

## **AGENDA**

**Regular Meeting  
Euless City Council  
Tuesday, March 24, 2026  
201 N. Ector Drive, City Hall**

**4:30 p.m. CALL TO ORDER – CITY HALL – PRECOUNCIL ROOM  
MAYOR AND CITY COUNCIL REPORTS**

- Recent Events and Items of Community Interest

**CITY MANAGER AND STAFF REPORTS**

- Review Agenda Items – Chris Barker
- CWD Annual Recycling Update – Lawrence Bryant
- Tanko Lighting Presentation – Chris Barker
- Financial Report and Presentation – Janina Jewell
- Development Update – Lisa Payne
- Capital Projects Update – Chris Barker
- Transportation Update – Chris Barker

**CLOSED SESSION – Deliberation authorized by the Texas  
Government Code:**

Seek legal advice from the City Attorney as authorized by Section 551.071 related to pending or contemplated litigation:

- Housing Finance Corporations

The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on the agenda, as authorized by Section 551.071, Texas Government Code.

**7:00 p.m. COUNCIL CONSIDERATION OF SCHEDULED ITEMS IN COUNCIL  
CHAMBERS (REGULAR SESSION)**

**INVOCATION**

Police Chief Gary Landers

**PLEDGES OF ALLEGIANCE**

Mayor Pro Tem Tim Stinneford

1. **PRESENTATION OF EMPLOYEE OF THE MONTH FOR APRIL 2026**  
Daniella Tillman, Network Systems Analyst, Information Services
2. **PRESENTATION OF EMPLOYEE SERVICE PIN**  
20 Year Pin – Adam Eakins, IT Systems Analyst, Information Services
3. **PRESENTATION OF PROCLAMATION**  
Proclaiming April 12-18, 2026, as National Public Safety Telecommunicators Week.

#### **CONSENT AGENDA**

**Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council may request that an item be withdrawn from the Consent Agenda and placed before the City Council for full discussion. Approval of the Consent Agenda authorizes the City Manager, or a designee, to implement each item in accordance with staff recommendation.**

4. **CONSIDER AUTHORIZING THE PURCHASE OF MICROSOFT SOFTWARE LICENSES**  
From SHI Government Solutions through the Texas Department of Information Resources contract.
5. **CONSIDER AUTHORIZING THE PURCHASE OF NETWORKING EQUIPMENT**  
From CDW-G through the Sourcewell Cooperative Purchasing Program.
6. **CONSIDER AWARD OF BID NO. 002-26**  
For a construction contract with Capital Underground Utilities, LLC of Houston, Texas for the replacement of sanitary sewer mains located in Oakwood Terrace North.
7. **CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT**  
With Dayforce Services US LLC for Human Resource Information System and Payroll Software, Maintenance, and Support through the Region 14 Education Service Center/Omnia Partners Purchasing Cooperative.
8. **CONSIDER AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING**  
Between the City of Hurst, the City of Euless, the City of Bedford, and the Hurst-Euless-Bedford Independent School District for the HEB Reads! Initiative.
9. **CONSIDER RESOLUTION NO. 26-1696**  
Adopting the 2026-2031 Strategic Plan for the Mary Lib Saleh Euless Public Library.
10. **CONSIDER APPROVAL OF CITY COUNCIL MINUTES**  
Regular Meeting of March 10, 2026

## **REGULAR AGENDA**

- 11. CONSIDER APPROVAL OF SITE PLAN NO. 25-08-SP**  
For Bottlecap Alley in Glade Parks Addition, Block C, Lot 4.
- 12. PUBLIC COMMENTS**
- 13. REPORTS**
  - a. Staff Report
  - b. City Attorney
  - c. City Manager
  - d. City Council  
-Recent Events and Items of Community Interest
- 14. ADJOURN**

**POSTED THIS  
18<sup>TH</sup> OF MARCH BY 5:00 P.M.**

This agenda is posted in accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact our office at 817-685-1420. Reasonable accommodations will be made to assist your needs.

NOTE: The next regular meeting of the City Council will be held on Tuesday, April 14, 2026 at 7:00 p.m. in the Council Chambers of City Hall. Agendas will be available for public review in the Euless Public Library and the public bulletin board of City Hall as well as online at [www.eulesstx.gov](http://www.eulesstx.gov) at least 3 business days prior to the meeting.

**Euless Council Meetings will stream live online at [www.eulesstx.gov/video](http://www.eulesstx.gov/video)  
Archives will be available the following day.**

EMPLOYEE OF THE MONTH  
**DANIELLA TILLMAN – APRIL 2026**  
Network Systems Analyst – Information Services

**Education, Training, & Licenses:**

Daniella graduated from Coppell High School in Coppell, Texas. She is a FortiGate Administrator and has completed training in Fortinet Cybersecurity.

**Employment Background & Experience:**

Before coming to the City, Daniella was a cashier at Kroger from 2017-2019 and the General Department Assistant Manager at Natural Grocers from 2019-2021. Daniella joined the City of Euless in February 2022 as a part-time Library Aide with the Mary Lib Saleh Euless Public Library. She promoted to full-time Library Aide in January 2023. Daniella then transitioned back into a part-time role with the Information Services Department as a Network Systems Analyst in October 2023 and became full-time again in October 2025.

**Awards, Recognition, Associations, & Personal Data:**

When not at work, Daniella enjoys running her Linux server, writing programs, listening to and playing music (guitar, bass, singing), playing with and taking care of her bunnies (Teddy Bear and Smudge) and her cockatiel (Daisy). She also enjoys drawing, painting, photography, learning new things, and vegan cooking.



**TWENTY YEARS OF SERVICE**  
**ADAM EAKINS – APRIL 2006**  
**IT Systems Analyst – Information Services**

**Education, Training, & Licenses:**

Adam graduated from Grapevine High School in Grapevine, Texas. He earned his Bachelors of Science, majoring in Business Computer Information Systems, in 1999 and Masters of Science, majoring in Library and Information Science, in 2006; both from the University of North Texas in Denton.

**Employment Background & Experience:**

Before joining the City of Euless, Adam worked as a Library Assistant for the City of Grapevine from January 1996-September 1999 and as an Analyst for Cingular Wireless from September 1999-March 2006.

**Awards, Recognition, Associations, & Personal Data:**

Adam enjoys spending time with family and friends, preferably sharing a meal at lunchtime. When he has free time, he likes painting watercolors and often gives his artwork as gifts to friends. Adam also loves hanging out at the Time Rift Arcade, going to the movies, and taking walks in the parks around Euless or at the mall.





# Proclamation

THE CITY OF

EULESS

Texas



**WHEREAS:** the professional public safety telecommunicator plays a crucial role in the protection of life and property, the preservation of society and its laws, and the provision of municipal services; and

**WHEREAS,** when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

**WHEREAS,** the safety of our police officers, firefighters and paramedics is dependent upon the quality and accuracy of information obtained from citizens who contact the Euleless emergency communications center; and

**WHEREAS,** Public Safety Telecommunicators are the single vital link for our police officers, firefighters and paramedics by monitoring their activities by radio, providing them information and ensuring their safety.

**WHEREAS,** each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

**NOW, THEREFORE,** I, Tim Stinneford, Mayor Pro Tem of the City of Euleless, Texas, do hereby proclaim April 12-18, 2026, as:

## NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK

in the City of Euleless, Texas, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

**IN WITNESS WHEREOF,** I have signed my name and affixed the official seal of the City hereto, on this 24<sup>th</sup> day of March 2026.



Tim Stinneford, Mayor Pro Tem



## **CITY COUNCIL COMMUNICATION**

March 24, 2026

**SUBJECT:** Purchase Microsoft Software Licenses  
**SUBMITTED BY:** Scott Joyce, Director of Information Services  
**REFERENCE NO:** DIR-CPO-5237

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### **ACTION REQUESTED:**

Consider authorizing the purchase of Microsoft software licenses with Microsoft Corporation through SHI Government Solutions, using the Texas Department of Information Resources (DIR) contract. SHI holds the current State of Texas contract for purchasing Microsoft software, referenced as DIR-CPO-5237.

### **ALTERNATIVES:**

- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

This purchase was included in the approved FY26 budget as an expenditure for Information Technology.

Purchasing through the State of Texas Department of Information Resources, government agencies purchase off of the state contract directly from the vendor that was awarded the contract. The price is discounted based on the current contract, and a further discount is applied based on quantity. There are typically no shipping charges when purchasing from the contract.

The City currently uses Microsoft software for operations in all departments. This contract covers the Office software suite, as well as the Office 365 online, cloud, and Entra services, including email, SharePoint, OneDrive, and Teams. This is a three-year agreement, paid in annual installments of \$98,904.05, with an annual true-up process if the license quantity changes.

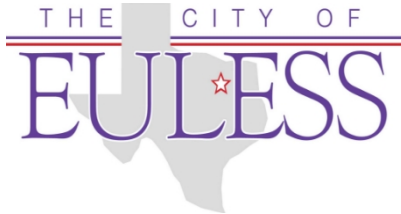
**FINANCIAL CONSIDERATIONS:**

Revenue Sources:	Annual Budget
Expenditure Accounts:	Multiple
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	\$98,905
Estimated Expenditure:	\$98,905
Over/Under Projection By:	
Other Comments:	This is a three-year agreement totaling \$296,712.15 paid in annual installments of \$98,904.05

