9	72	55	\$57,000	\$2,332,914	\$11,619,105	\$43,811,566
New Multi-Family	-	0	-	6	-	\$0		\$51,809,581
<b>Total Commercial Permits</b>	<b>5</b>	<b>12</b>	<b>81</b>	<b>73</b>	<b>\$5,657,000</b>	<b>\$34,335,914</b>	<b>\$19,554,105</b>	<b>\$141,450,147</b>

Miscellaneous Permits	Permits in Aug		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 Aug 2019		
Issue Date	Address	Permit Type
8/1/2019	121 Westpark Way	Building New Commercial
8/1/2019	701 International Dr	Building New Commercial
8/2/2019	110 W Airport Frwy	Building Commercial Remodel
8/2/2019	1230 Red River Dr #100	Building Commercial Remodel
8/5/2019	3015 W Pipeline Rd	Building Commercial Remodel
8/7/2019	1375 Westpark Way	Building Commercial Remodel
8/8/2019	2501 N Main St #210	Building Commercial Remodel
8/12/2019	701 S Industrial Blvd	Building Commercial Remodel
8/12/2019	201 N Ector Dr	Building Commercial Remodel
8/20/2019	2501 SH 121	Building New Commercial
8/28/2019	1060 N Main St	Building Commercial Remodel
8/30/2019	1200 N Main St	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Aug	2019
New Business	5	59
Change in Ownership	1	9
Change in Address	0	1
Change in Business Name	0	1
Total	6	70

Commercial Certificates of Occupancy Aug 2019				
Issue Date	Business Name	Address	Classification	Type
8/13/2019	Oaks 55	2350 SH 121	Apartments	New Business
8/13/2019	Aloft Hotel	1301 Chisholm Trl	Hotel	New Business
8/13/2019	Cortland Glade Parks	2801 Brazos Blvd	Apartments	Change in Ownership
8/13/2019	Fastenal Company	2750 W Eules Blvd	Industrial Supplies	New Business
8/20/2019	Mid Cities Christian Academy	709 Midway Dr	Child Care	New Business
8/20/2019	Legend Hospice Inc	1001 W Eules Blvd #109	Office	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 Aug 2019		Cases in Aug		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	0	0	3	5
	Electrical Violation	0	0	7	4
	Property Maintenance	44	8	453	483
	Minimum Housing	1	0	5	2
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	1	17	2
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	6	2	19	16
	No Food Handler Card	0	2	6	9
	Other Health Equipment Issue	13	13	148	115
	Approved Source / Labeling	1	2	27	29
	Food Contact Surfaces / Cleaning	4	6	24	27
	No Health License / Expired	1	1	11	9
	Evidence of Insect / Rodent Contamination	2	3	13	14
	No Alcohol License / Expired	0	0	8	3
Littering and Trash	Trash/Littering	7	10	68	69
	Junked Vehicles	18	6	63	69
	Littering/Life Safety (24hrs)	0	2	4	4
	High Grass and Weeds	73	41	226	304
Water	Watering Violations	9	10	44	17
Zoning Violations	Nuisance Other	0	1	23	20
	Garbage Collection/Pick Up Req.	0	0	4	0
	Solid Waste Other	2	2	16	8
	Illegal Outdoor Storage (Non Res)	1	0	9	4
	Illegal Outdoor Storage (Res)	9	7	53	69
	Fences/Walls In Disrepair	2	4	37	29
	Parking on Unpaved Surfaces	5	5	43	32
	Street and Sidewalk Obstruction	5	9	40	18
	Landscaping (Residential)	7	7	16	11
	Zoning Violation (Other)	1	4	8	12
	Signs/Billboards	3	10	14	34
	Poss Illegal Home Occupation	2	1	7	3
Materials on ROW/Street	2	0	3	0	
TOTALS		219	157	1421	1421

