

In this report:

Residential Growth
Development Case Activity
Active Residential Subdivisions
Commercial Development
Code Compliance
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

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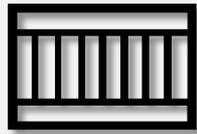
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Residential Growth



12

NEW RESIDENTIAL PERMITS



5

NEW RESIDENTIAL FENCE PERMITS



19

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Nov 2019	Permits in Nov		Permits YTD	
	2018	2019	2018	2019
New Residential Construction	14	12	192	89
Additions/Alterations	7	5	62	69
Residential Fence Permits	30	19	175	145
Total Residential Permits	51	36	429	303

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.

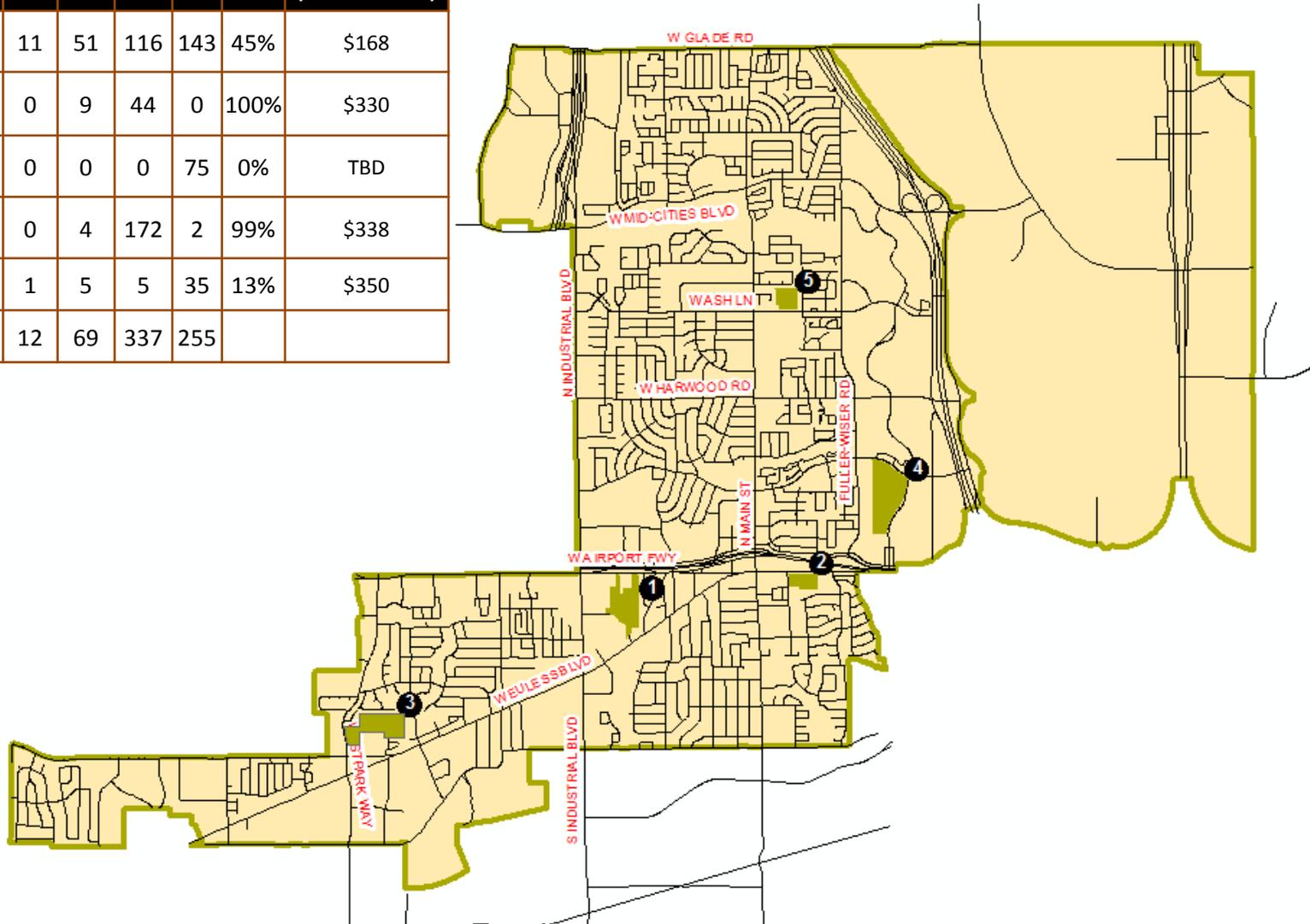
Development Case Activity

Development Review Cases November 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		
19-04-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. Euleless 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		
19-14-SP	Sammy's Addition	413 W Euleless Blvd	10/15/2019	Still in Progress		
19-15-SP	Oakwood Terrace Elementary	700 Ranger	10/1/2019	11/5/2019	11/19/2019	12/17/2019
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. Euleless Blvd	5/21/2019	Still in Progress		