**SUPPORTING DOCUMENTS:**

1. Quote: SHI Government Solutions, Inc.

Item #	Part #	Product	Coverage Start	Coverage End	Quantity	Your Price	Total	Note
1	MQM-00001	Entra ID P1 Gov Sub Per User	May-01-2026	Apr-30-2027	1	\$56.28	\$56.28	Year 1 of 3
2	3MS-00001	Exchange Online P1 GCC Sub Per User	May-01-2026	Apr-30-2027	10	\$37.56	\$375.60	Year 1 of 3
3	U4S-00002	O365 G1 GCC Sub Per User	May-01-2026	Apr-30-2027	475	\$108.72	\$51,642.00	Year 1 of 3
4	AAA-11894	O365 G3 GCC Sub Per User	May-01-2026	Apr-30-2027	21	\$250.08	\$5,251.68	Year 1 of 3
5	T2N-00001	O365 G5 GCC Sub Per User	May-01-2026	Apr-30-2027	2	\$413.16	\$826.32	Year 1 of 3
6	269-05704	Office Professional Plus ALng SA	May-01-2026	Apr-30-2027	325	\$119.81	\$38,938.25	Year 1 of 3
7	7MS-00001	Planner & Project P3 GCC Sub Per User	May-01-2026	Apr-30-2027	1	\$277.68	\$277.68	Year 1 of 3
8	SFR-00001	Power Automate GCC Sub Per User	May-01-2026	Apr-30-2027	1	\$163.08	\$163.08	Year 1 of 3
9	DDJ-00001	Power BI Pro GCC Sub Per User	May-01-2026	Apr-30-2027	3	\$101.76	\$305.28	Year 1 of 3
10	NYH-00001	Teams AC with Dial Out US/CA GCC Sub Add-on	May-01-2026	Apr-30-2027	434	\$0.00	\$0.00	Year 1 of 3
11	P3U-00001	Visio P2 GCC Sub Per User	May-01-2026	Apr-30-2027	5	\$139.44	\$697.20	Year 1 of 3
12	EP2-24658	M365 Copilot GCC Sub Add-on	May-01-2026	Apr-30-2027	1	\$370.68	\$370.68	Year 1 of 3
<b>Total</b>							<b>\$98,904.05</b>	



**CITY COUNCIL COMMUNICATION**

March 24, 2026

**SUBJECT:** Purchase Network Hardware  
**SUBMITTED BY:** Scott Joyce, Director of Information Services  
**REFERENCE NO:**

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**ACTION REQUESTED:**

Consider authorizing the purchase of networking hardware from Computer Discount Warehouse (CDW-G). CDW-G holds multiple State of Texas and other purchasing cooperative contracts for purchasing computer and networking equipment, including the Texas DIR and National IPA contracts.

**ALTERNATIVES:**

- Table the request
- Deny the request

**SUMMARY OF SUBJECT:**

This equipment will be used to build the computer network for the renovated Police and Court facility.

Utilizing multiple State of Texas and cooperative purchasing contracts, government agencies purchase directly from the vendor which was awarded the contract. The purchase price of each item is discounted based on the current contract details, and a further discount is applied based on quantity.

The City has been purchasing hardware and software from CDW-G for many years and has been pleased with the price and quality of the equipment. All replacement parts have been shipped per contract specifications and support has been very responsive.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:	CIP Budget
Expenditure Accounts:	FM2312
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	\$536,895*
Estimated Expenditure:	\$160,636
Over/Under Projection By:	
Other Comments:	*Current balance of FF&E budget for the project. Remaining funds will be used for additional FF&E expenses.

**SUPPORTING DOCUMENTS:**

1. Quote: CDW-G



Thank you for choosing CDW. We have received your quote.

# QUOTE CONFIRMATION

### Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

**SCOTT JOYCE,**

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

This quote is subject to CDW's Third Party Cloud Services Order Form Terms and Conditions set forth at <https://www.cdwg.com/content/cdwg/en/terms-conditions/third-party-cloud-services-order-form-term-s-and-conditions-.html>

**Convert Quote to Order**

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PTXM973	3/5/2026	FORTINET PD FACILITY	6748898	<b>\$160,635.07</b>

**IMPORTANT - PLEASE READ**

**Special Instructions:** CDW has a program with our strategic partners called: Services Acceleration Funding Program. We are able to provide \$10,000 towards services on hardware/software projects that meet the threshold. \* Any & all Fortinet services deliverable by CDW (Firewalls, Access Points, Switches, Extender, SD-WAN, etc) \* ATC engagements

**QUOTE DETAILS**

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<a href="#">Fortinet FortiGate 401F RJ45 Firewall Appliance</a> Mfg. Part#: FG-401F Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)	2	7036431	\$11,350.08	\$22,700.16
<a href="#">FortiGuard Advanced Threat Protection Bundle - subscription license renewal</a> Mfg. Part#: FC-10-0401F-928-02-12 Electronic distribution - NO MEDIA Contract: Sourcewell 121923 CDWG-Software GOV ONLY (121923)	2	7236813	\$5,958.79	\$11,917.58
<a href="#">Fortinet FortiSwitch 648F-FPoE Layer 2 3 FortiGate Switch Controller</a> Mfg. Part#: FS-648F-FPOE Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)	10	7938763	\$6,955.19	\$69,551.90

**QUOTE DETAILS (CONT.)**

<a href="#">Fortinet FortiSwitch 1048G - switch - 48 ports - managed - rack-mountable</a>	2	8475483	\$16,656.14	\$33,312.28
Mfg. Part#: FS-1048G Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)				
<a href="#">Fortinet FortiCare Premium - extended service agreement (renewal) - 1 year</a>	2	8546232	\$1,943.21	\$3,886.42
Mfg. Part#: FC-10-FSG48-247-02-12 Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)				
<a href="#">Fortinet FortiAP 441K - wireless access point - Wi-Fi 7, Bluetooth, ZigBee</a>	19	7792359	\$869.32	\$16,517.08
Mfg. Part#: FAP-441K-A Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)				
<a href="#">Fortinet - SFP+ transceiver module - 10GbE</a>	25	6114047	\$90.15	\$2,253.75
Mfg. Part#: FN-TRAN-SFP+LR Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)				
<a href="#">Fortinet 10GBase-CR direct attach cable - 3.3 ft</a>	10	7471673	\$49.59	\$495.90
Mfg. Part#: FN-CABLE-SFP+1 Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)				

These services are considered Third Party Services, and this purchase is subject to CDW's [Third Party Cloud Services Terms and Conditions](#), unless you have a written agreement with CDW covering your purchase of products and services, in which case this purchase is subject to such other written agreement.

The third-party Service Provider will provide these services directly to you pursuant to the Service Provider's standard terms and conditions or such other terms as agreed upon directly between you and the Service Provider. The Service Provider, not CDW, will be responsible to you for delivery and performance of these services. Except as otherwise set forth in the Service Provider's agreement, these services are non-cancellable, and all fees are non-refundable.

<b>SUBTOTAL</b>	\$160,635.07
<b>SHIPPING</b>	\$0.00
<b>SALES TAX</b>	\$0.00
<b>GRAND TOTAL</b>	<b>\$160,635.07</b>

<b>PURCHASER BILLING INFO</b>	<b>DELIVER TO</b>
<b>Billing Address:</b> CITY OF EULESS DEPT OF FINANCI 201 N ECTOR DR EULESS, TX 76039-3595 <b>Phone:</b> (817) 685-1487 <b>Payment Terms:</b> NET 30-VERBAL	<b>Shipping Address:</b> CITY OF EULESS SCOTT JOYCE 201 N ECTOR DR EULESS, TX 76039-3595 <b>Phone:</b> (817) 685-1487 <b>Shipping Method:</b> DROP SHIP-GROUND
	<b>Please remit payments to:</b>  CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



### Sales Contact Info

**Monica Liwag** | 800.808.4239 | [monica.liwag@cdwg.com](mailto:monica.liwag@cdwg.com)

#### Need Help?



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Support



Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdw.com/content/terms-conditions/product-sales.aspx>  
For more information, contact a CDW account manager.

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## **CITY COUNCIL COMMUNICATION**

March 24, 2026

**SUBJECT:** Award of Bid for FY2026 Sanitary Sewer Replacement Project  
**SUBMITTED BY:** Major Jones, Director of Public Works and Engineering  
**REFERENCE NO:** Bid No. 002-26

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### **ACTION REQUESTED:**

Consider award of Bid No. 002-26 for the Oakwood Terrace North Phases I & II Sanitary Sewer Replacement Project to Capital Underground Utilities, LLC for the replacement of sanitary sewer mains located in Oakwood Terrace North, and authorize the City Manager to enter into a contract with Capital Underground Utilities, LLC of Houston, Texas.

### **ALTERNATIVES:**

- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

The City of Euless recently sought competitive bids in accordance with Subchapter C of Chapter 2269, Texas Government Code, for the construction of the Oakwood Terrace North Phases I & II Sanitary Sewer Replacement Project. The project includes the following locations:

1. Between Mary Drive and Marlene Drive from Eastcliff Drive to Marlene Drive,  
and
2. 607-805 Commerce Street.

Sealed bids were opened on February 11, 2026. The City received seven (7) bids, ranging from a high bid of \$849,977 to the low bid of \$396,339. The low bid was submitted by Capital Underground Utilities, LLC.

Staff has reviewed the bid tabulation and based on supporting information from our consulting engineer, Wier & Associates, Inc., recommends award of a construction contract Capital Underground Utilities, LLC, to include an owner-controlled contingency of 7 percent, or \$27,744, for a total amount of \$424,083.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:	CIP Budget
Expenditure Accounts:	WW2602
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	\$614,000
Estimated Expenditure:	\$424,083
Over/ <u>Under</u> Projection By:	\$189,917

**SUPPORTING DOCUMENTS:**

1. Engineer's Letter of Recommendation



**WIER & ASSOCIATES, INC.**  
ENGINEERS  
SURVEYORS  
LAND PLANNERS

March 3, 2026

City of Euless  
201 North Ector Drive  
Euless, Texas 76039

Attn: Mr. Allen J. Harts, P.E.  
Senior Civil Engineer

**RE: W&A#24105: OAKWOOD TERRACE NORTH SANITARY SEWER  
REPLACEMENT, PHASES 1 AND 2, CITY PROJECT NO. WW2602, CITY OF  
EULESS, TARRANT COUNTY, TEXAS**

PRINCIPALS  
JOHN P. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES  
PHILIP L. GRAHAM, P.E.  
RANDALL S. EARDLEY, P.E.

ASSOCIATES  
TOBY W. RODGERS  
CASEY D. YORK  
PRIYA ACHARYA, P.E.

Dear Mr. Harts:

Our firm completed the civil engineering design, construction plans and prepared contract documents for the above mentioned improvements project. An official "Advertisement for Bid Notice" was published and the plans and documents were available for review and download at no charge in an electronic version on the website CivCastUSA.com. Sealed bids for the construction were received and publicly opened and read aloud at 2:15 PM, February 11th, 2026.

Eight (8) sealed bids were submitted. They ranged from a low bid of \$396,339.00 submitted by Capital Underground Utilities, LLC of Houston, Texas; to a high of \$849,977.00 submitted by No-Digtec, LLC of Ferris, Texas. One bid was non-responsive. The engineer's opinion of cost for the construction was \$531,768.00. Completion time was established in the bid documents at One Hundred Twenty (120) calendar days. A copy of the "Record of Bids Received" is attached to the correspondence for your review.