# 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 -

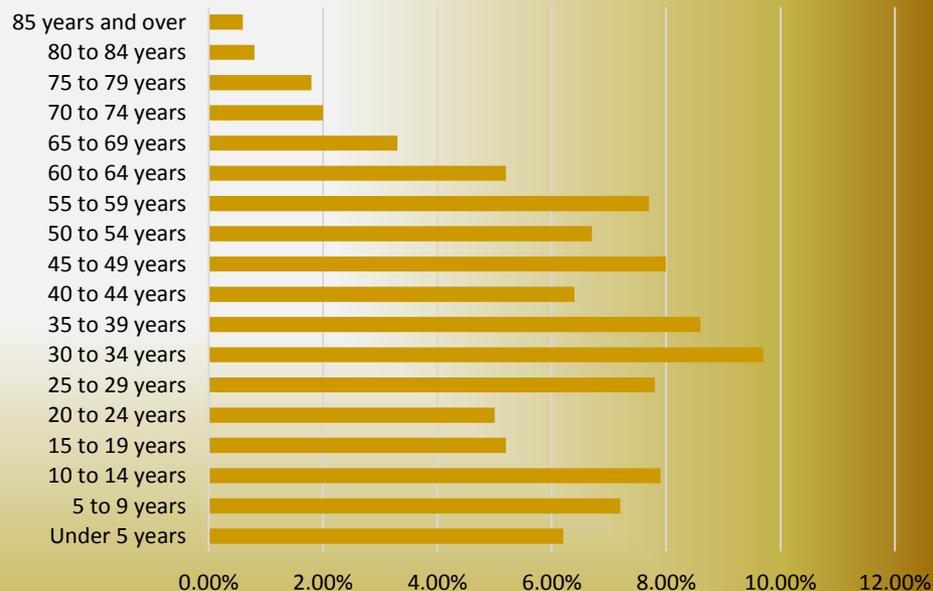
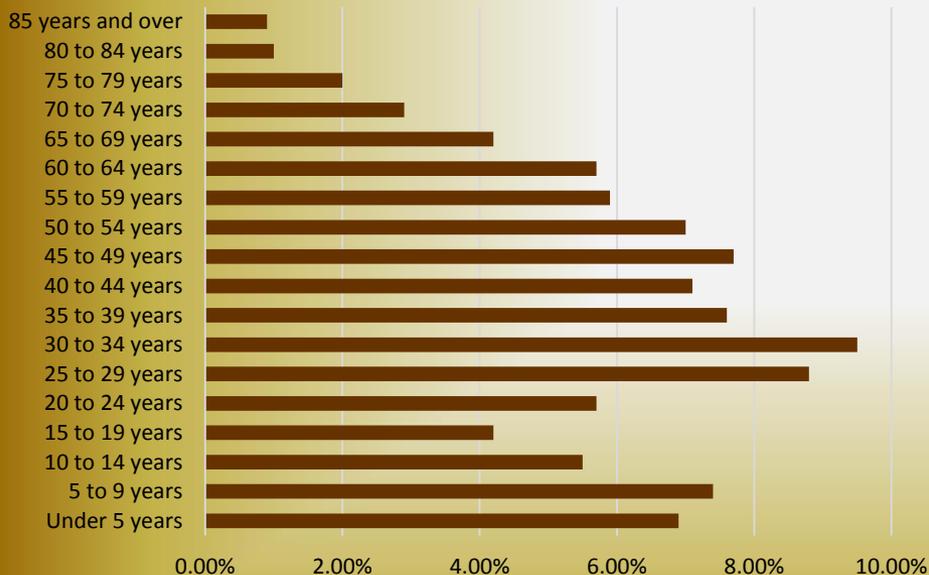
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

