

In this report:

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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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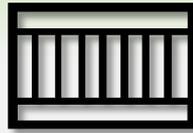
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Residential Growth



5

NEW RESIDENTIAL PERMITS



7

NEW RESIDENTIAL FENCE PERMITS



4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Dec 2019	Permits in Dec		Permits YTD	
	2018	2019	2018	2019
New Residential Construction	4	5	196	94
Additions/Alterations	4	4	66	73
Residential Fence Permits	9	7	184	152
Total Residential Permits	17	16	446	319

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.

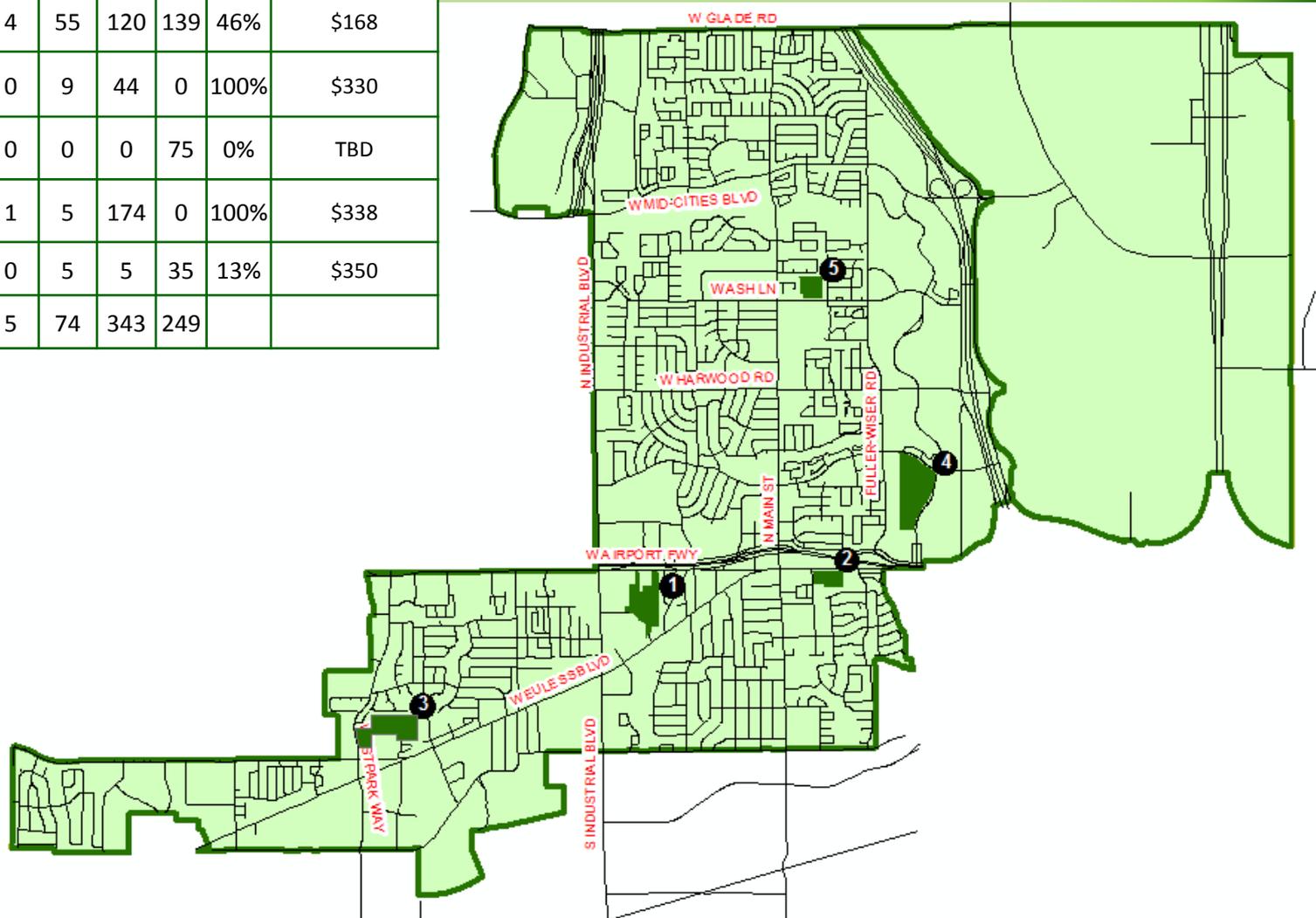
Development Case Activity

Development Review Cases December 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	12/31/2019	1/7/2020	1/28/2020
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
19-04-PP	Midway Square Phase II	NEC Fuller Wiser at SH 183	11/5/2019	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		
19-06-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		
19-14-FP	Sammy's Addition	400 W Eules Blvd	10/1/2019	Still in Progress		
19-15-FP	QuikTrip Glade Parks	3801 Cheek-Sparger	12/1/2019	Still in Progress		
19-16-FP	Glade Parks Blk C Lt 3	2501 W Eules Blvd	12/1/2019	12/31/2019	1/7/2020	NA
19-15-SP	Oakwood Terrace Elementary	700 Ranger	10/1/2019	11/5/2019	11/19/2019	12/17/2019
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

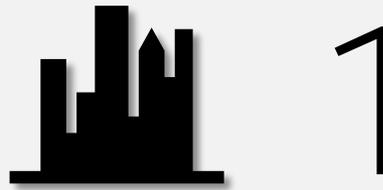
Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	4	55	120	139	46%	\$168
2	Oak Crest Estates	44	0	9	44	0	100%	\$330
3	Lonestar Estates PH I	75	0	0	0	75	0%	TBD
4	Dominion at Bear Creek	174	1	5	174	0	100%	\$338
