

December 2018

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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

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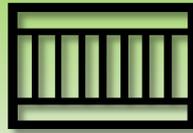
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Residential Growth



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NEW RESIDENTIAL PERMITS



9

NEW RESIDENTIAL FENCE PERMITS



4

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS



\$1,257,880

TOTAL NEW RESIDENTIAL CONSTRUCTION VALUATION

Residential Permits December 2018	Permits in Dec		Permits YTD		Value in Dec			Value YTD		
	2017	2018	2017	2018	2017	2018	Ave 11/18	2017	2018	Ave 18
New Residential Construction	12	4	163	196	\$5,534,426	\$1,257,880	\$314,470	\$69,737,736	\$70,299,178	\$358,669
Additions/Alterations	5	4	99	66	\$38,872	\$68,800	\$17,200	\$1,326,848	\$1,203,785	\$18,239
Residential Fence Permits	28	9	245	184	\$28,643	\$5,852	\$650	\$821,945	\$330,583	\$1,797
Total Residential Permits	45	17	507	446	\$5,601,941	\$1,332,532		\$71,886,529	\$71,833,546	

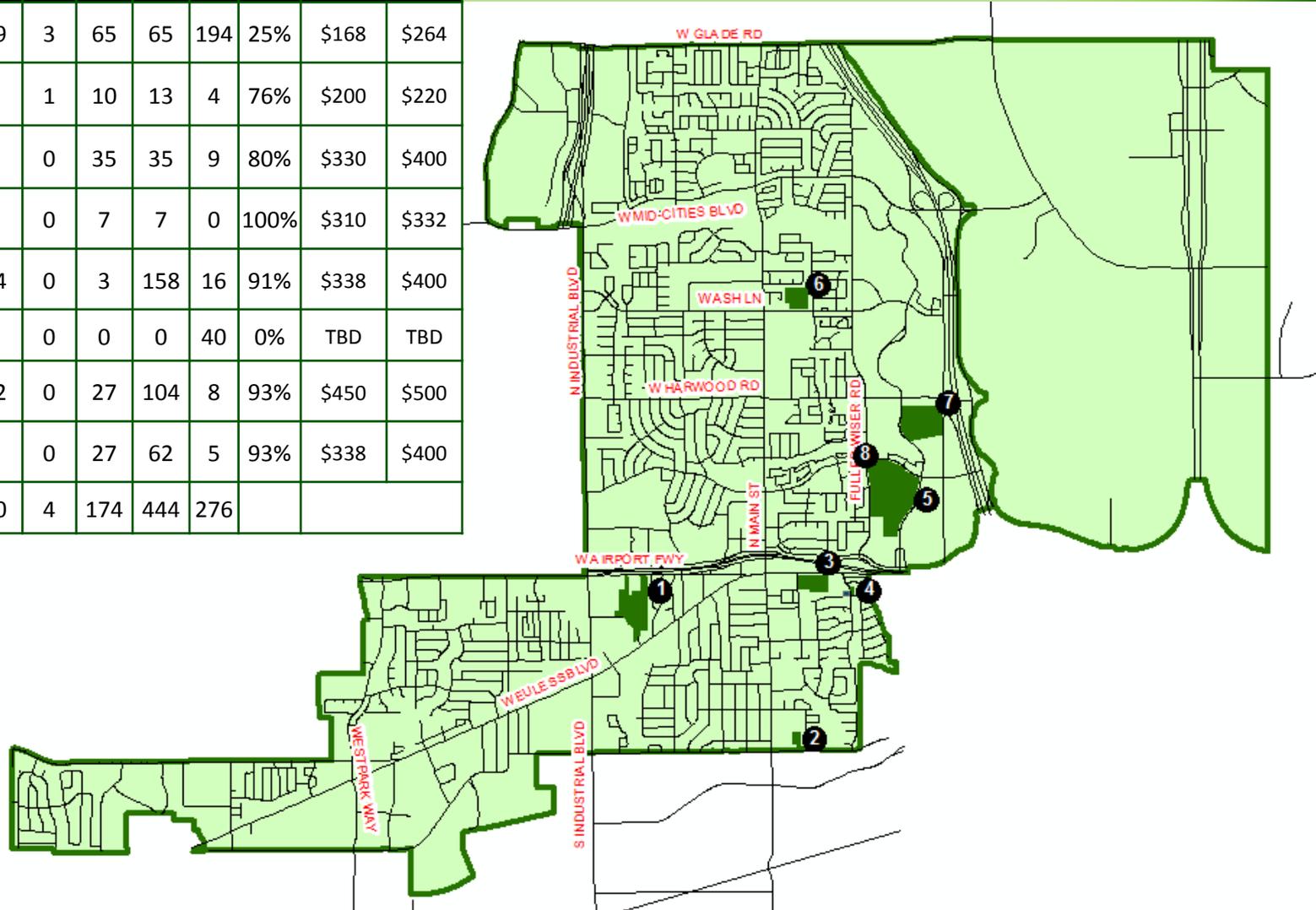
Development Case Activity

Development Review Cases December 2018

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
18-05-PD	Verizon	Bear Creek Pkwy	12/20/2018	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
17-05-FP	D-Box	S. Pipeline Road	4/17/2017	12/18/2018	1/15/2019	NA
18-01-PP	Midway Square Estates	NWC of Midway and Fuller-Wiser	4/17/2018	Still in Progress		
18-03-PP	Batiste Addition	W Pipeline Road	6/26/2018	Still in Progress		
