

OCTOBER 2019

EULESS DEVELOPMENT REPORT

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

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Residential Growth



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NEW RESIDENTIAL PERMITS



0

NEW RESIDENTIAL FENCE PERMITS



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RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Oct 2019	Permits in Oct		Permits YTD	
	2018	2019	2018	2019
New Residential Construction	13	8	178	77
Additions/Alterations	4	11	55	64
Residential Fence Permits	7	0	145	126
Total Residential Permits	24	19	378	267

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.

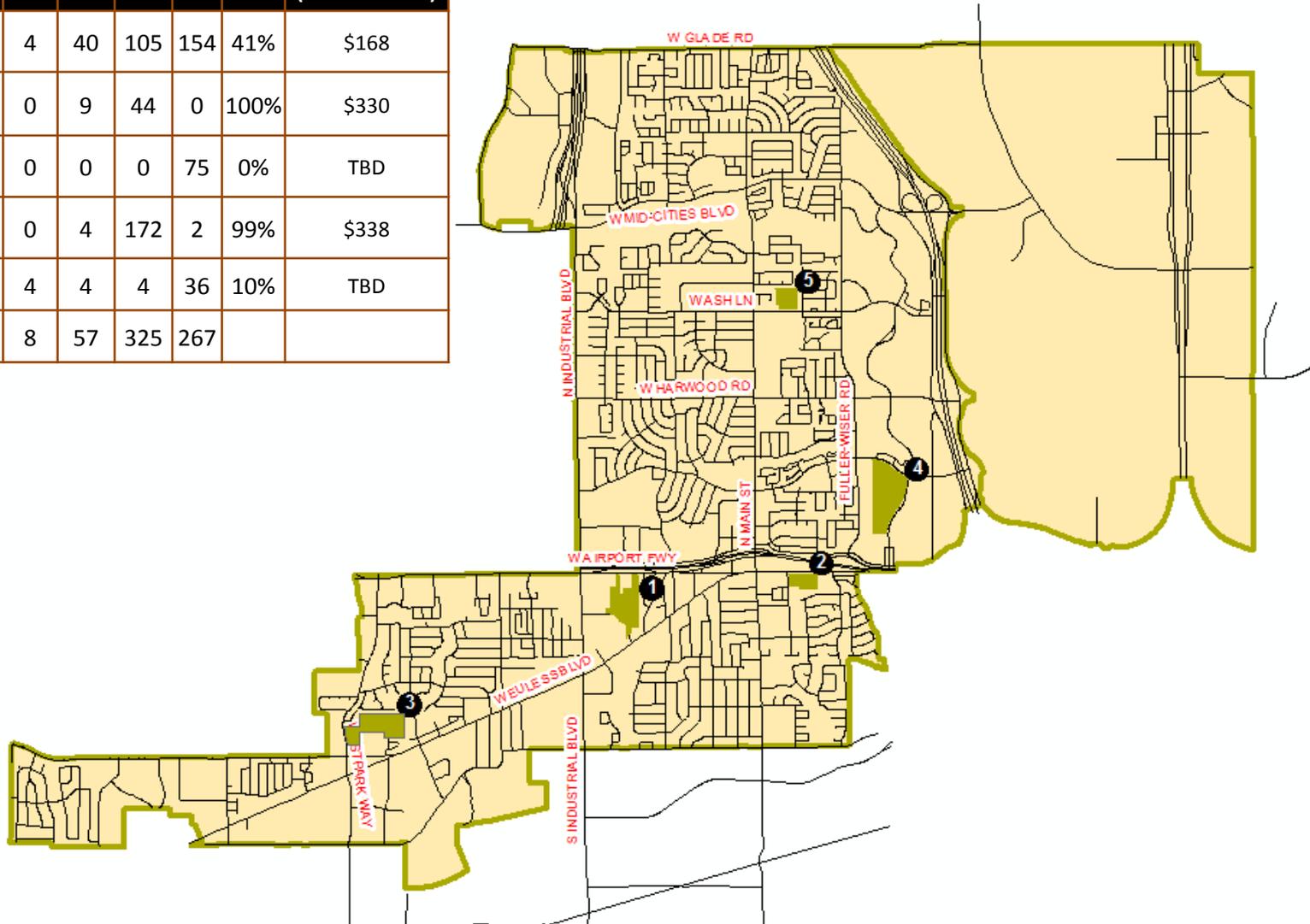
Development Case Activity

Development Review Cases October 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	10/29/2019	11/5/2019	NA
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	11/5/2019	11/19/2019	NA
19-06-RP	Guruwarda Sikh Sangat	200 E. Eules Blvd	10/8/2019	Still in Progress		
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	Still in Progress		
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		
19-12-FP	Glade Parks Blk D, Lot 1	2321 SH 121	8/27/2019	9/24/2019	10/1/2019	
19-14-SP	Sammy's Addition	413 W Eules Blvd	10/15/2019	Still in Progress		
19-01-SP	Harwood North Plaza	NEC Harwood Road and SH 360	1/22/2019	9/3/2019	9/17/2019	10/8/2019
19-07-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
19-15-SP	Oakwood Terrace Elementary	700 Ranger	10/1/2019	11/5/2019	11/19/2019	12/10/2019
19-16-SP	Shops at Vineyard Village	SH 121 at Centurion Blvd	9/23/2019	10/29/2019	11/5/2019	11/26/2019
19-17-SP	Four Points Sheraton	E Harwood Road	10/29/2019	10/29/2019	11/5/2019	11/26/2019
19-18-SP	Hwy 183 at N Main Street	NEC N. Main at SH 183	11/5/2019	Still in Progress		
19-05-SUP	SIT Auto Care	400 Block of W. Eules Blvd	5/21/2019	Still in Progress		