The apparent low bidder for the project was Capital Underground Utilities, LLC. Capital Underground Utilities, LLC has not previously performed similar work for the City of Euless, but has provided sufficient evidence of qualifications as required.

We submit that a recommendation be made to the City Council to award the construction contract to Capital Underground Utilities, LLC in the amount of their bid of \$396,339.00, with a contract completion time of One Hundred Twenty (120) calendar days.

2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006-7440  
(817) 467-7700  
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.  
HENDERSON, TEXAS 75654-3559  
(903) 722-9030  
TOLL FREE FAX (844) 325-0445

We trust the foregoing will be beneficial to you as you prepare your final recommendations on this project. We appreciate the opportunity to be of service to you and the City of Euless and request that you to contact us should you have any questions or if we may provide additional information.

Very truly yours,

A handwritten signature in blue ink that reads "Philip Graham". The signature is written in a cursive style with a large, looping initial "P".

Philip Graham, P.E.  
Senior Associate

**RECORD OF BIDS RECEIVED**

**PROJECT DESCRIPTION: OAKWOOD TERRACE NORTH SANITARY SEWER REPLACEMENT PHASES 1 AND 2, CITY PROJECT No. WW 2602, BID No. 002-26, CITY OF EULESS, TARRANT COUNTY, TEXAS**

**BID OPENING DATE: FEBRUARY 11th, 2026**

**TIME: 2:15 O’CLOCK PM**

<b>CONTRACTOR</b>	<b>BID BOND</b>	<b>AMOUNT BID</b>
Capital Underground Utilities, LLC Houston, Texas	5%	\$396,339.00
Tejano Utilities, LLC Houston, Texas	5%	\$437,843.50
Douglas Dailey Construction, LLC Ferris, Texas	5%	\$465,343.00
RenoWorks Edinburg, Texas	5%	\$499,096.00
Excel 4 Construction, LLC Fort Worth, Texas	5%	\$611,057.00
Circle C Construction Fort Worth, Texas	5%	\$614,848.00
No-DigTec, LLC Ferris, Texas	5%	\$849,977.00
Tilo Group Dallas, Texas		Non-Responsive

**COMPLETION TIME SET AT 120 CALENDAR DAYS**



Texas Registration No. F-2776  
2201 E. Lamar Boulevard, Suite 200E  
Arlington, Texas 76006  
(817) 467-7700



**CITY COUNCIL COMMUNICATION**

March 24, 2026

**SUBJECT:** Contract for Human Resource Information System and Payroll Software, Maintenance, and Support

**SUBMITTED BY:** Heather Moorhead, Director of Human Resources/Risk Management

**REFERENCE NO:** Omnia Partners Contract No. 159162

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**ACTION REQUESTED:**

Consider authorizing the City Manager to execute a contract with Dayforce Services US LLC for the purchase, maintenance, and support of Human Resource Information System (HRIS) and Payroll Software through the Region 14 Education Service Center/Omnia Partners Purchasing Cooperative.

**ALTERNATIVES:**

- Table the request
- Deny the request

**SUMMARY OF SUBJECT:**

This contract will allow for the purchase of HRIS and Payroll software. Dayforce is a cloud-based service and is maintained as a subscription; therefore, future subscription renewal agreements will be necessary. This purchase was included in the FY26 approved budget. This purchase is being made through the Omnia Partners Purchasing Cooperative, with the lead agency for this contract being Region 14 Education Service Center, Abilene, Texas.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:	Annual Budget
Expenditure Accounts:	101-5016-519.74-14
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	\$300,000*
Estimated Expenditure:	\$214,526
Over/ <u>Under</u> Projection By:	\$85,474
Other Comments:	*Annual budgeted expenditure. The initial year will be \$214,526. Subsequent years will be approximately \$150,000 and subject to renewal.

**SUPPORTING DOCUMENTS:**

None



**CITY COUNCIL COMMUNICATION**

March 24, 2026

**SUBJECT:** HEB Reads! Initiative with HEB ISD, Hurst Library, and Bedford Library

**SUBMITTED BY:** Angela Jones, Library Director

**REFERENCE NO:**

**ACTION REQUESTED:**

Consider authorizing the City Manager to execute a Memorandum of Understanding with HEB ISD, Hurst Library, and Bedford Library to partner with the Euless Library on the HEB Reads! Summer Reading Challenge and other joint educational initiatives.

**ALTERNATIVES:**

- Table the request
- Deny the request

**SUMMARY OF SUBJECT:**

The Euless Library is partnering with HEB ISD, Hurst Library, and Bedford Library to provide joint reading and educational initiatives through HEB Reads!

This partnership supports strengthening our community by providing educational and literacy opportunities for all.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:	EDC Budget
Expenditure Accounts:	210-1054-519.50-02
Budgeted Fiscal Year(s):	FY 2026
Budgeted Expenditure:	\$3,000
Estimated Expenditure:	\$3,000
Over/Under Projection By:	

**SUPPORTING DOCUMENTS:**

1. Memorandum of Understanding

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITIES OF HURST,  
EULESS, BEDFORD, AND THE HURST EULESS BEDFORD INDEPENDENT  
SCHOOL DISTRICT RELATED TO THE ADMINISTRATION OF THE JOINT  
HEBREADS INITIATIVE**

This Memorandum of Understanding (“MOU”) is made and entered into by The City of Hurst, The City of Euless, the City of Bedford, and the Hurst-Euless-Bedford Independent School District (“Parties”)

City of Hurst 1505 Precinct Line Rd. Hurst, TX 76054	City of Euless 201 N. Ector Dr. Euless, TX 76039	City of Bedford 2000 Forest Ridge Dr. Bedford, TX 76021	HEB ISD 1849A Central Drive Bedford, TX 76022
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**Definitions –**

- SRC – Summer Reading Challenge
- CSLP – Collaborate Summer Library Program

**The Parties agree with the following parameters of program administration:**

**Participation**

- Parties will provide an appointed liaison for meetings and administration
- HEBISD will be the central liaison between the Parties and District departments for the SRC Kickoff event

**Term -** This MOU shall remain in effect in perpetuity and is effective starting the date of all Parties' signatures. The MOU may terminate upon one of the following occurrences:

- Start Date March 1, 2026.
- Any Party may terminate its participation in the MOU with thirty (30) days written notice to each party.
- By mutual agreement of Parties
- All Parties will review the MOU annually and adjust as needed. All adjustments will be unanimously agreed upon and recorded in an amendment with signatures from the Parties appointed liaison.

**Deliverables -** The Parties will have available by the dates listed below:

- Budget – October
- Summer Reading Challenge Theme – November
- Parties will provide High-resolution logos of any City or Organization approved for publication on marketing materials – January
- Summer Reading Challenge Incentive categories - January

- Budget projections for the following year - January
- General SRC logo - January
- Summer Reading Challenge Joint Calendar Content – Early February
- Summer Reading Challenge Marketing Materials – End of March

**Assignments** – The Parties will share in administering and implementing the various deliverables.

**Funding** - Notwithstanding anything provided to the contrary, it is expressly understood and agreed that the services due and owing under this agreement are limited and expressly subject to the availability and receipt of funds by the City Libraries from their funding sources.

- Events
  - Minimum contributions will be agreed upon (See Deliverables)
  - Labor contributions may be considered in the contribution calculation
- Summer Reading Challenge
  - SRC management software will be agreed upon and jointly utilized, and the costs will be split equally among the Parties.
  - SRC incentives will be funded by the individual libraries for the incentives distributed solely at their location

### **Miscellaneous**

**Theme** - The Parties will agree upon a theme and theme design. The theme will be used in all print and digital marketing and promotion.

The theme will be the following for the next three years.

- 2026 Unearth a Story – Dinosaurs
- 2027 Mysteries Await at Your Library – Mystery and Suspense
- 2028 Mythical Creatures

**Incentives**—Prize levels and specific prizes will be identical between parties up to an agreed-upon limit of 2000 minutes. Individual Parties may offer prize levels above 2,000 minutes, and all Parties will ensure prize categories will be identical between parties, with possible variations within those categories. Example: One category may be “nautical”, whereas one Library may distribute sailboats and another a sailor hat.

**Kickoff –**

- HEB ISD will provide an event venue
- All parties will be present at the event

**Miscellaneous**

Think Tank MOU is a separate memorandum and functions separately from this MOU.

No alteration, cancellation, variation or addition to this Agreement shall be of any force or effect unless reduced to writing as an addendum to this Agreement and signed by the Parties or their authorized signatories.

This document contains the entire agreement between the Parties, and neither Party shall be bound by any undertaking, representation or warranty not recorded herein or added hereto without the consent of the Parties.

No Party shall have the right to commit the other Party to any contractual, legal or financial liability, unless said Party has received the prior agreement from the other Party in writing.

Each Party shall maintain at its sole expense adequate insurance or self-insurance coverage to satisfy its obligations under this Agreement.

Any dispute arising under this Agreement shall be resolved in accordance with the laws of the State of Texas. The venue shall be in Tarrant County, Texas

***[SIGNATURE PAGES ATTACHED]***

**RECOMMENDED BY:**

\_\_\_\_\_, CITY MANAGER

Clay Caruthers,  
City Manager

\_\_\_\_\_, LIBRARY DIRECTOR

Jesse Loucks,  
Library Director

**APPROVED as to FORM AND LEGALITY this day of \_\_\_\_\_, 2026:**

\_\_\_\_\_, CITY ATTORNEY

**RECOMMENDED BY:**

\_\_\_\_\_, CITY MANAGER

Andrea Roy,  
City Manager

\_\_\_\_\_, LIBRARY DIRECTOR

Maria Redburn,  
Library Director

**APPROVED as to FORM AND LEGALITY this day of \_\_\_\_\_, 2026:**

\_\_\_\_\_, CITY ATTORNEY

**RECOMMENDED BY:**

\_\_\_\_\_, CITY MANAGER

Chris Barker,  
City Manager

\_\_\_\_\_, LIBRARY DIRECTOR

Angela Jones,  
Library Director

**APPROVED as to FORM AND LEGALITY this day of \_\_\_\_\_, 2026:**

\_\_\_\_\_, CITY ATTORNEY

**RECOMMENDED BY:**

\_\_\_\_\_, SCHOOL SUPERINTENDENT

Dr. Joe Harrington,  
School Superintendent

\_\_\_\_\_, COORDINATOR of STEM & SCHOOL  
LIBRARIES

Dr. Kiera Elledge,  
Coordinator of STEM & School Libraries

**APPROVED as to FORM AND LEGALITY this day of \_\_\_\_\_, 2026:**

\_\_\_\_\_, SCHOOL ATTORNEY



**CITY COUNCIL COMMUNICATION**

March 24, 2026

**SUBJECT:** 2026-2031 Library Strategic Plan  
**SUBMITTED BY:** Angela Jones, Library Director  
**REFERENCE NO:** Resolution No. 26-1696

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**ACTION REQUESTED:**

Consider Resolution No. 26-1696, adopting the Mary Lib Saleh Euless Public Library Strategic Plan 2026-2031, as presented.