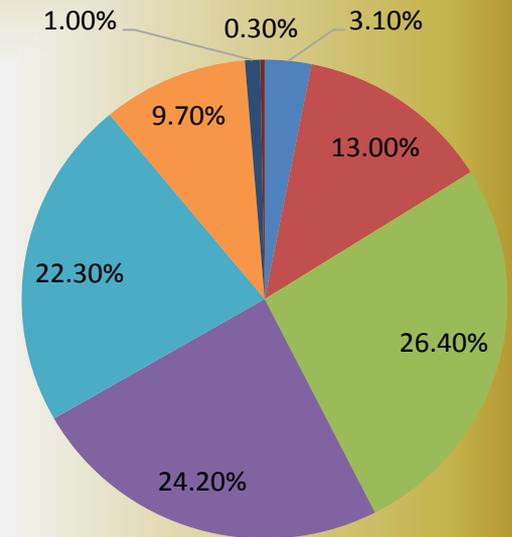
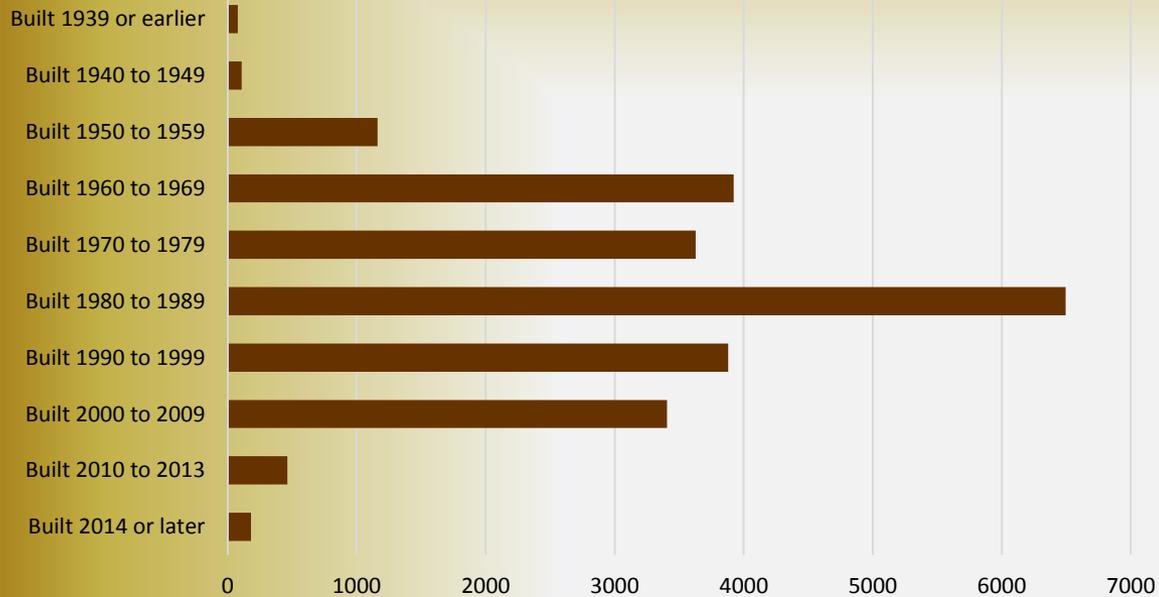
■ City of Euless Male  
■ City of Euless Female



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

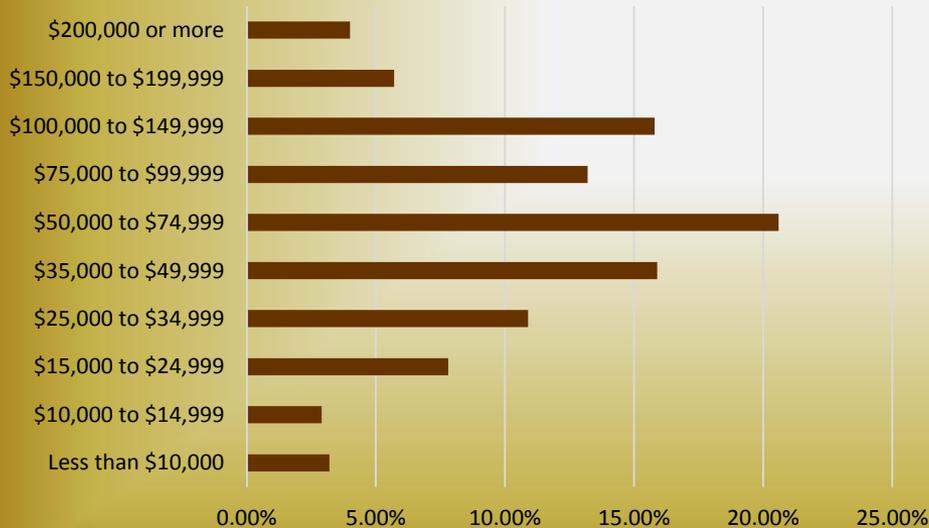
Source: US Bureau of Census ACS 2013-2017

# 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.

Euless Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2013-2017