18-04-FP	Trinity Union	Heritage Ave at Cheek-Sparger	7/1/2018	Still in Progress		
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
18-08-FP	Glade Parks Block F, Lot 1	Glade Parks	11/15/2018	1/8/2018	1/15/2019	NA
18-09-FP	Glade Parks Block K, Lot 9	Glade Parks	11/15/2018	Still in Progress		
18-11-SP	Glade Parks Outlot 15	2900 Block SH 121	6/26/2018	Still in Progress		
18-14-SP	Founders Parc Retail	400 Block of S Industrial	8/30/2018	11/27/2018	1/15/2019	1/22/2019
18-15-SP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
18-16-SP	316 N Main Street	316 N Main Street	11/15/2018	Still in Progress		
18-17-SP	Central Junior High	W. Pipeline Road	12/20/2018	Still in Progress		
18-13-SUP	345 Westpark Way	345 Westpark Way	11/15/2018	Still in Progress		
18-14-SUP	Carmel Carwash	100 Block Westpark Way	12/18/2018	12/18/2018	1/15/2019	1/22/2019
18-02-ZBA	Batiste Addition	W Pipeline Road	10/1/2018	12/6/2018 ZBA		

Active Residential Subdivisions

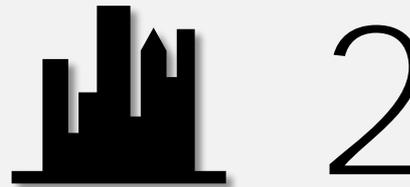
Map Ref #	Most Active Subdivisions	Platted Lots	Dec Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price	Ave Permit Value
								(In Thousands)	
1	Founders Parc	259	3	65	65	194	25%	\$168	\$264
2	Blue Lagoon	17	1	10	13	4	76%	\$200	\$220
3	Oak Crest Estates	44	0	35	35	9	80%	\$330	\$400
4	Oak Crest Estates PH 2	7	0	7	7	0	100%	\$310	\$332
5	Dominion at Bear Creek	174	0	3	158	16	91%	\$338	\$400
6	Ashlyn Estates	40	0	0	0	40	0%	TBD	TBD
7	Estates at Bear Creek	112	0	27	104	8	93%	\$450	\$500
8	Dominion at Bear Creek V	67	0	27	62	5	93%	\$338	\$400
Totals:		720	4	174	444	276			