**ALTERNATIVES:**

- Table the request
- Deny the request

**SUMMARY OF SUBJECT:**

The proposed Strategic Plan establishes a five-year framework to guide library services, partnerships, fiscal stewardship, and organizational development. The plan aligns with community priorities and includes measurable goals to ensure accountability and transparency. Approval formalizes the plan as the guiding document for library operations through 2031.

**SUPPORTING DOCUMENTS:**

1. Resolution No. 26-1696

**RESOLUTION NO. 26-1696**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, ADOPTING THE MARY LIB SALEH EULESS PUBLIC LIBRARY STRATEGIC PLAN 2026-2031.**

**WHEREAS**, the Euless City Council recognizes the importance of long-term planning to guide the library’s mission, vision, and services; and

**WHEREAS**, the Strategic Plan outlines goals, objectives, and strategies to enhance library services, strengthen community engagement, and ensure responsible stewardship of resources for the benefit of the Euless community; and

**WHEREAS**, the Strategic Plan is attached hereto and incorporated herein as **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:**

**SECTION 1.**

The City Council of the City of Euless, Texas adopts the Mary Lib Saleh Euless Public Library Strategic Plan 2026-2031, attached hereto as Exhibit A, and supports its implementation as a guiding framework for library services, programs, and initiatives.

**SECTION 2.**

City staff are authorized and directed to implement the goals and strategies identified in the Mary Lib Saleh Euless Public Library Strategic Plan 2026-2031, subject to available resources and City Council policy direction.

**APPROVED AND ADOPTED** at a regular meeting of the Euless City Council on March 24, 2026, by a vote of \_\_\_\_ ayes, \_\_\_\_ nays, and \_\_\_\_ abstentions.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
Tim Stinneford, Mayor Pro Tem

\_\_\_\_\_  
Kim Sutter, TRMC, MMC  
City Secretary/Chief Governance Officer

# Exhibit A

## Strategic Plan: Mary Lib Saleh Eules Public Library

2026–2031

*Connecting People, Inspiring Possibilities, Building Community*

### Vision

The Mary Lib Saleh Eules Public Library will be a customer-centered, community-driven library – a welcoming space where every interaction strengthens trust, every program sparks learning, and every partnership builds a stronger, more connected community.

### Mission

Our mission at the Mary Lib Saleh Eules Public Library is to empower individuals and communities by providing free and open access to knowledge, learning, and opportunity – fostering informed, connected, and engaged citizens.

### Core Values

- **Customer Service Excellence** – We prioritize kindness, empathy, and professionalism in every interaction.
- **Community Access & Engagement** – We ensure access and representation for all members of our diverse community.
- **Community Connection** – We strengthen relationships and respond to local needs.
- **Innovation & Learning** – We embrace creativity and continuous improvement.
- **Stewardship** – We manage resources responsibly for lasting impact.

# Strategic Priorities & Goals

## 1. Exceptional Customer Experience

**Goal:** Deliver consistently high-quality, welcoming, and responsive service to every patron.

**Objectives:**

- Develop a Customer Service Promise outlining service standards for all staff.
- Implement customer service training focused on empathy, communication, and problem-solving.
- Listen and act on patron feedback.
- Streamline policies and procedures to reduce barriers to access.

## 2. Community Engagement & Partnerships

**Goal:** Deepen community relationships and position the library as a trusted partner in civic and cultural life.

**Objectives:**

- Strengthen collaborations with schools, nonprofits, and local agencies to support literacy, wellness, and workforce development.
- Expand outreach to underserved populations, including seniors, new residents, and English as a second language patrons.
- Develop an annual Community Impact Report highlighting partnership outcomes.
- Provide opportunities for library patrons to give input on services provided at the library.

## 3. Programs That Inspire and Empower

**Goal:** Offer engaging, relevant, and inclusive programs that promote learning, creativity, and belonging.

**Objectives:**

- Align programming with community priorities such as digital literacy, workforce skills, wellness, and culture.
- Create signature programs that highlight the library's community focus.
- Strengthen teen engagement and provide youth leadership opportunities.
- Use data to evaluate participation, satisfaction, and outcomes.

#### **4. Welcoming Spaces & Technology**

**Goal:** Ensure the library's physical and digital environments are accessible, safe, and inspiring.

**Objectives:**

- Update public spaces to promote comfort, inclusivity, and flexibility.
- Invest in technology access and support, including digital literacy coaching.
- Review safety and accessibility standards annually.
- Enhance the library's digital presence with user-friendly design and interactive features.

#### **5. Staff Development & Organizational Excellence**

**Goal:** Support a culture of learning, collaboration, and leadership at all levels.

**Objectives:**

- Develop a comprehensive staff training plan focused on customer service, community engagement, and technology.
- Encourage cross-departmental collaboration and idea sharing.
- Recognize staff achievements through meaningful appreciation initiatives.
- Review organizational structure to ensure sustainability and adaptability, as well as individual development.

#### **6. Sustainable Growth & Stewardship**

**Goal:** Maximize resources and operational efficiency to sustain long-term community impact.

**Objectives:**

- Diversify funding through selective grants, sponsorships, and Foundation partnerships.

- Budget resources will be utilized to further the Library’s mission.
- Communicate transparency through annual performance reports.
- Build and sustain a strong volunteer base.

## **7. Collection Development**

Goal: The library will maintain a dynamic, well-rounded collection that reflects the diverse needs, interests, and experiences of our community. All selection, evaluation, and weeding decisions will be guided by the Library’s Collection Development Policy.

### **Objectives:**

- All decisions will align with the Collection Development Policy.
- Curate materials in multiple formats to meet evolving user preferences.
- Respond to community demand while maintaining a balanced, high-quality collection.
- Use data-informed approaches to monitor usage, fill gaps, and allocate resources responsibly.
- Support intellectual freedom and equitable access to information.

By adhering to the Collection Development Policy, the library ensures stewardship of public funds, alignment with professional standards, and a collection that remains relevant, responsive, and community centered.

## **Evaluation & Accountability**

Progress will be tracked through:

- Monthly management evaluation of collected data
- Annual work plans aligned with each strategic goal
- Community and staff feedback
- Key performance indicators (KPIs) such as attendance, engagement, and satisfaction metrics
- Annual Board review and public reporting

## **Conclusion**

This strategic plan positions Mary Lib Saleh Euless Public Library as a customer-centered, community-driven library—a welcoming space where every interaction strengthens trust, every program sparks learning, and every partnership builds a stronger, more connected community.

**MINUTES OF THE PRECOUNCIL AND REGULAR MEETING  
OF THE  
EULESS CITY COUNCIL  
Tuesday, March 10, 2026**

The precouncil meeting of the Euless City Council was called to order by Mayor Pro Tem Tim Stinneford at 4:30 p.m. on Tuesday, March 10, 2026, in the Precouncil Conference Room at City Hall, 201 North Ector Drive. Those present included Mayor Pro Tem Tim Stinneford, Council Members Jeremy Tompkins, Eddie Price, Perry Bynum, Annabel Eads, and Tika Paudel. Mayor Linda Martin was not present due to a scheduled absence.

During the Precouncil meeting:

- Council Member Price advised that he and Council Member Paudel represented the City of Euless at the Ramadan Iftar dinner held Sunday, March 8, 2026.
- City Manager Chris Barker announced and introduced Scott Peterson as the new Fleet and Facilities Director.
- City Manager Barker reviewed the regular agenda.

Director of Finance Janina Jewell introduced Sara Dempsey, Audit Engagement Partner, Weaver and Tidwell, L.L.P. Ms. Dempsey presented the Annual Comprehensive Financial Report for Fiscal Year Ending September 30, 2025. She advised that the firm has issued an unmodified (clean) opinion, and no material audit adjustments or passed adjustments were noted (Item #4).

- Library Director Angela Jones presented a Library update. She reviewed the proposed Library Strategic Plan, which will be presented to the City Council for approval at the March 24, 2026 meeting, and noted that a Memorandum of Understanding (MOU) related to HEB READS! will also be presented for City Council consideration. She also highlighted the library's receipt of the 2025 Achievement in Excellence in Libraries Award (Item #2).
- Texas Star Golf Course and Conference Centre General Manager Glenda Hartsell-Shelton presented an update on facility operations. She provided a behind-the-scenes overview of daily golf course maintenance, discussed customer service initiatives and staff training, and highlighted golf play statistics from October 2025 through February 2026. She also reviewed upcoming Members Golf Association (MGA) events, the spring tournament season, the youth golf clinic, and discussed member communication resources. In addition, she provided an update on Raven's Grille and highlighted the special event spaces, outdoor patio, golf course service, and recognized the conference center staff for their contributions.

- Director Public Works and Engineering Major Jones presented a Public Works and Engineering update, including operations, active and upcoming projects, and personnel updates. Additionally, he advised that the City should receive the results of the pavement condition assessment by the end of May.
- Director of Finance Jewell presented a Financial report. She advised that car rental tax collection for rentals for the month of January was up 31 percent over the same period in the prior year and is up six percent year-to-date.

## **CLOSED SESSION**

The City Council convened into closed session at 6:00 p.m. for deliberation regarding the following:

Seek legal advice from the City Attorney as authorized by Section 551.071 of the Texas Government Code related to an artificial intelligence policy.

Mayor Pro Tem Stinneford recessed the closed session at 6:51 p.m.

## **COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS**

The regular meeting of the Euless City Council was called to order by Mayor Pro Tem Stinneford at 7:00 p.m. for consideration of scheduled items.

