

SEPTEMBER 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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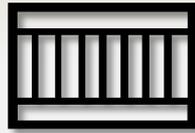
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# Residential Growth



3

NEW RESIDENTIAL PERMITS



8

NEW RESIDENTIAL FENCE PERMITS



2

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Sep 2019	Permits in Sep		Permits YTD	
	2018	2019	2018	2019
New Residential Construction	12	3	153	69
Additions/Alterations	4	2	47	53
Residential Fence Permits	22	8	116	126
Total Residential Permits	38	13	316	248

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.

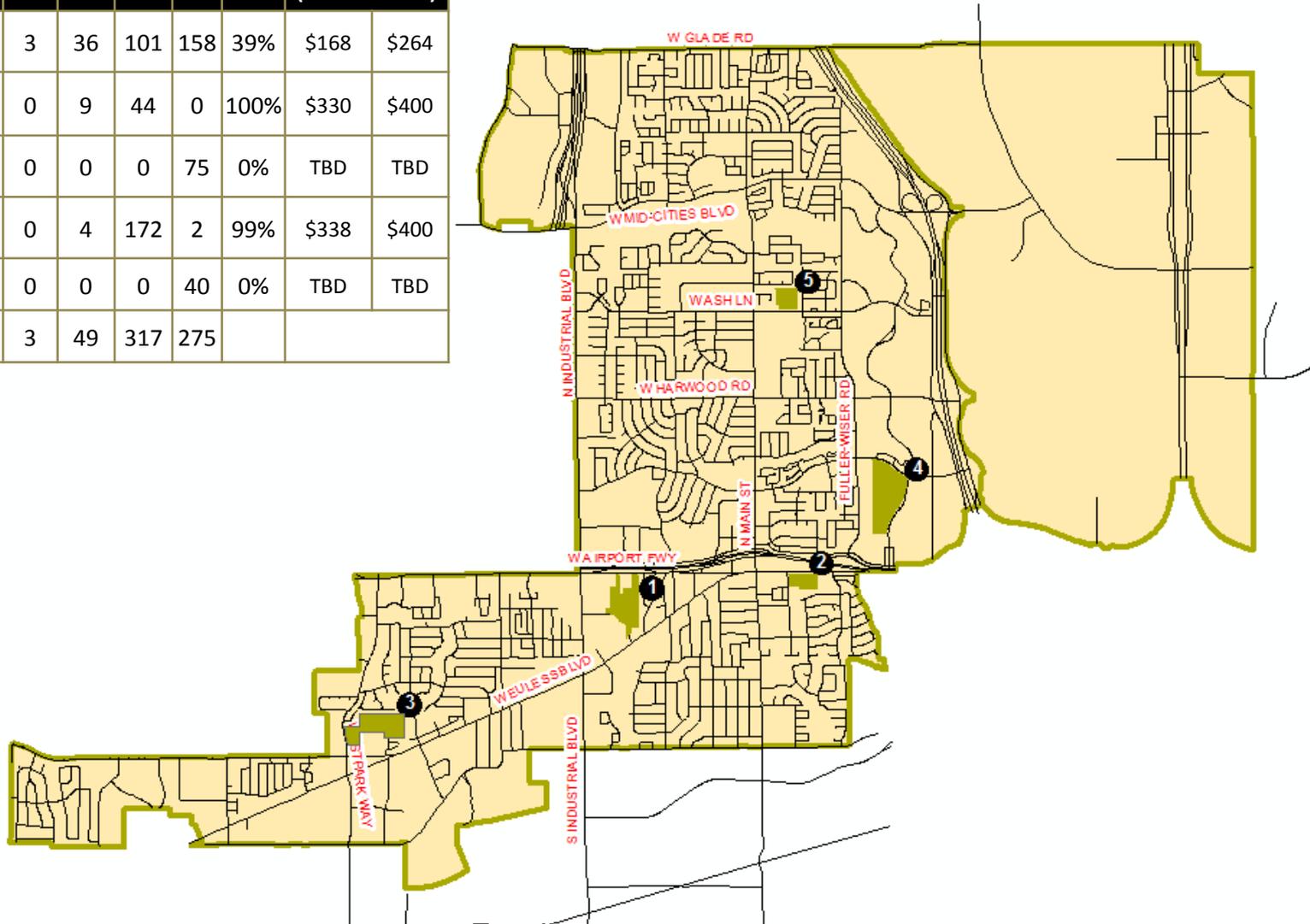
# Development Case Activity

## Development Review Cases September 2019

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
19-02-PD	NWC Midcities and N Main St	NWC Midcities and N Main St	10/8/2019	Still in Progress		
19-01-PP	Verizon Addition	SWC Bear Creek Pkwy and Harwood	6/4/2019	Still in Progress		
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-08-RP	Central Jr High School Addition	Raider Drive at W Pipeline Rd	9/1/2019	9/24/2019	10/15/2019	
19-03-RP	Free Wesleyan Church of Tonga	S. Pipeline Road	9/1/2019	10/1/2019	10/15/2019	NA
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	Still in Progress		
19-05-RP	HEB Auxillary	SH 10	9/17/2019	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	9/3/2019	9/17/2019	NA
19-12-FP	Glade Parks Blk D, Lot 1	2321 SH 121	8/27/2019	9/24/2019	10/1/2019	
19-01-SP	Harwood North Plaza	NEC Harwood Road and SH 360	1/22/2019	9/3/2019	9/17/2019	10/8/2019
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	9/10/2019	9/17/2019	10/8/2019
19-10-SP	Super Pharmacy	901 Clinic Dr	6/23/2019	9/17/2019	10/1/2019	10/22/2019
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
19-14-SP	Westpark Center	Westpark Court	8/1/2019	9/10/2019	9/17/2019	10/8/2019
19-16-SP	Shops at Vineyard Village	SH 121 at Centurion Blvd	9/23/2019	Still in Progress		
19-05-SUP	SIT Auto Care	400 Block of W. Eules Blvd	5/21/2019	Still in Progress		