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Nov Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	11	51	116	143	45%	\$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	1	5	5	35	13%	\$350
Totals:		592	12	69	337	255		



Commercial Development

Commercial Permits Nov 2019	Permits in Nov		Permits YTD		Value in Nov		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	2	0	15	13	\$2,075,000	\$0	\$10,010,000	\$55,007,000
Additions/Alterations	4	5	89	72	\$32,000	\$678,000	\$11,651,105	\$60,166,291
New Multi-Family	-	0	-	6	-	\$0		\$51,809,581
Total Commercial Permits	6	5	104	91	\$2,107,000	\$678,000	\$21,661,105	\$166,982,872

Miscellaneous Permits	Permits in Nov		Permits YTD	
	2018	2019	2018	2019
Accessory Building	0	0	17	8
Com. Electrical Permit	2	5	54	55
Res. Electrical Permit	8	5	89	97
Garage Sale	44	34	509	559
Lawn Sprinkler	22	1	213	160
Com. Mech. Permit	1	1	41	15
Res. Mech. Permit	10	7	242	261
Com. Plumbing Permit	3	4	49	52
Res. Plumbing Permit	17	23	180	180
Res. Water Heater	20	14	92	205
Roofing Permit	0	8	9	30
Sign Permit	23	18	228	177
Total Misc. Permits	150	120	1723	1799



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Nov 2019		
Issue Date	Address	Permit Type
11/7/2019	1499 S Pipeline Rd W	Building Commercial Remodel
11/12/2019	1200 Chisholm Trl #400	Building Commercial Remodel
11/14/2019	907 Cresthaven Dr	Building Commercial Remodel
11/22/2019	2501 SH 121 #200	Building Commercial Remodel

Certificates of Occupancy by Type	Month Nov	Year to Date 2019
New Business	12	97
Change in Ownership	1	14
Change in Address	0	1
Change in Business Name	0	4
Total	13	116

Commercial Certificates of Occupancy Nov 2019				
Issue Date	Business Name	Address	Classification	Type
11/6/2019	Rainbow International Restoration	1105 S Airport Cir #A	Manufacturing	New Business
11/6/2019	Rcar Company	1001 W Eules Blvd #112	Office	New Business
11/7/2019	Flynn BeC, LP	1500 Royal Pkwy	Contractor	New Business
11/13/2019	Rexius Nutrition	2720 SH 121 #500	Retail	New Business
11/13/2019	Terradyne Engineering	354 E Glade Rd #100,200,300	Office	New Business
11/13/2019	International Trade Association	150 Westpark Way #235	Office	New Business
11/13/2019	Events of Your Dreams	101 W Glade Rd #102	Assembly	Change in Ownership
11/13/2019	GG Financial Services	801 W Eules Blvd #318	Insurance	New Business
11/13/2019	Maltos Security Group	1001 W Eules Blvd #200	Office	New Business
11/13/2019	Texas Comm. Company LLC	2800 S Pipeline Rd W	Communications	New Business
11/20/2019	Cardinal Financial CO LP	1304 W Eules Blvd #200	Financial	New Business
11/26/2019	Church of God International	4219 W Pipeline Rd	Place of Worship	New Business
11/26/2019	Liquor Depot	501 S Industrial Blvd #100	Package Alcohol Sales	New Business

Code Compliance



0

HIGH GRASS AND WEEDS



3

TRASH/LITTERING VIOLATIONS



27

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Nov 2019		Cases in Nov		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	1	8	5
	Property Maintenance	17	27	518	572
	Minimum Housing	0	0	6	2
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	1	18	3
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	1	0
	Nuisance - Pools/Spas Clarity	0	0	26	17
Health	No Food Handler Card	0	4	9	19
	Other Health Equipment Issue	29	23	215	218
	Approved Source / Labeling	6	10	36	62
	Food Contact Surfaces / Cleaning	3	2	31	55
	No Health License / Expired	3	2	15	20
	Evidence of Insect / Rodent Contamination	0	2	17	30
	No Alcohol License / Expired	3	1	11	5
Littering and Trash	Trash/Littering	9	3	96	83
	Junked Vehicles	3	3	76	82
	Littering/Life Safety (24hrs)	0	0	4	6
	High Grass and Weeds	6	0	348	348
Water	Watering Violations	1	2	50	24
	Nuisance Other	5	3	33	26
	Garbage Collection/Pick Up Req.	0	0	4	0
Zoning Violations	Solid Waste Other	0	2	17	12
	Illegal Outdoor Storage (Non Res)	1	1	11	6
	Illegal Outdoor Storage (Res)	9	3	75	87
	Fences/Walls In Disrepair	1	2	51	34
	Parking on Unpaved Surfaces	2	2	54	40
	Street and Sidewalk Obstruction	2	0	49	21
	Landscaping (Residential)	0	0	21	13
	Zoning Violation (Other)	1	1	12	18
	Signs/Billboards	5	0	50	36
	Poss Illegal Home Occupation	4	0	14	3
Materials on ROW/Street	2	1	6	1	
TOTALS		112	96	1886	1853