## **STAFF MEMBERS PRESENT**

City Manager Chris Barker  
Assistant City Manager Lawrence Bryant  
Assistant City Manager Steven Viera  
City Attorney Cara Leahy-White  
City Secretary/Chief Governance Officer Kim Sutter  
Fire Chief Chanc Bennett  
Director of Finance Janina Jewell  
Library Director Angela Jones  
Director of Public Works and Engineering Major Jones  
Director of Information Services Scott Joyce  
Police Chief Gary Landers  
Director of Human Resources and Risk Management Heather Moorhead  
Interim Director of Planning and Economic Development Lisa Payne  
Director of Parks and Community Services Duane Strawn  
Municipal Court Manager Claudia Quintero  
Computer Support Specialist II Brett Bennett

## **VISITORS**

Jud Park  
Barney Snitz

## INVOCATION

Council Member Eddie Price gave the Invocation.

## PLEDGES OF ALLEGIANCE

Council Member Perry Bynum led the pledges of allegiance to the flags of the United States and Texas.

### ITEM NO. 1. PRESENTATION OF EMPLOYEE SERVICE PINS

Mayor Pro Tem Stinneford advised that Firefighter/Paramedic Brandon Simpson is currently on duty responding to a call. As a result, the presentation of his service pin commemorating five years of service will be rescheduled to a future meeting.

Police Chief Gary Landers introduced Police Records Clerk Kee'Twana "Kee Kee" Williams. Kee Kee was accompanied by her family and members of the Police Department. Mayor Pro Tem Stinneford presented Kee Kee with a service pin commemorating her 10 years of service with the City.

### ITEM NO. 2. PRESENTATION OF AWARD

Library Director Angela Jones announced that the Mary Lib Saleh Eules Public Library has received the 2025 Achievement of Excellence in Libraries Award from the Texas Municipal Library Directors Association. Ms. Jones highlighted the award criteria and recognized Senior Librarian Kelsea Ciavaglia for taking the lead in completing and submitting the award application.

### ITEM NO. 3. ANNUAL COMPREHENSIVE FINANCIAL REPORT PRESENTATION FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025

Finance Director Janina Jewell expressed her appreciation to the Finance Department staff for their efforts during the audit process. Additionally, she stated that independent auditors from Weaver and Tidwell, L.L.P., performed the annual audit as required by the City Charter and are in attendance to present the finding of the report.

Sara Dempsey, Audit Engagement Partner, Weaver and Tidwell, L.L.P., presented the results of the Annual Comprehensive Financial Report as well as the Single Audit (ARPA funds) to the City Council, and stated that the report indicates a sound financial environment. She added that the auditor's opinion was once again unmodified, which is the highest level of assurance they can provide and reiterated that no material audit adjustments or passed adjustments were noted.

**CONSENT AGENDA (items 4 through 13)**

Mayor Pro Tem Stinneford asked Assistant City Manager Lawrence Bryant to read each item into the record.

Council Member Tompkins motioned to approve the consent agenda items number 4 through 13.

Council Member Price seconded the motion.

Ayes: Mayor Pro Tem Stinneford, Council Members Tompkins, Price, Bynum, Eads, and Paudel

Nays: None

Mayor Pro Tem Stinneford declared the motion carried.

**ITEM NO. 4. ACKNOWLEDGED RECEIPT OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDING SEPTEMBER 30, 2025**

Acknowledged receipt of Annual Comprehensive Financial Report for fiscal year ending September 30, 2025, in accordance with the City of Euless City Charter.

**ITEM NO. 5. AUTHORIZED PURCHASE AND INSTALLATION OF AUDIO/VISUAL EQUIPMENT**

Authorized the purchase and installation of audio/visual equipment for the Police and Municipal Court building from TodoVerde Consulting Ventures LLC, 1000 East Highway 67, Alvarado, Texas, through The Interlocal Purchasing System (TIPS) as part of the ongoing capital improvement project. The estimated expenditure is \$599,287.

**ITEM NO. 6. AUTHORIZED PURCHASE OF FURNITURE**

Authorized the purchase of dispatch furniture for the Police Department's telecommunications center at the Police and Municipal Court building from Miller at Work, 1810 Albertson Road, High Point, North Carolina, through The Interlocal Purchasing System (TIPS) as part of the ongoing capital improvement project. The estimated expenditure is \$133,018.

**ITEM NO. 7. AUTHORIZED PURCHASE OF TWO PICKUP TRUCKS**

Authorized the purchase of two pickup trucks for the Public Works Department from Rush Truck Center, 4000 Irving Boulevard, Dallas, Texas, through the BuyBoard Purchasing Cooperative as approved in the FY2026 budget. The estimated expenditure is \$110,694.

**ITEM NO. 8. AUTHORIZED THE CITY MANAGER TO EXECUTE A CONTRACT**

Authorized the City Manager to execute a contract with Logical Solutions, Inc., 1850 North Greenville Avenue, Suite 120, Richardson, Texas, for the replacement of seven HVAC rooftop units at City Hall through the Interlocal Purchasing System (TIPS) as approved in the FY2026 budget. The estimated expenditure is \$150,223.

**ITEM NO. 9. AUTHORIZED THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ENGINEERING DESIGN CONTRACT**

Authorized the City Manager to negotiate and execute an engineering design contract with Kimley-Horn and Associates, Inc., 801 Cherry Street, Suite 1300, Fort Worth, Texas, in accordance with the terms of the Master Agreement for continuing professional services dated February 1, 2016, for the design of highway safety improvements at the intersection of Farm to Market Road 157 (FM157) (Industrial Boulevard) and Signet Drive. The City of Euless is responsible for procuring and funding the design of the project, including the environmental review fee. The estimated expenditure is \$165,500.

**ITEM NO. 10. AUTHORIZED THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN ENGINEERING DESIGN CONTRACT**

Authorized the City Manager to negotiate and execute an engineering design contract with Kimley-Horn and Associates, Inc., 801 Cherry Street, Suite 1300, Fort Worth, Texas, in accordance with the terms of the Master Agreement for continuing professional services dated February 1, 2016, for the design of highway safety improvements at the intersection of Highway 10 and Dickey Drive. The City of Euless is responsible for procuring and funding the design of the project, including the environmental review fee. The estimated expenditure is \$148,500.

**ITEM NO. 11. AUTHORIZED THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT WITH THE CITY OF COLLEYVILLE**

Authorized the City Manager to negotiate and execute an Interlocal Agreement (ILA) with the City of Colleyville relating to roadway improvements on Heritage Avenue, approximately 450 feet north of Check-Sparger Road intersection. The City of Euless will contribute \$50,000 toward the improvements and will also cover costs associated with specific bid items.

**ITEM NO. 12. AUTHORIZED THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH THE CITY OF BEDFORD**

Authorized the City Manager to negotiate and execute a lease agreement with the City of Bedford for use of a City-owned building located at 201 West Euless Boulevard, to be used as the temporary Bedford Municipal Animal Shelter for an initial lease term through March 31, 2027, and up to an additional three months, if needed.

**ITEM NO. 13. APPROVED CITY COUNCIL MINUTES**

Approved City Council minutes of the precouncil and regular meeting of February 24, 2026.

**REGULAR AGENDA**

**ITEM NO. 14. APPROVED ORDER**

Council Member Paudel motioned to approve the Order of Cancellation, cancelling the May 2, 2026, General City Election and declaring unopposed candidates for the Offices of Mayor, City Council Place 2, and City Council Place 4 elected to the office in accordance with the provisions of Subchapter C of Chapter 2, Texas Election Code.

Council Member Eads seconded the motion.

Ayes: Mayor Pro Tem Stinneford, Council Members Tompkins, Price, Bynum, Eads, and Paudel

Nays: None

Mayor Pro Tem Stinneford declared the motion carried.

**ITEM NO. 15. APPROVED ORDER**

Council Member Bynum motioned to approve the Order of Cancellation, cancelling the May 2, 2026, Special Election and declaring unopposed candidate for the Office of City Council Place 1, unexpired term, elected to the office in accordance with the provisions of Subchapter C of Chapter 2, Texas Election Code

Council Member Tompkins seconded the motion.

Ayes: Mayor Pro Tem Stinneford, Council Members Tompkins, Price, Bynum, Eads, and Paudel

Nays: None

Mayor Pro Tem Stinneford declared the motion carried.

**ITEM NO. 16. PUBLIC COMMENTS**

No public comments.

**ITEM NO. 17. REPORTS**

**City Manager**

No report given.

**City Attorney**

No report given.

**City Council**

**ITEM NO. 18.        ADJOURN**

Mayor Pro Tem Stinneford adjourned the meeting at 7:17 p.m.

**APPROVED:**

**ATTEST:**

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Tim Stinneford, Mayor Pro Tem

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Kim Sutter, TRMC, MMC,  
City Secretary/Chief Governance Officer



## CITY COUNCIL COMMUNICATION

March 24, 2026

**SUBJECT:** Consider Approval for a Site Plan  
**SUBMITTED BY:** Lisa Payne, Interim Director of Planning and Development  
**REFERENCE NO:** 25-08-SP

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### **ACTION REQUESTED:**

Consider approval of a Site Plan for Bottlecap Alley in the Glade Parks Addition, Block C, Lot 4.

### **ALTERNATIVES:**

- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Cheralyn Armijo, representing Glenn Engineering

**Location / Zoning:** The subject property is located at 2411 State Highway 121 and is zoned Planned Development (PD).

**Project Description:** The applicant intends to construct a 6,692 square foot building on a 1.292-acre property for a stand-alone restaurant.

**Access and Parking:** The proposed restaurant development will have three points of access via proposed 24-foot mutual emergency access, drainage, & utility easements (MEADUE), including two from adjacent properties to the north and south, and one from Rio Grande Boulevard to the west. Bottlecap Alley offers mostly indoor seating along with covered patio seating and a large, fenced, open-air turf yard with pergolas over dining tables. A drive-thru window is also offered on the other side of the building, and 83 parking spaces are provided, which exceeds the minimum of 67 spaces. A masonry dumpster enclosure is proposed near a rear corner of the building, and sidewalks will be constructed along State Highway 121 and Rio Grande Boulevard.