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

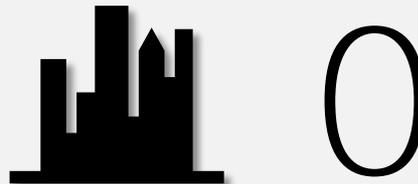
Map Ref #	Most Active Subdivisions	Platted Lots	Sep Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	3	36	101	158	39%	\$168	\$264
2	Oak Crest Estates	44	0	9	44	0	100%	\$330	\$400
3	Lonestar Estates PH I	75	0	0	0	75	0%	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	49	317	275			



# Commercial Development

Commercial Permits Sept 2019	Permits in Sept		Permits YTD		Value in Sept		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	2	0	9	12	\$1,125,000	\$0	\$7,935,000	\$45,829,000
Additions/Alterations	4	9	72	64	\$405,790	\$1,276,725	\$11,619,105	\$45,088,291
New Multi-Family	-	0	-	6	-	\$0		\$51,809,581
<b>Total Commercial Permits</b>	<b>6</b>	<b>9</b>	<b>81</b>	<b>82</b>	<b>\$1,530,790</b>	<b>\$1,276,725</b>	<b>\$19,554,105</b>	<b>\$142,726,872</b>

Miscellaneous Permits	Permits in Sep		Permits YTD	
	2018	2019	2018	2019
Accessory Building	3	0	12	7
Com. Electrical Permit	0	11	47	45
Res. Electrical Permit	6	8	67	83
Garage Sale	46	36	366	460
Lawn Sprinkler	19	18	158	143
Com. Mech. Permit	11	1	28	13
Res. Mech. Permit	13	23	207	221
Com. Plumbing Permit	6	5	34	42
Res. Plumbing Permit	16	14	135	126
Res. Water Heater	6	15	66	163
Roofing Permit	2	1	6	20
Sign Permit	9	11	186	137
<b>Total Misc. Permits</b>	<b>137</b>	<b>143</b>	<b>1312</b>	<b>1460</b>



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

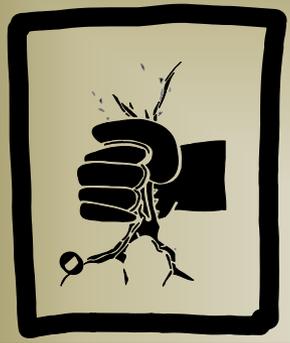
# Commercial Development

Commercial Permits Sept 2019		
Issue Date	Address	Permit Type
9/5/2019	2700 N Main Street #A	Building Commercial Remodel
9/10/2019	306 Vine Street	Building Commercial Remodel
9/17/2019	601 E Airport Frwy	Building Commercial Remodel
9/18/2019	150 Westpark Way #235	Building Commercial Remodel
9/20/2019	1100 Pamela Dr	Building Commercial Remodel
9/24/2019	2321 SH 121	Building Commercial Remodel
9/30/2019	711 S Industrial Blvd #105	Building Commercial Remodel
9/30/2019	1200 Chisholm Trl #400	Building Commercial Remodel