5	Ashlyn Estates	40	0	5	5	35	13%	\$350
Totals:		592	5	74	343	249		



Commercial Development

Commercial Permits Dec 2019	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2018	2019	2018	2019	2018	2019	2018	2019
New Commercial Construction	2	1	17	14	\$1,570,000	\$9,000	\$11,580,000	\$55,016,000
Additions/Alterations	10	8	99	80	\$7,534,439	\$1,015,528	\$19,185,544	\$61,181,819
New Multi-Family	-	0	-	6	-			\$51,809,581
Total Commercial Permits	12	9	116	100	\$9,104,439	\$1,024,528	\$30,765,544	\$168,007,400

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2018	2019	2018	2019
Accessory Building	0	0	17	8
Com. Electrical Permit	2	0	56	55
Res. Electrical Permit	4	9	93	106
Garage Sale	15	17	524	576
Lawn Sprinkler	9	6	222	166
Com. Mech. Permit	2	0	43	15
Res. Mech. Permit	9	15	251	276
Com. Plumbing Permit	1	1	50	53
Res. Plumbing Permit	11	32	191	212
Res. Water Heater	19	16	111	221
Roofing Permit	2	6	11	36
Sign Permit	17	24	245	201
Total Misc. Permits	91	126	1814	1925



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Dec 2019

Issue Date	Address	Permit Type
12/3/2019	2321 SH 121 #100	Building Commercial Remodel
12/6/2019	211 Manchester Dr	Building Commercial Remodel
12/9/2019	121 Westpark Way	Building Commercial Remodel
12/10/2019	400 S Industrial #200	Building Commercial Remodel
12/17/2019	3010 S Pipeline Rd W	Building Commercial Remodel
12/17/2019	3010 S Pipeline Rd W	Building Commercial Remodel
12/17/2019	3010 S Pipeline Rd W	Building Commercial Remodel
12/17/2019	3010 S Pipeline Rd W	Building Commercial Remodel
12/18/2019	851 Clark St	Building New Commercial

Certificates of Occupancy by Type	Month Dec	Year to Date 2019
New Business	8	105
Change in Ownership	3	17
Change in Address	1	2
Change in Business Name	0	4
Total	12	128