**Landscaping:** Cedar Elm and Crape Myrtle trees are proposed along State Highway 121, while Bald Cypress and Vitex trees are shown between the building and Rio Grande Boulevard. Various shrubs and ground covers, including Dwarf Burford Holly, Texas Sage, Red Yucca, and Gulf Muhly, fill the landscape islands throughout the site

and are lined up between the parking lot and State Highway 121. In the outdoor dining area, Chinese Pistache, Live Oak, Bald Cypress, and Crape Myrtle trees will be planted near the fence line. Bermuda grass will cover the remainder of the site.

**Building Construction:** The proposed 6,692 square foot building will be oriented toward State Highway 121 and is proposed to be 27'-4" tall at the highest point over the front door with an average height of 20 feet throughout the building. The proposed exterior building materials are brick, stone, rock-face CMU, cement board, and cast stone, as well as a steel drive-thru canopy with cement board fascia.

**Photometric Plan:** Eight 25-ft tall light poles are proposed to illuminate the parking lot, and eighteen goose neck light fixtures with mounted heights ranging between 8 feet and 15 feet are intended to light the outdoor dining area. The proposed photometric plan meets the requirements for parking lot and site lighting as established by Section 84-201(i) of the Unified Development Code.

The Development Services Group (DSG) certified the request with conditions on February 17, 2026. All applicable provisions for access, parking, landscaping, elevations, photometrics, and drainage contained in the Unified Development Code have been met or exceeded. The Planning and Zoning Commission considered this request on March 3, 2026 and voted 6-0 to forward a recommendation of approval to City Council.

Staff recommends approval.

**SUPPORTING DOCUMENTS:**

- 1. Minutes - P&Z
- 2. Application
- 3. Exhibits
- 4. Map 1
- 5. Map 2

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
MARCH 3, 2026  
MINUTES**

**ITEM 3. RECOMMENDED APPROVAL OF SITE PLAN CASE NO. 25-08-SP**

Interim Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Cheralyn Armijo, representing Glenn Engineering, has requested approval of a Site Plan to construct a 6,692 square foot building on a 1.292-acre property for a stand-alone restaurant.

The Development Services Group has reviewed the site plan and has certified that it meets City standards for access, parking, landscaping, elevations, photometrics and drainage. Staff recommends approval.

Cheralyn Armijo, representing Glenn Engineering, and Larry Marshall, property and business owner, were present and available for any questions.

Vice Chair Portugal commented that the proposed development would be a great addition to Glade Parks, noting that it is the last remaining lot in the area. She stated that the original vision for the development included enhanced landscaping and outdoor areas for the public to enjoy, and expressed that if the applicant follows through with the proposed plans, the project will successfully tie the area together and fulfill that vision.

Commissioner Mennis commented that the project is a great addition to the area and welcomed the applicant to Euless.

Commissioner Prater thanked the applicant for renderings and landscaping, stating it was easy to visualize the project. She expressed appreciation for the enhanced landscape plan, particularly around the parking area, and for the effort to design the space in a way that elevates the site beyond a typical parking lot. She also asked when the restaurant is expected to open for business. Mr. Marshall responded with six (6) months after site grading.

Chairman Stark asked if the property is owned or leased. Mr. Marshall stated that he is the property and business owner.

There were no further questions or comments presented by the Commission.

Vice Chair Portugal made a motion to recommend approval of Case No. 25-08-SP for a Site Plan for Bottlecap Alley in Glade Parks Addition, Block C, Lot 4 located approximately 350 feet north of the intersection of State Highway 121 and Goodnight Trail at 2411 State Highway 121.

Commissioner Crites seconded the motion.

The vote was as follows.

Ayes: Chairman Stark, Vice Chair Portugal, and Commissioners Crites, Flannery, Mennis, and Prater.

Nays: None

Abstention: None

Chairman Stark declared the motion carried. (6-0-0)

# APPLICATION DETAILS

City of Euless

25-08-SP

2411 STATE HIGHWAY 121

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Case #: 25-08-SP  
Case Type: Site Plan  
Case SubType:  
Location: 2411 STATE HIGHWAY 121

Case Status: IN REVIEW  
Description/Tag: BottleCap Alley  
Initiated On: 09/17/2025  
Issued Date:

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**Individuals listed on the record:**

Applicant

Cheralyn Armijo  
4500 Fuller Drive Suite 220  
Irving, TX 75038

Home Phone:  
Work Phone: 9727175151  
Cell Phone: 8172963479  
E-Mail: cmarmijo@glennengineering.com

Property Owner

Larry Marshall  
2320 Dean Way Suire 100  
Southlake, TX 76092

Home Phone:  
Work Phone:  
Cell Phone:  
E-Mail:

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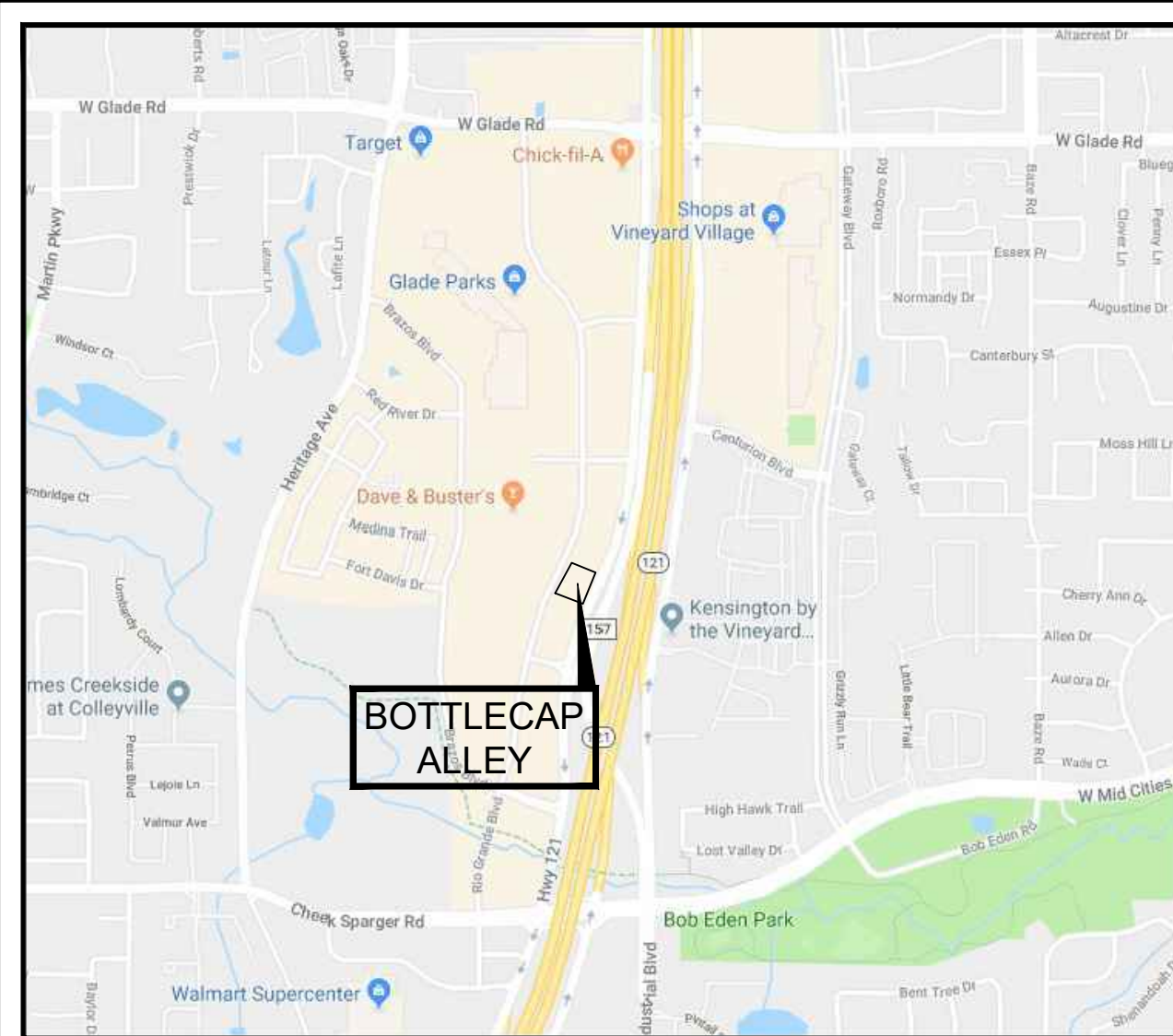
**Contractors:**

:

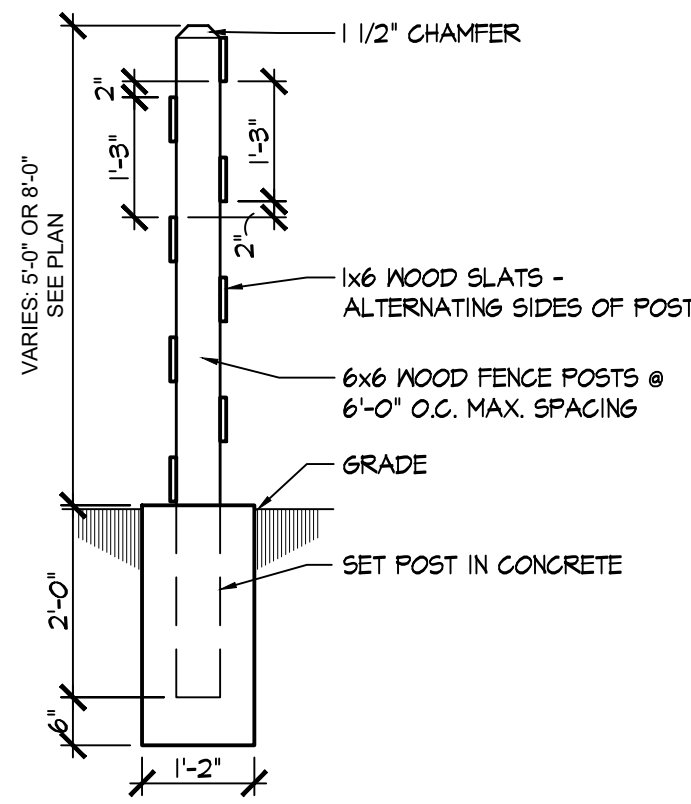
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**Data Details:**