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 amphitheaters; 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		

Demographics and Data

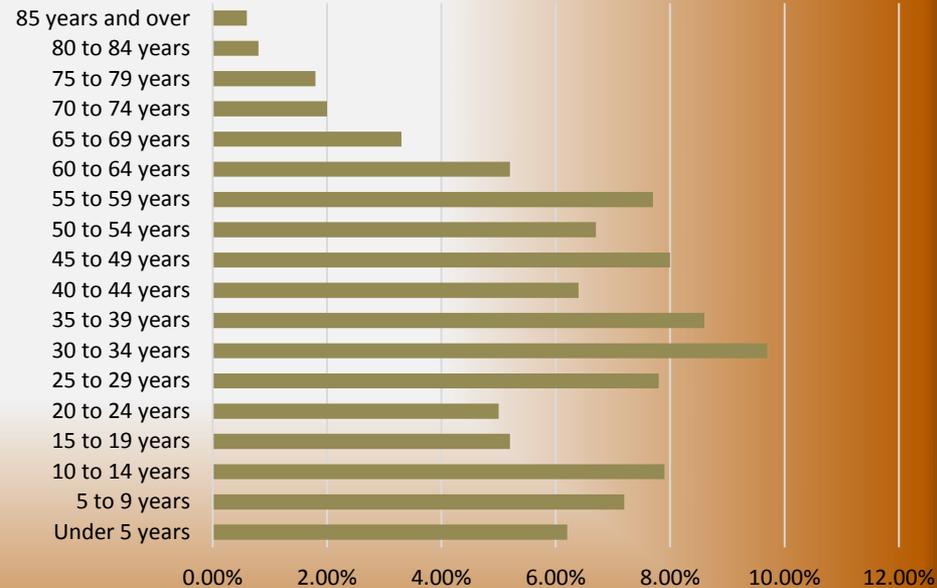
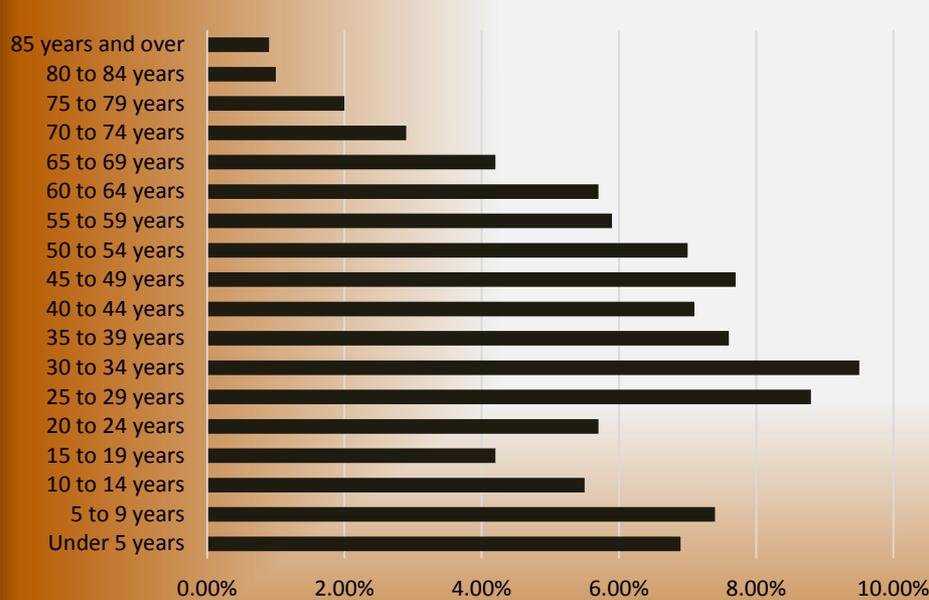
Age -

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.