Commercial Certificates of Occupancy Dec 2019

Issue Date	Business Name	Address	Classification	Type
12/6/2019	KDV Financial Services LLC	801 S Industrial Blvd	Financial	New Business
12/6/2019	Texas Nail Bar	918 E Harwood Rd #E	Beauty Shop	New Business
12/10/2019	One Stop Shop #7	612 N Industrial Blvd	Convenience Store	Change in Ownership
12/10/2019	Royal Fried Chicken	4311 W Pipeline Rd	Restaurant	New Business
12/10/2019	Bexley Landing	901 Grange Hall Dr	Apartments	Change in Ownership
12/10/2019	Industrial 310 LLC	310 S Industrial	Office	New Business
12/10/2019	Eules Corner Mart	4325 W Pipeline Rd	Convenience Store	Change in Ownership
12/10/2019	Robinette Law LLC	610 S Industrial #303	Office	New Business
12/16/2019	Tru/Home 2 by Hilton	2570 SH 121	Hotel	New Business
12/20/2019	The Happy Lab	2501 N Main #210	Medical	New Business
12/23/2019	Verizon Wireless	2321 SH 121 #300	Retail	Change in Address
12/27/2019	Vision Life OD	901 E Harwood Rd #200	Medical	New Business

Code Compliance



0

HIGH GRASS AND WEEDS



1

TRASH/LITTERING VIOLATIONS



2

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Dec 2019		Cases in Dec		YTD	
Case Type	Common Violation	2018	2019	2018	2019
Building Cases	No Building Permit	0	0	0	0
	Plumbing Violation	1	0	4	5
	Electrical Violation	1	0	9	5
	Property Maintenance	8	2	526	574
	Minimum Housing	0	0	6	2
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	1	0	19	3
	Accessory Buildings	0	0	1	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	1	0	27	17
	No Food Handler Card	1	9	10	28
	Other Health Equipment Issue	31	25	246	243
	Approved Source / Labeling	12	24	48	86
	Food Contact Surfaces / Cleaning	7	16	38	71
	No Health License / Expired	5	6	20	26
	Evidence of Insect / Rodent Contamination	3	8	20	38
	No Alcohol License / Expired	0	3	11	8
Littering and Trash	Trash/Littering	4	1	100	84
	Junked Vehicles	2	2	78	84
	Littering/Life Safety (24hrs)	0	1	4	7
	High Grass and Weeds	0	0	348	348
Water	Watering Violations	0	4	50	28
Zoning Violations	Nuisance Other	2	5	35	31
	Garbage Collection/Pick Up Req.	0	0	4	0
	Solid Waste Other	3	0	20	12
	Illegal Outdoor Storage (Non Res)	0	3	11	9
	Illegal Outdoor Storage (Res)	4	2	79	89
	Fences/Walls In Disrepair	1	2	52	36
	Parking on Unpaved Surfaces	2	3	56	43
	Street and Sidewalk Obstruction	1	0	50	21
	Landscaping (Residential)	0	0	21	13
	Zoning Violation (Other)	1	0	13	18
	Signs/Billboards	0	1	50	37
	Poss Illegal Home Occupation	1	0	15	3
	Materials on ROW/Street	0	1	6	2
TOTALS		92	118	1978	1971