Abstract (Legal Description)	_____
Total Acreage	1.29
Addition Name (Legal Description)	Glade Parks Addition
Block	C
Description of Request	Site plan approval for Restaurant
Existing Zoning	PD Planned development district
Lot	4
Project Name	BottleCap Alley Euless
Proposed Use	Restaurant
Proposed Zoning	PD Planned development district
Survey (Legal Description)	Lot 4 Block C
TAD ID	42439661
Total # of Lots	1.00



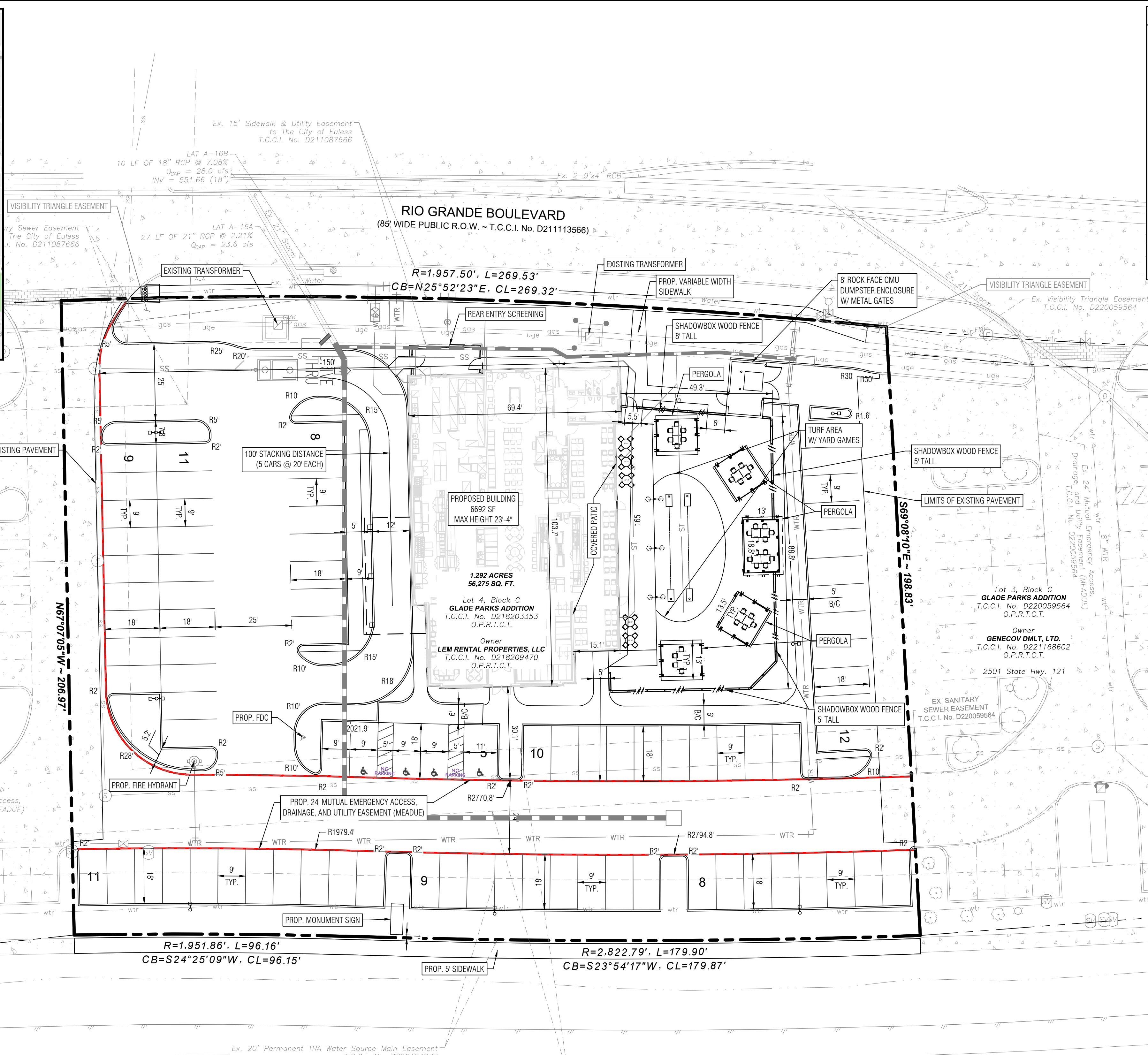
**LOCATION MAP**  
SCALE: NTS



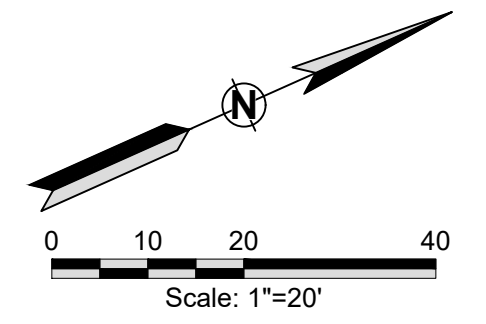
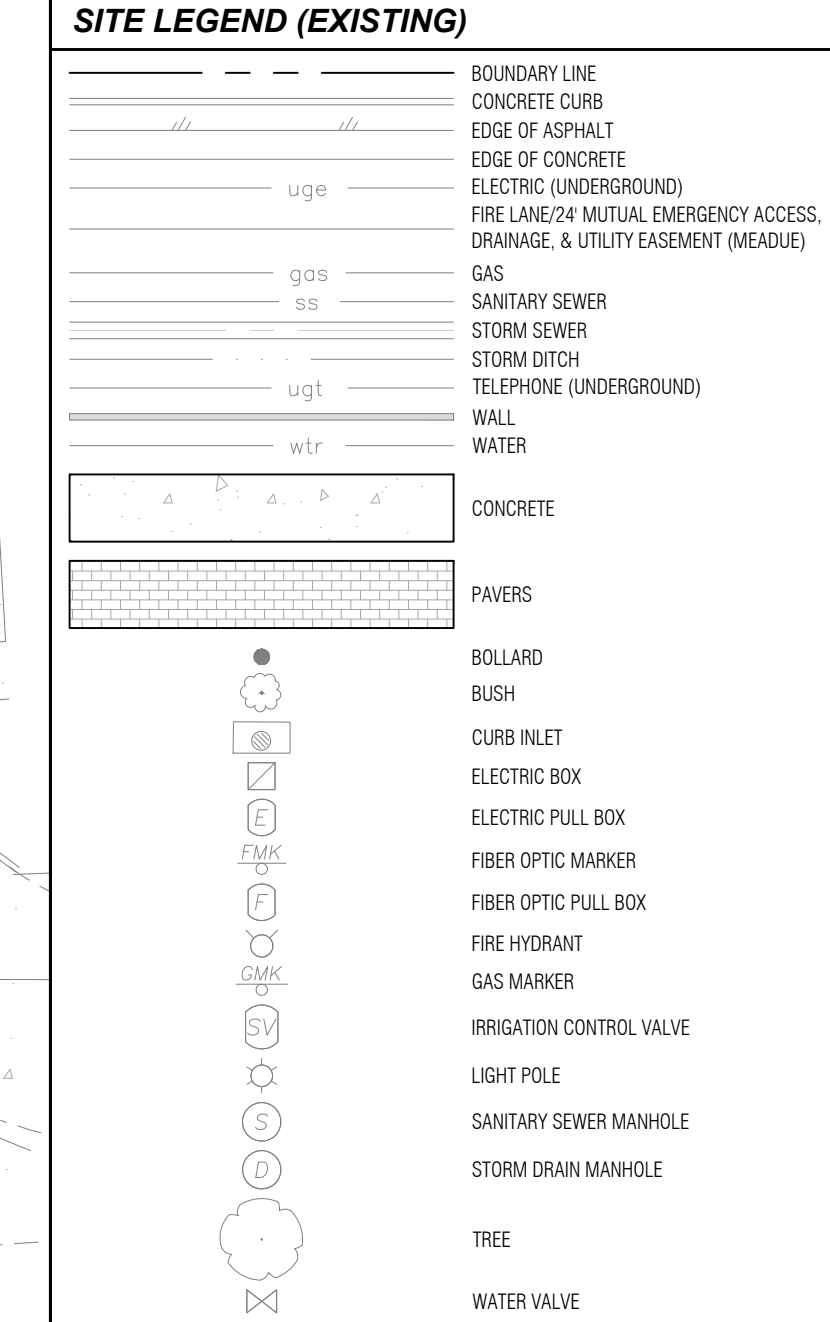
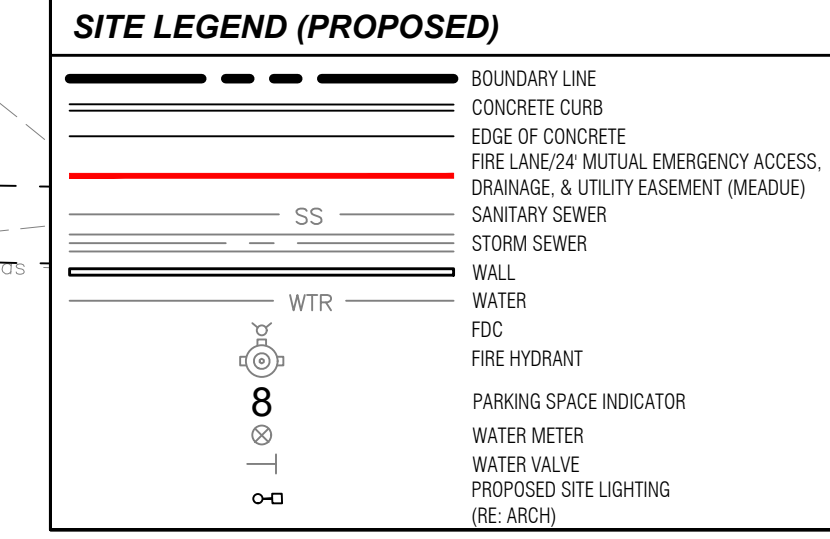
**WOOD FENCE DETAIL**



**FENCE RENDERING**



- GENERAL SITE NOTES**
1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDING ALL NOTES, THE CITY OF EULESS SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OTHER SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
  2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
  3. ALL WORK SHALL CONFORM TO THE CITY OF EULESS SPECIFICATIONS, STANDARDS AND DETAILS.
  4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
  5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
  6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
  7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF EULESS ENGINEERING DEPARTMENT FOR REVIEW.
  8. ALL STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB.
  9. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF EULESS REQUIREMENTS, TYP.
  10. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF EULESS DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
  11. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE CITY OF EULESS CODE OF ORDINANCES.
  12. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.