City of Euless – Age Cohort Pyramid

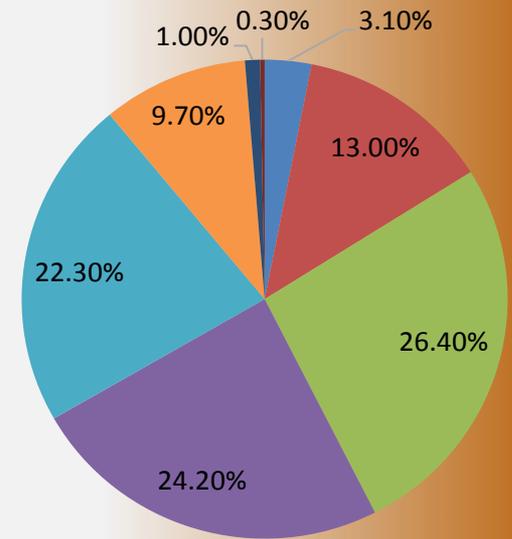
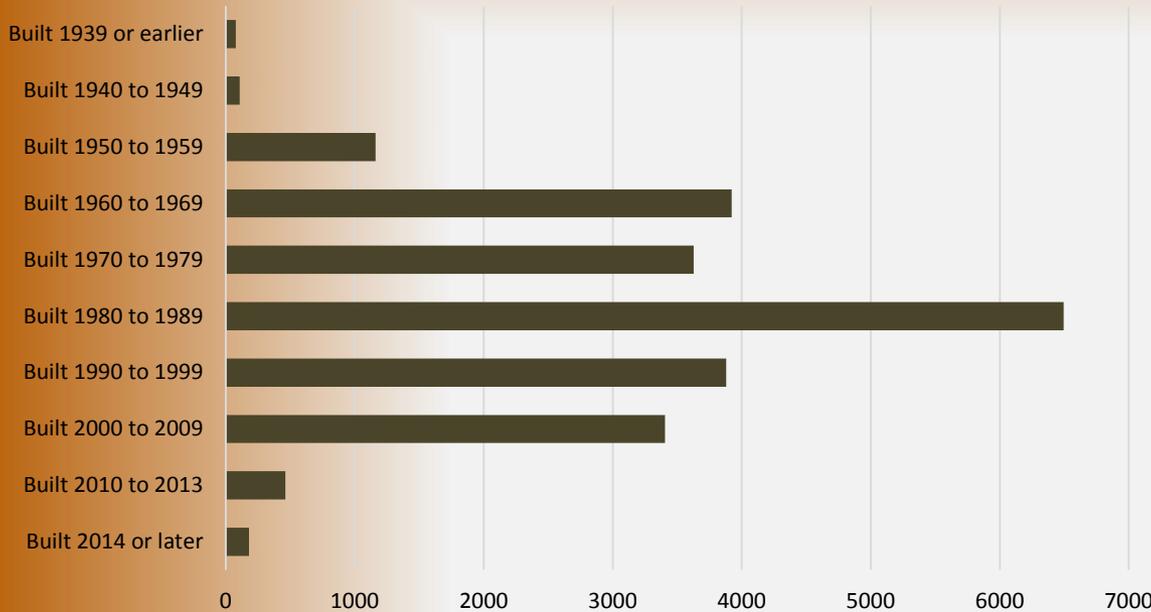
■ City of Euless Male
 ■ City of Euless Female



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

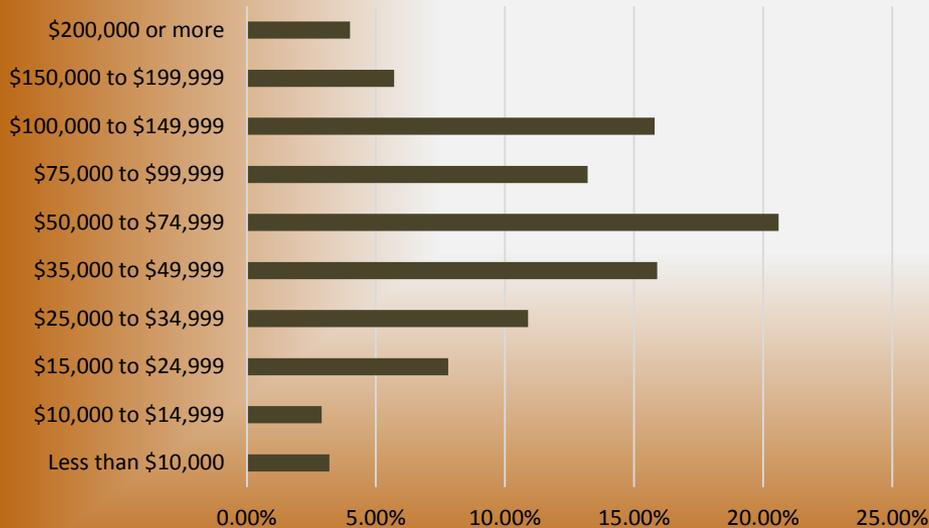
Source: US Bureau of Census ACS 2013-2017

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