Commercial Development

Commercial Permits Dec 2018	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2017	2018	2017	2018	2017	2018	2017	2018
New Commercial Construction	2	2	50	17	\$4,820,000	\$1,570,000	\$128,090,265	\$18,305,000
Additions/Alterations	7	10	70	99	\$1,208,176	\$7,534,439	\$8,772,069	\$19,648,334
Total Commercial Permits	9	12	120	116	\$6,028,176	\$9,104,439	\$136,862,334	\$37,953,334

Miscellaneous Permits	Permits in Dec		Permits YTD	
	2017	2018	2017	2018
Accessory Building	0	0	13	17
Com. Electrical Permit	2	2	45	56
Res. Electrical Permit	3	4	71	95
Garage Sale	27	15	728	528
Lawn Sprinkler	9	9	201	235
Com. Mech. Permit	0	2	20	46
Res. Mech. Permit	11	9	221	258
Com. Plumbing Permit	6	1	86	50
Res. Plumbing Permit	12	11	149	201
Res. Water Heater	0	19	91	130
Roofing Permit	0	2	8	10
Sign Permit	2	17	177	248
Total Misc. Permits	72	91	1810	1874



NEW COMMERCIAL PERMITS



TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Dec 2018		
Issue Date	Address	Permit Type
12/6/2018	100 W Eules Blvd	Building Commercial Remodel
12/12/2018	612 N Industrial Blvd	Building Commercial Remodel
12/13/2018	201 N Ector Dr E	Building Commercial Remodel
12/13/2018	150 Westpark Way	Building Commercial Remodel
12/13/2018	901 E Harwood Rd	Building New Commercial
12/13/2018	911 E Harwood Rd	Building New Commercial
12/13/2018	610 S Industrial #210	Building Commercial Remodel
12/18/2018	3010 S Pipeline Rd	Building Commercial Remodel
12/21/2018	199 Cullum Dr	Building Commercial Remodel
12/26/2018	801 W Eules Blvd	Building Commercial Remodel
12/27/2018	1441 W Airport Frwy	Building Commercial Remodel

Certificates of Occupancy by Type	Month	Year to Date
	Dec	2018
New Business	3	95
Change in Ownership	1	17
Change in Address	0	3
Change in Business Name	0	1
Total	4	116

Commercial Certificates of Occupancy Dec 2018				
Issue Date	Business Name	Address	Classification	Type
12/4/2018	Which Wich Eules	3001 SH 121 #226	Restaurant	Change in Ownership
12/10/2018	Centerpoint Services	1135 S Airport Cir	Office	New Business
12/10/2018	Baxter Logistics LLC	2700 S Pipeline Rd #300	Office	New Business
12/10/2018	Trinity Family Dental	900 N Industrial Blvd	Medical	New Business

Code Compliance



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HIGH GRASS AND WEEDS



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TRASH/LITTERING VIOLATIONS



8

PROPERTY MAINTENANCE VIOLATIONS

Code Compliance Cases Dec 2018		Cases in Dec		YTD	
Case Type	Common Violation	2017	2018	2017	2018
Building Cases	No Building Permit	0	0	2	0
	Plumbing Violation	0	1	4	4
	Electrical Violation	2	1	6	9
	Property Maintenance	179	8	571	526
	Minimum Housing	0	0	3	6
	Dangerous Conditions/Structures	0	0	0	0
	Screening Swimming Pools/Spa	0	1	23	19
	Accessory Buildings	0	0	1	1
	Permit Required for Sales	0	0	1	1
Health	Nuisance - Pools/Spas Clarity	1	1	27	27
	No Food Handler Card	4	1	20	10
	Other Health Equipment Issue	58	31	262	246
	Approved Source / Labeling	12	12	140	48
	Food Contact Surfaces / Cleaning	15	7	41	38
	No Health License / Expired	7	5	35	20
	Evidence of Insect / Rodent Contamination	7	3	35	20
	No Alcohol License / Expired	0	0	3	11
Littering and Trash	Trash/Littering	10	4	286	100
	Junked Vehicles	3	2	117	78
	Littering/Life Safety (24hrs)	0	0	13	4
	High Grass and Weeds	1	0	457	348
Water	Watering Violations	1	0	31	50
Zoning Violations	Nuisance Other	2	2	35	35
	Garbage Collection/Pick Up Req.	0	0	0	4
	Solid Waste Other	1	3	17	20
	Illegal Outdoor Storage (Non Res)	0	0	14	11
	Illegal Outdoor Storage (Res)	6	4	179	79
	Fences/Walls In Disrepair	1	1	72	52
	Parking on Unpaved Surfaces	3	2	62	56
	Street and Sidewalk Obstruction	3	1	61	50
	Landscaping (Residential)	0	0	26	21
	Zoning Violation (Other)	2	1	29	13
	Signs/Billboards	2	0	439	50
	Poss Illegal Home Occupation	0	1	16	15
	Materials on ROW/Street	0	0	6	6
TOTALS		320	92	3034	1978