Active Residential Subdivisions

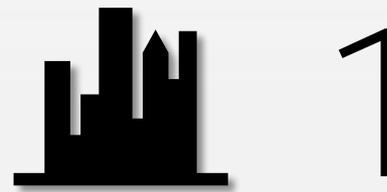
Map Ref #	Most Active Subdivisions	Platted Lots	Oct Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	4	40	105	154	41%	\$168
2	Oak Crest Estates	44	0	9	44	0	100%	\$330
3	Lonestar Estates PH I	75	0	0	0	75	0%	TBD
4	Dominion at Bear Creek	174	0	4	172	2	99%	\$338
5	Ashlyn Estates	40	4	4	4	36	10%	TBD
Totals:		592	8	57	325	267		



Commercial Development

Commercial Permits Oct 2019	Permits in Oct		Permits YTD		Value in Oct		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	2	1	13	13	\$3,685,000	\$8,500,000	\$7,935,000	\$54,329,000
Additions/Alterations	9	3	85	67	\$485,810	\$14,400,000	\$11,619,105	\$59,488,291
New Multi-Family	-	0	-	6	-	\$0		\$51,809,581
Total Commercial Permits	11	4	98	86	\$4,170,810	\$22,900,000	\$19,554,105	\$165,626,872

Miscellaneous Permits	Permits in Oct		Permits YTD	
	2018	2019	2018	2019
Accessory Building	2	1	17	8
Com. Electrical Permit	5	5	52	50
Res. Electrical Permit	8	9	81	92
Garage Sale	53	65	465	525
Lawn Sprinkler	14	16	191	159
Com. Mech. Permit	1	1	40	14
Res. Mech. Permit	12	33	232	254
Com. Plumbing Permit	6	6	46	48
Res. Plumbing Permit	12	31	163	157
Res. Water Heater	0	28	72	191
Roofing Permit	1	2	9	22
Sign Permit	10	22	205	159
Total Misc. Permits	124	219	1573	1679



NEW COMMERCIAL PERMITS



\$8,500,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Oct 2019

Issue Date	Address	Permit Type
10/15/2019	1001 W Ash Ln	Building New Commercial
10/16/2019	1801 S Airport Cir	Building Commercial Remodel
10/28/2019	3181 W Pipeline Rd	Building Commercial Remodel
10/31/2019	1060 N Main St #100	Building Commercial Remodel

Certificates of Occupancy by Type

	Month Oct	Year to Date 2019
New Business	18	59
Change in Ownership	3	13
Change in Address	0	1
Change in Business Name	0	4
Total	21	77