Certificates of Occupancy by Type	Month Sept	Year to Date 2019
New Business	8	67
Change in Ownership	1	10
Change in Address	0	1
Change in Business Name	3	4
Total	12	82

Commercial Certificates of Occupancy Sept 2019				
Issue Date	Business Name	Address	Classification	Type
9/6/2019	America's Oil Change & Auto Repair	103 E Harwood Rd	Auto Repair	Change in Ownership
9/11/2019	Exotic Braids	213 Martha St #B	Beauty Shop	New Business
9/11/2019	Circle K #2712042	1091 Fuller Wiser Rd	Convenience Store	Change in Business
9/11/2019	Elite Sportswear and Promo	1205 Texas Star Pkwy #110	Wholesale	New Business
9/17/2019	Circle K #2741880	1000 E Harwood Rd	Convenience Store	Change in Business
9/17/2019	BKK Beauty	1010 Villa Dr #104	Beauty Shop	New Business
9/20/2019	La Quinta Inn & Suites	2550 SH 121	Hotel	New Business
9/24/2019	DDS Dentures & Implant Solutions	901 E Harwood Rd #100	Medical	New Business
9/24/2019	Parra Car Care	219 W Eules Blvd	Auto Repair	Change in Business
9/25/2019	S. Colglazier Agency	2125 W Eules Blvd	Insurance	New Business
9/25/2019	Carter's Oshkosh	1201 Chisholm Trl #600	Retail	New Business
9/26/2019	Afro Caribbean Mini Mart	218 Martha St	Food Store	New Business

# Code Compliance



34

HIGH GRASS AND WEEDS



8

TRASH/LITTERING VIOLATIONS



0

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Sept 2019		Cases in Sept		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	29	0	453	483	
	Minimum Housing	0	0	5	2	
	Dangerous Conditions/Structures	0	0	0	0	
	Screening Swimming Pools/Spa	1	0	17	2	
	Accessory Buildings	0	0	1	0	
	Permit Required for Sales	0	0	1	0	
	Nuisance - Pools/Spas Clarity	5	1	19	17	
Health	No Food Handler Card	0	4	6	13	
	Other Health Equipment Issue	11	50	148	165	
	Approved Source / Labeling	2	9	27	38	
	Food Contact Surfaces / Cleaning	2	0	24	27	
	No Health License / Expired	0	4	11	13	
	Evidence of Insect / Rodent Contamination	2	6	13	20	
	No Alcohol License / Expired	0	0	8	3	
Littering and Trash	Trash/Littering	8	8	68	77	
	Junked Vehicles	6	5	63	74	
	Littering/Life Safety (24hrs)	0	0	4	4	
	High Grass and Weeds	86	34	226	338	
Water	Watering Violations	3	3	44	20	
	Nuisance Other	3	1	23	21	
	Garbage Collection/Pick Up Req.	0	0	4	0	
	Solid Waste Other	1	0	16	8	
	Illegal Outdoor Storage (Non Res)	0	0	9	4	
	Illegal Outdoor Storage (Res)	6	7	53	76	
	Fences/Walls In Disrepair	10	2	37	31	
	Zoning Violations	Parking on Unpaved Surfaces	4	2	43	34
		Street and Sidewalk Obstruction	4	0	40	18
		Landscaping (Residential)	4	0	16	11
Zoning Violation (Other)		1	1	8	13	
Signs/Billboards		7	1	14	35	
Poss Illegal Home Occupation		3	0	7	3	
Materials on ROW/Street		1	0	3	0	
TOTALS			199	138	1421	1559