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, 3 swimming pools, 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 -

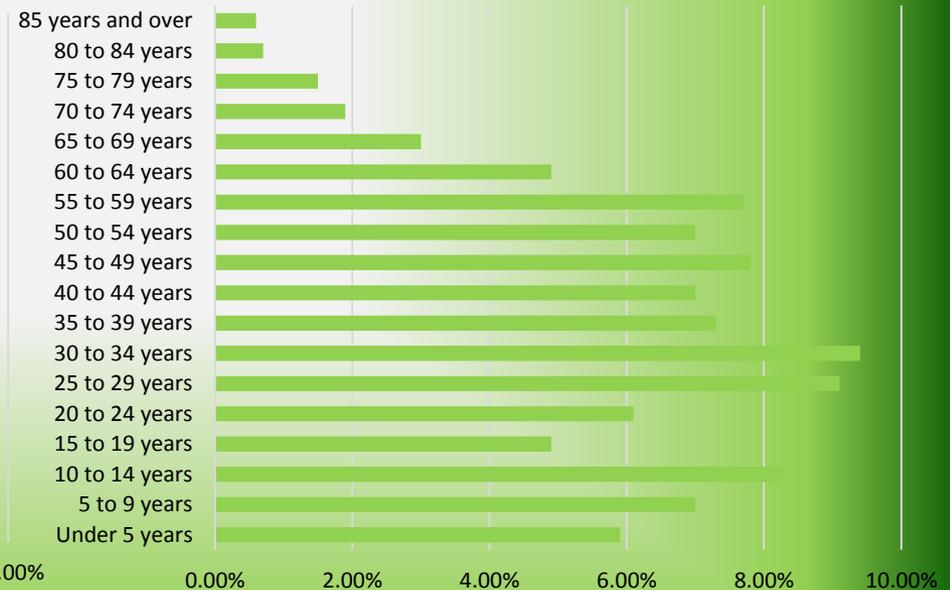
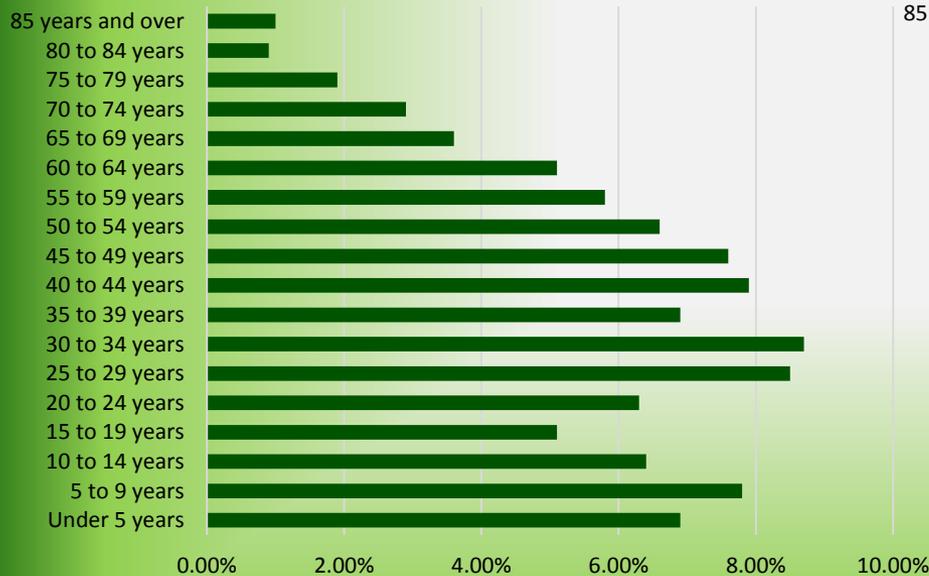
The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