Commercial Certificates of Occupancy Oct 2019

Issue Date	Business Name	Address	Classification	Type
10/1/2019	North Main BBQ	406 N Main St	Restaurant	Change in Ownership
10/4/2019	Ephrata Ministries	414 W Eules Blvd	Place of Worship	New Business
10/14/2019	Epical Electric Services, LLC	1361 W Eules Blvd #113	Services	New Business
10/14/2019	Braums Ice Cream #200	309 N Main St	Restaurant	Change in Ownership
10/15/2019	Argus Merchant Service, LLC	1001 W Eules Blvd #215	Office	New Business
10/21/2019	Family Dollar	1200 N Main St #200	Retail	New Business
10/22/2019	Luang Prabang Market	226 Martha St	Grocery	New Business
10/22/2019	Abold Corner Store	1009 W Harwood Rd	Grocery	New Business
10/22/2019	Horizon Oxygen & Medical Equipment	1105 S Airport Cir #D	Medical	New Business
10/22/2019	Transport Workers Union	1001 W Eules Blvd #208	Office	New Business
10/24/2019	Wilshire Manor LLC	1450 Sagebrush Trl	Apartments	Change in Ownership
10/24/2019	Modern Tektronix Assembly	1105 Pamela	Manufacturing	New Business
10/24/2019	Tijeritas Unisex #2	4315 W Pipeline Rd	Beauty Shop	New Business
10/24/2019	Small Business Administration	150 Westpark Way #130	Government	New Business
10/24/2019	Small Business Administration	150 Westpark Way #245	Government	New Business
10/30/2019	BCI	230 Vine St	Retail	New Business
10/30/2019	Quiktrip #1865	3801 Cheek-Sparger Rd	Convenience Store	New Business
10/30/2019	Don Wilson	1101 Royal Pkwy #101	Office	New Business
10/30/2019	First Watch Restaurant INC	1230 Red River Dr #100	Restaurant	New Business
10/30/2019	Golden Nail & Spa	3260 W Eules Blvd #2	Beauty Shop	New Business
10/31/2019	Aero Dynamix Inc	2805 W Eules Blvd	Manufacturing	New Business

Code Compliance



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HIGH GRASS AND WEEDS



5

TRASH/LITTERING VIOLATIONS



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PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Oct 2019		Cases in Oct		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	1	0	8	4
	Property Maintenance	19	37	501	545
	Minimum Housing	1	0	6	2
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	0	18	2
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	1	0
	Nuisance - Pools/Spas Clarity	2	0	26	17
Health	No Food Handler Card	3	2	9	15
	Other Health Equipment Issue	27	30	186	195
	Approved Source / Labeling	1	14	30	52
	Food Contact Surfaces / Cleaning	2	26	28	53
	No Health License / Expired	1	5	12	18
	Evidence of Insect / Rodent Contamination	2	8	17	28
	No Alcohol License / Expired	0	1	8	4
Littering and Trash	Trash/Littering	11	3	87	80
	Junked Vehicles	4	5	73	79
	Littering/Life Safety (24hrs)	0	2	4	6
	High Grass and Weeds	30	10	342	348
Water	Watering Violations	2	2	49	22
	Nuisance Other	2	2	28	23
	Garbage Collection/Pick Up Req.	0	0	4	0
Zoning Violations	Solid Waste Other	0	2	17	10
	Illegal Outdoor Storage (Non Res)	1	1	10	5
	Illegal Outdoor Storage (Res)	7	8	66	84
	Fences/Walls In Disrepair	3	1	50	32
	Parking on Unpaved Surfaces	5	4	52	38
	Street and Sidewalk Obstruction	3	3	47	21
	Landscaping (Residential)	1	2	21	13
	Zoning Violation (Other)	2	4	11	17
	Signs/Billboards	24	1	45	36
	Poss Illegal Home Occupation	0	0	10	3
	Materials on ROW/Street	0	0	4	0
TOTALS		154	173	1774	1757

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
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		