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		

Age -

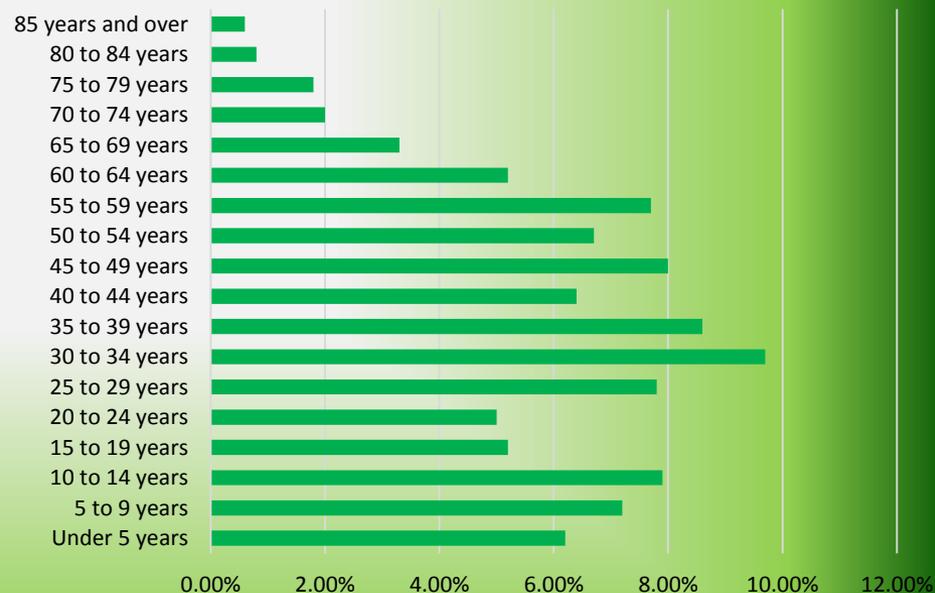
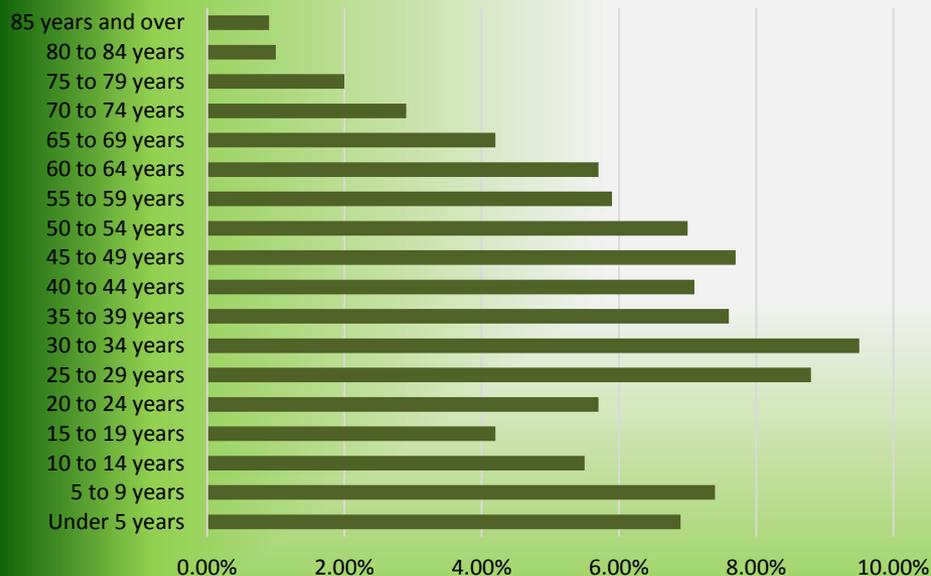
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

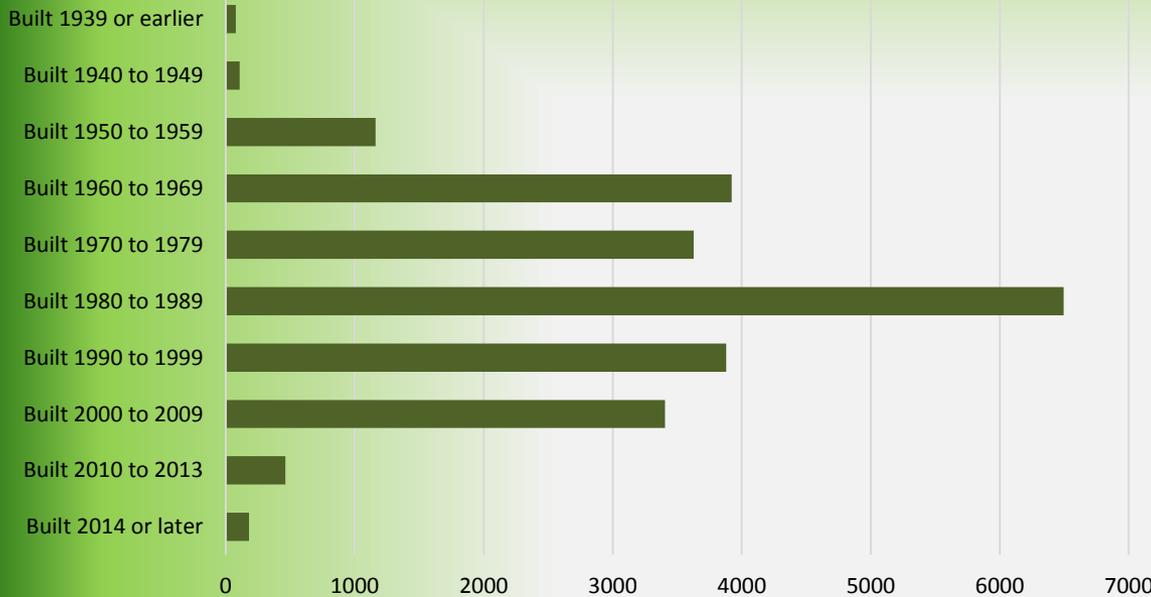
■ City of Euless Male
■ City of Euless Female