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

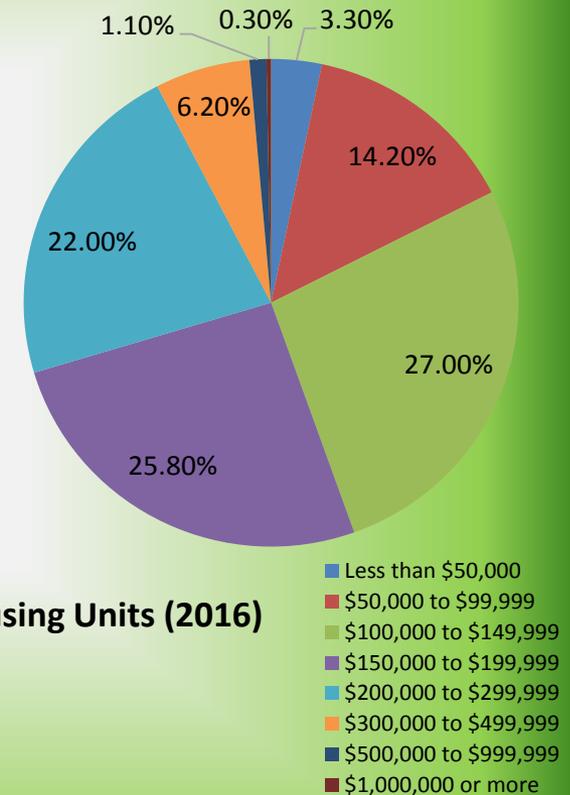
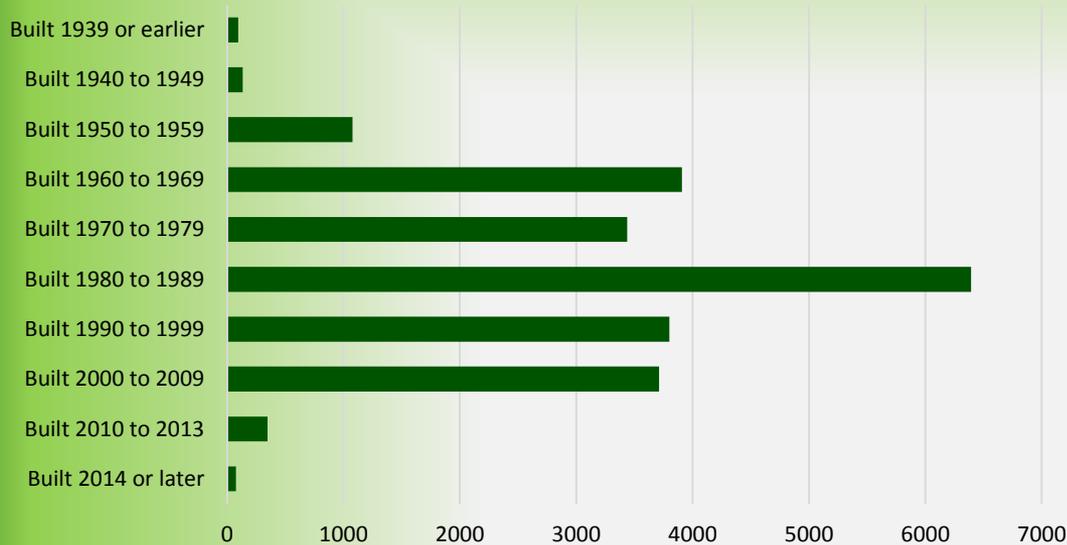
City of Euless Male
City of Euless Female