Age -

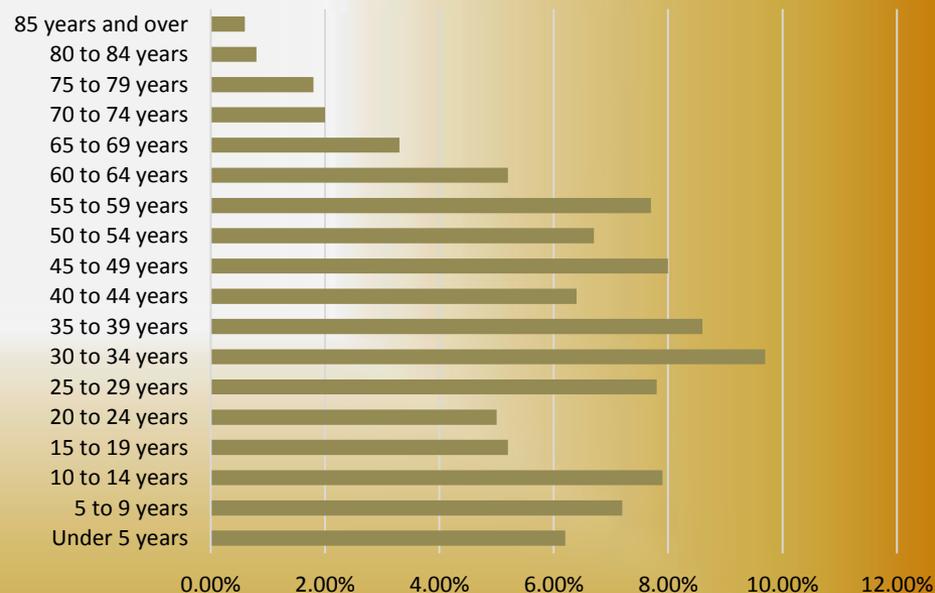
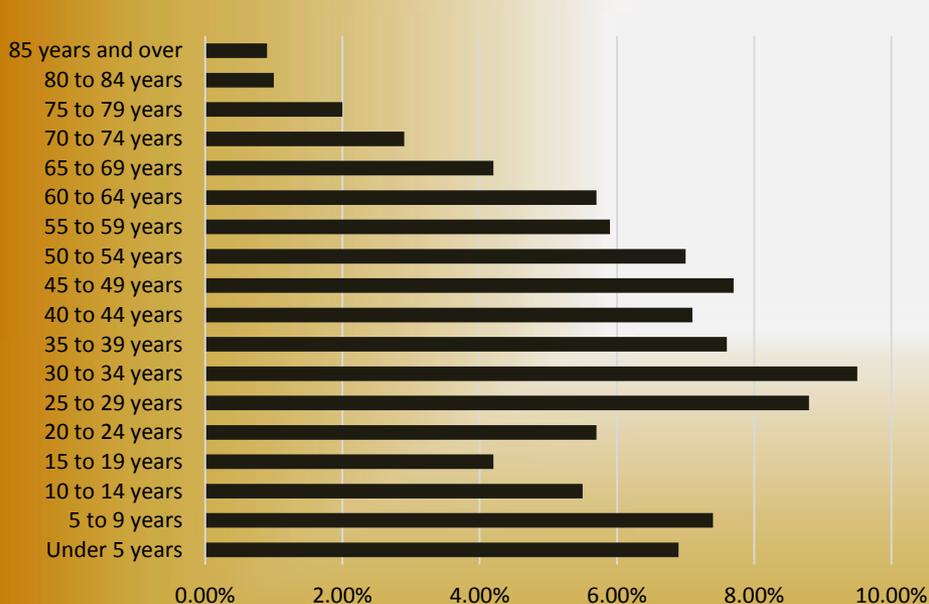
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

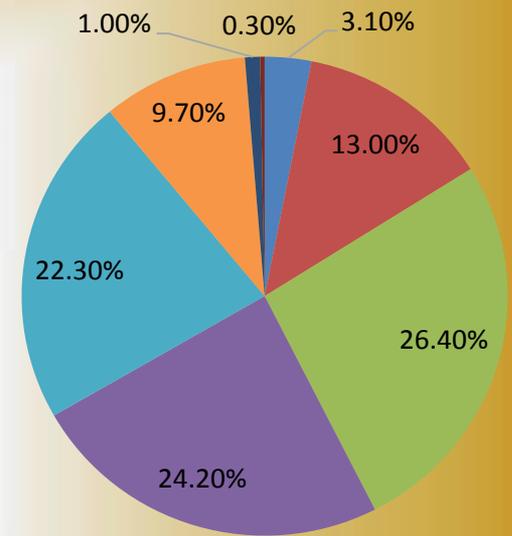
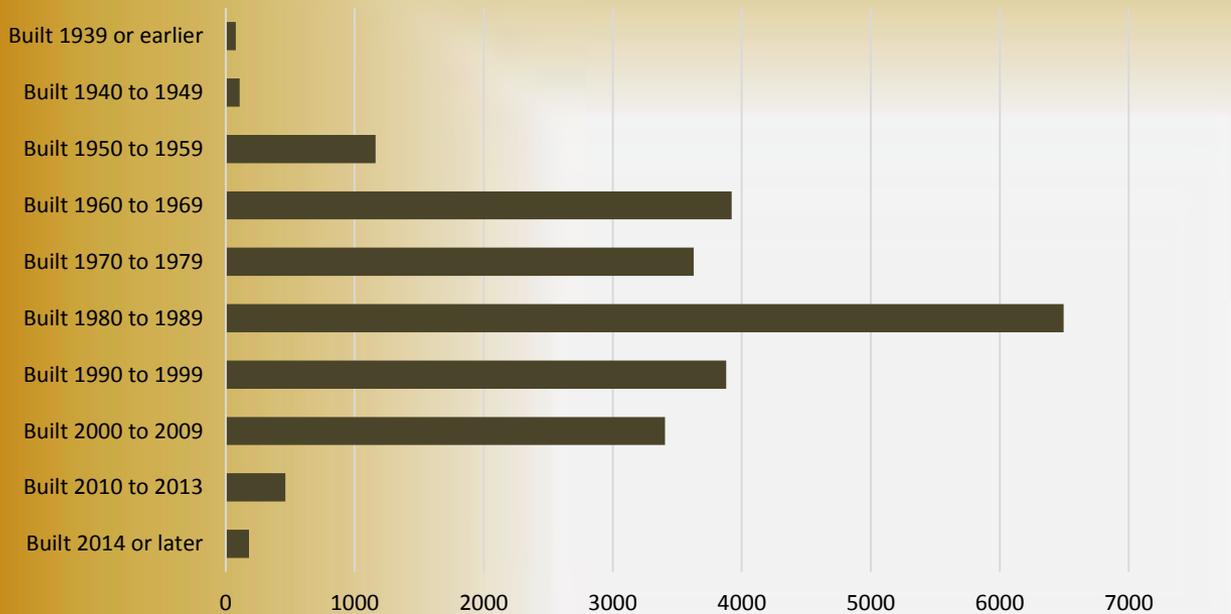
■ City of Euless Male
 ■ City of Euless Female