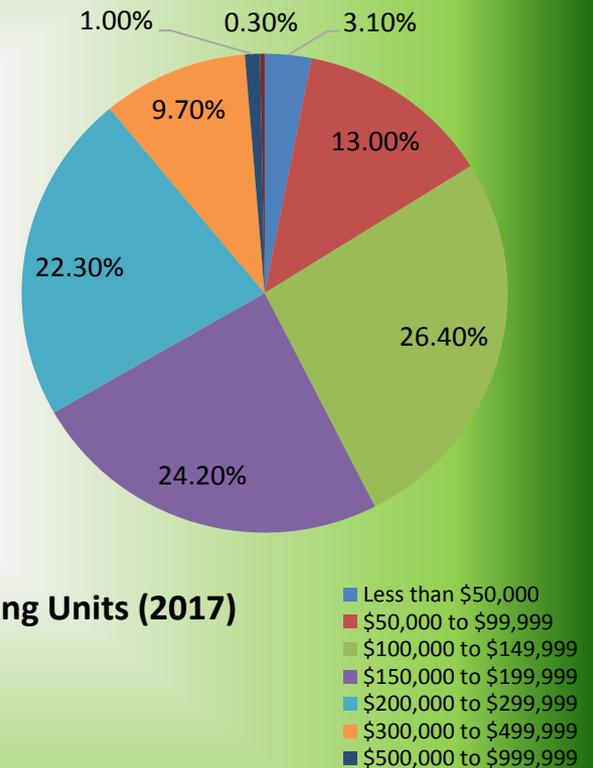
Source: US Bureau of Census ACS 2013-2016

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



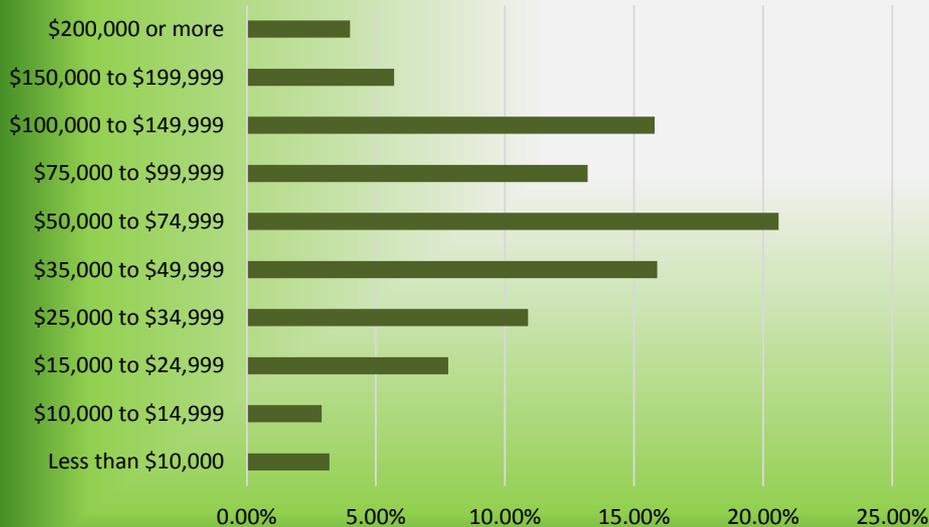
Source: US Bureau of Census ACS 2013-2017

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.

Euless Income Levels by Percentage of Households



Median Income Levels



Source: US Bureau of Census ACS 2013-2017