# 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.

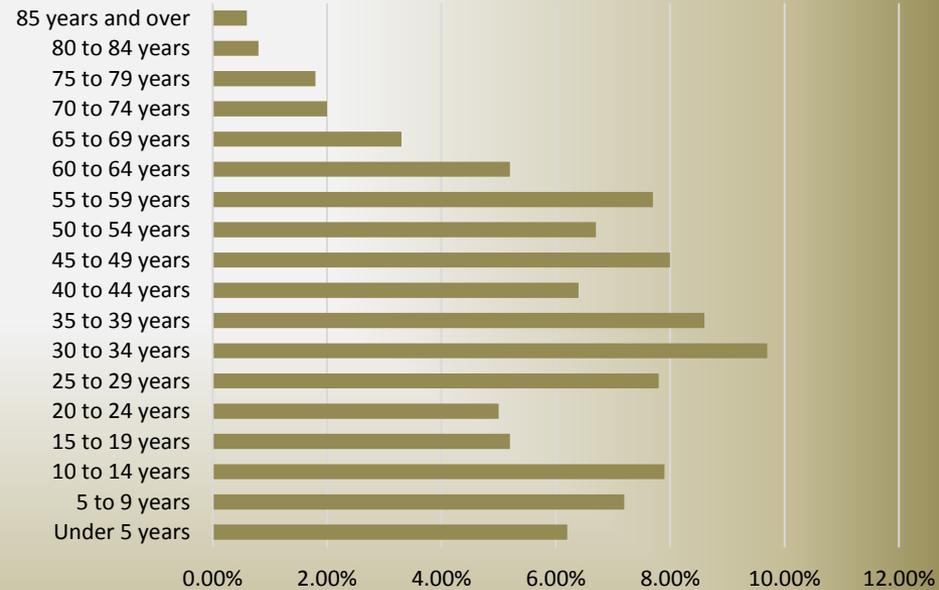
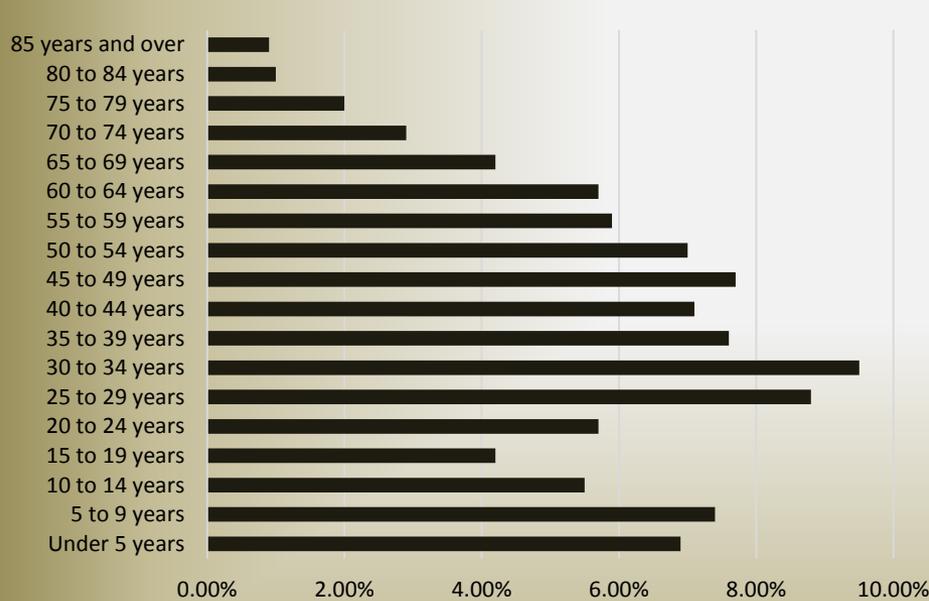
The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