Source: US Bureau of Census ACS 2012-2016

Demographics and Data

Total Housing Units (2016) 22,979 Year Structure Built



Housing Valuation Percentage of Housing Units (2016) 2016 Median Home Value \$159,400

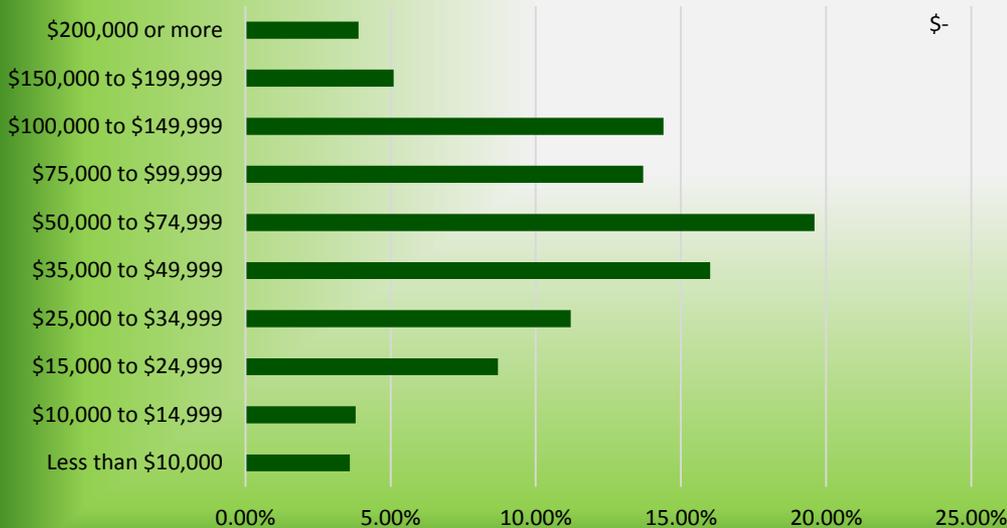
Source: US Bureau of Census ACS 2012-2016

Demographics and Data

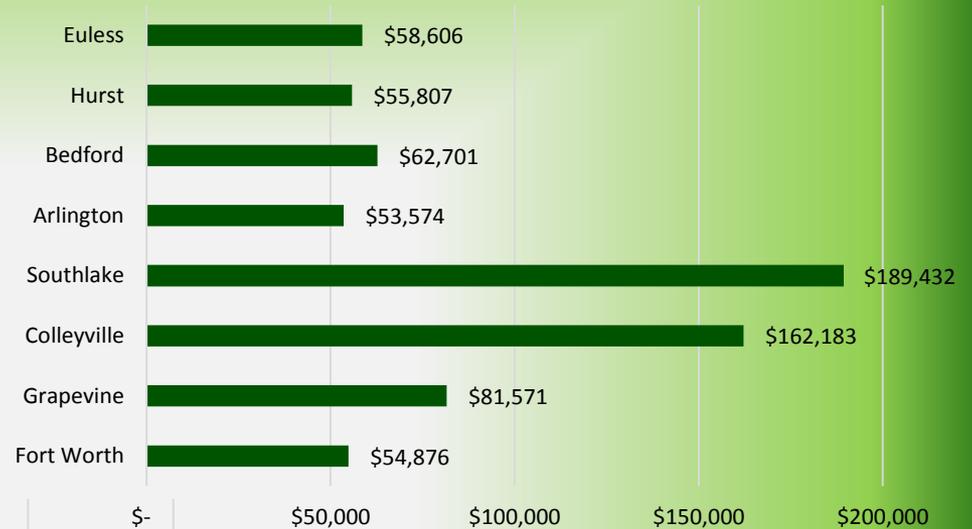
Income -

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 2012-2016