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

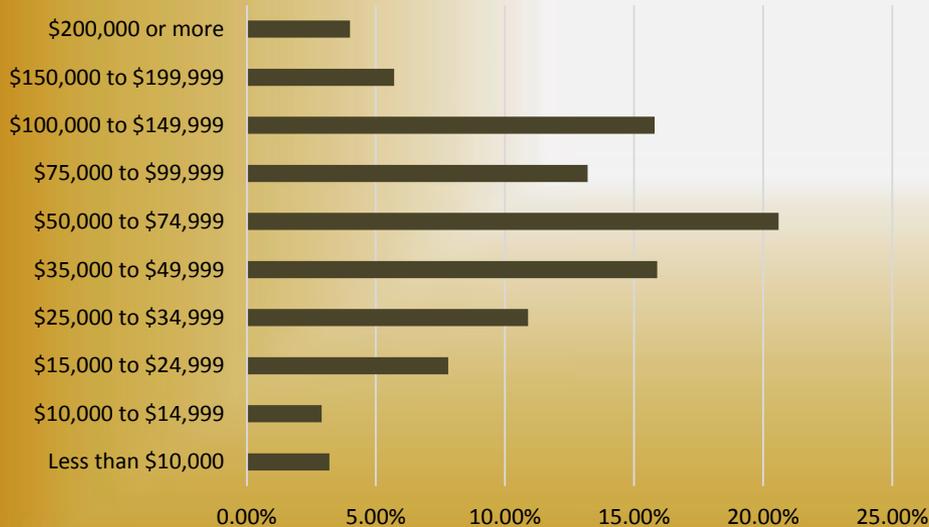
Source: US Bureau of Census ACS 2013-2017

Demographics and Data

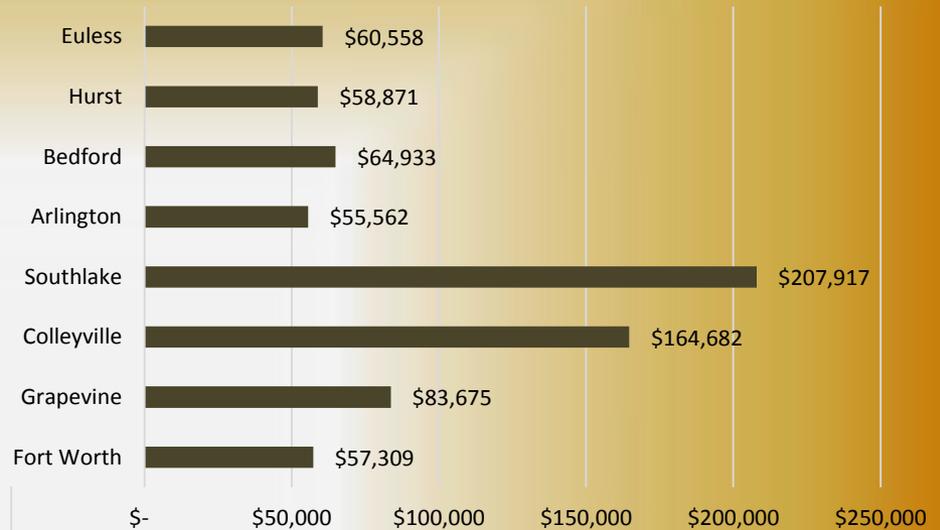
Income -

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