# Demographics and Data

City of Euless – Age Cohort Pyramid

City of Euless Male

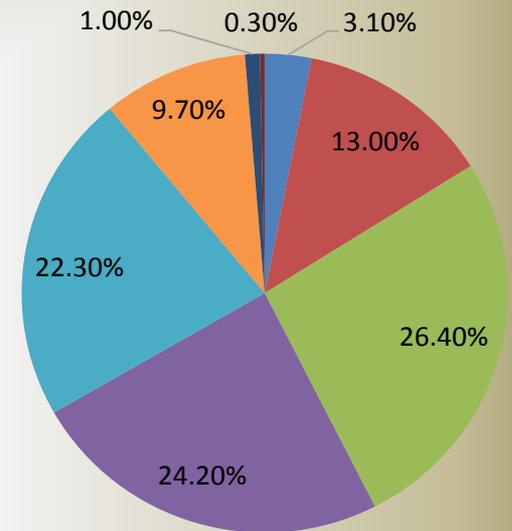
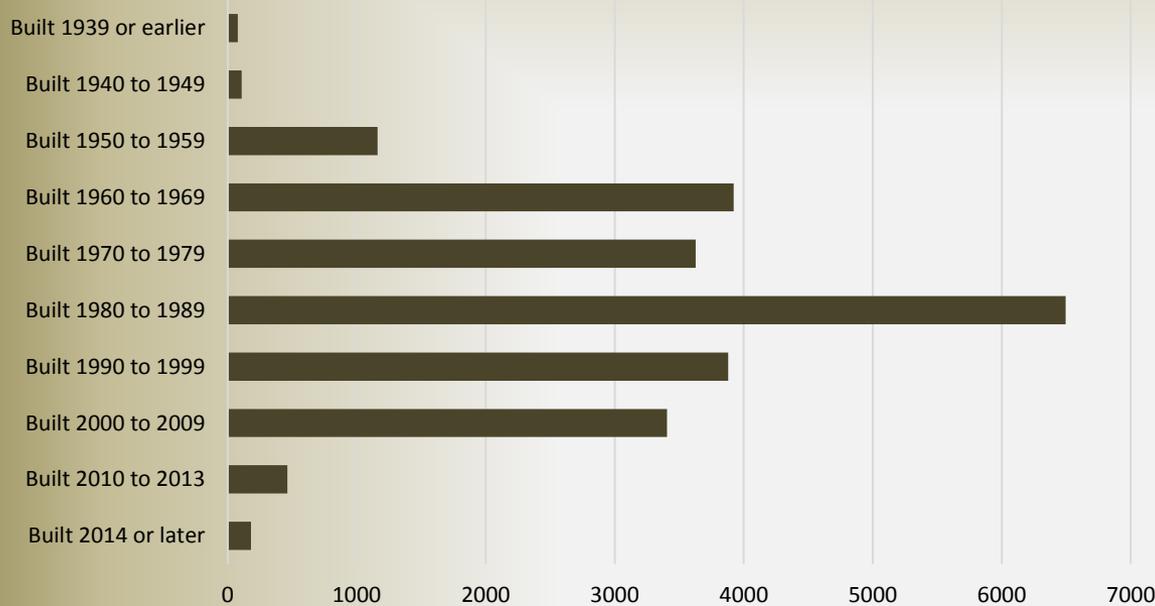
City of Euless Female



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

- 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

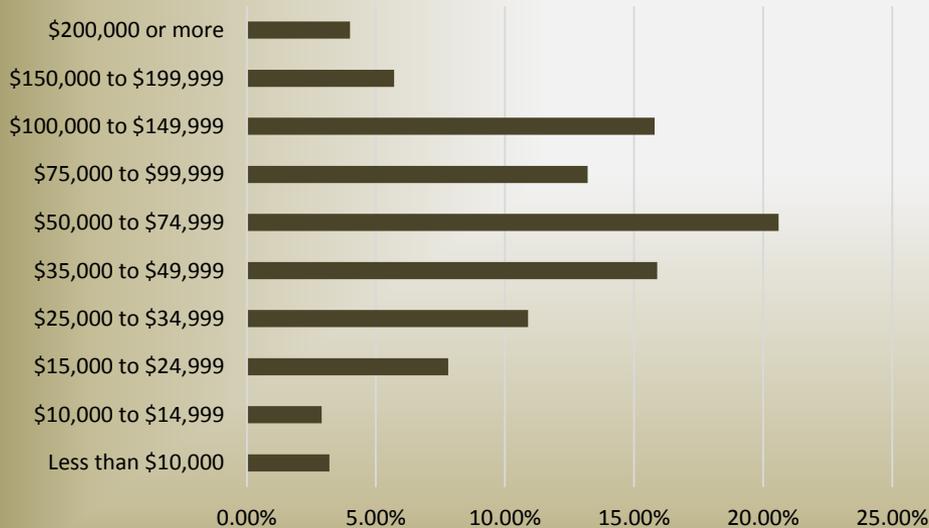
## Income -

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