ALL CONSTRUCTION SHALL BE PER CITY OF EULESS STANDARDS.

**BOTTLECAP ALLEY SITE DATA**

SITE S.F.	56,275 S.F., 1.292 AC.
BUILDING AREA	6,692 S.F., 0.15 AC.
BUILDING COVERAGE	11.90%
BUILDING HEIGHT	23' - 4"
ZONING	PD PLANNED DEVELOPMENT ORD. 1944
PROPOSED USE	RESTAURANT
IMPERVIOUS AREA	48,371 S.F., 1.11 AC.
FENCED PATIO AREA	4,570 S.F., 0.10 AC.
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT (SH121)	20 FEET 81.7 FEET
REAR (RIO GRANDE)	0 FEET 15 FEET
SIDE (SOUTH)	0 FEET 112.5 FEET
SIDE (NORTH)	0 FEET 39.5 FEET

STATE HIGHWAY 121  
(VARIABLE WIDTH PUBLIC R.O.W.)

**PARKING DATA TABLE**

BUILDING AREA	6,692 S.F.
PARKING REQUIRED	1 SPACE/100 SQ FT = 67 SPACES
PARKING PROVIDED	83 SPACES
H.C. PARKING REQUIRED	4 SPACES
H.C. PARKING PROVIDED	4 SPACES INCL. 1 VAN

**DEVELOPER:**  
LEM RENTAL PROPERTIES, LLC -  
GLADE SERIES  
2320 DEAN WAY, STE. 100  
SOUTHLAKE, TX. 76092  
CONTACT: LARRY MARSHALL  
PHONE 817-873-8260

**OWNER:**  
LEM RENTAL PROPERTIES, LLC -  
GLADE SERIES  
2320 DEAN WAY, STE. 100  
SOUTHLAKE, TX. 76092  
CONTACT: LARRY MARSHALL  
PHONE 817-873-8260

**ENGINEER:**  
GLENN ENGINEERING CORPORATION  
4500 FULLER DRIVE  
SUITE 220  
IRVING, TX. 76038  
PHONE: (972) 717-5151  
CONTACT: CHERALYN ARMJOU, P.E.  
TEXAS REGISTRATION NUMBER: F-303



**Revisions:**


**Issue Dates:**

Review: \_\_\_\_\_

Permit: \_\_\_\_\_

Construction: \_\_\_\_\_

Scale: 1"=20'

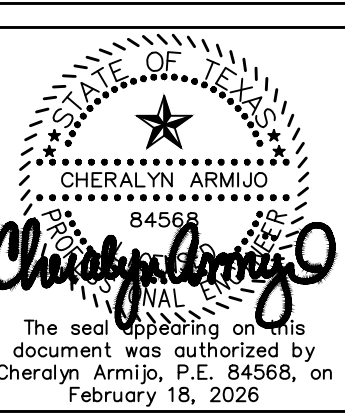
Drawn By: **GEC**

Checked By: **CMA**

Project No.: **16-678.35**

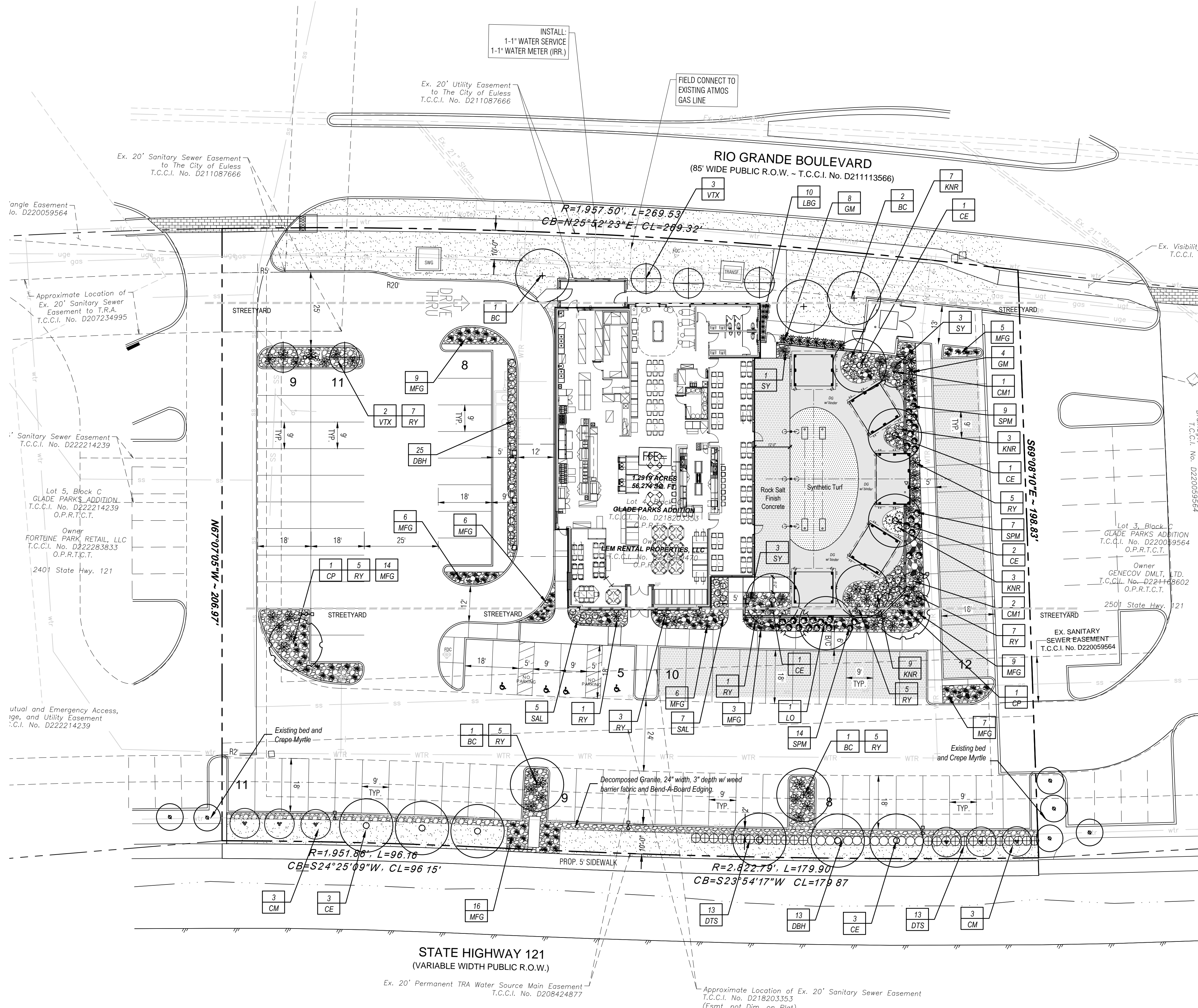
Sheet  
**C2.00**

**GLENN ENGINEERING**  
TEXAS REGISTRATION # F-303  
PHONE (972) 717-5151  
4500 FULLER DRIVE, SUITE 220  
IRVING, TEXAS 76038  
HUB # 476567549300  
FAX (972) 717-2176



**BOTTLECAP ALLEY**  
GLADE PARKS ADDITION  
BLOCK C, LOT 4  
2411 STATE HIGHWAY 121  
EULESS, TEXAS  
CITY CASE #25-06-5P

**SITE PLAN**



**LANDSCAPE NOTES**

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey date of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**PLANT LIST**

TREES	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5	BC	Bald Cypress	Taxodium distichum	3" cal.	container grown, 12" H. min., 4'-5' spread min.	
11	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 12" H. min., 4'-5' spread min.	
6	CM	Crape Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	8" ht.	container grown, 3-5 cane, no cross caning	
3	CM1	Crape Myrtle 'Natchez'	Lagerstroemia indica 'Natchez'	10" ht.	container grown, single trunk	
2	CP	Chinese Pistache	Pistacia chinensis	3" cal.	container grown, 12" H. min., 4'-5' spread min.	
1	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 12" H. min., 4'-5' spread min.	
5	VTX	Vitex	Vitex agnes-castes	8" ht.	container grown, tree form, 3 cane, no cross caning	

SHRUBS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
38	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	5 gal.	container grown, full plant specimen, 36" o.c.	
26	DTS	Dwarf Texas Sage 'Lynn's Lowery'	Leucophyllum sp. 'Lynn's Lowery'	5 gal.	container grown, full plant specimen, 36" o.c.	
12	GM	Gulf Muhly	Muhlenbergia capillaris	3 gal.	container grown, full plant specimen, spacing as drawn	
22	KNR	Double Knockout Rose	Rosa sp. 'Double Knockout'	3 gal.	container grown, full plant specimen, spacing as drawn	
10	LBG	Little Bunny Grass	Pennisetum sp. 'Little Bunny'	3 gal.	container grown, full plant specimen, spacing as drawn	
81	MFG	Mexican Feathergrass	Nassella tenuissima	3 gal.	container grown, full plant specimen, spacing as drawn	
44	RY	Red Yucca 'Brakeights'	Hesperaloe parviflora 'Brakeights'	3 gal.	container grown, full plant specimen, spacing as drawn	
12	SAL	Salvia 'Turner's Red'	Salvia greggii 'Turner's Red'	3 gal.	container grown, full plant specimen, spacing as drawn	
30	SPM	Sleep Muhly	Muhlenbergia riverchoni	3 gal.	container grown, full plant specimen, spacing as drawn	
7	SY	Soffleaf Yucca	Yucca recurvifolia	3 gal.	container grown, full plant specimen, spacing as drawn	

GROUNDCOVERS	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			Bermudagrass 'Tiffway 419'	Cynodon dactylon 'Tiffway 419'	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

**LANDSCAPE TABULATIONS**

**STREET YARD REQUIREMENTS (Total SY: SH 121 and Rio Grande 28,253 s.f.)**

Requirements:

LANDSCAPE AREA:	Required	Provided
not less than 15% of the area of the street yard shall be landscaped area. All of required landscaped area shall be located in the street yard and parking lots.	4,237.95 s.f. (15%)	8,863 s.f. (15.7%)
TREES:	(10) trees, 3" cal. - (10 trees + 9 add. trees)	(13) trees, 3" cal.
In Street Yards of more than 10,000 square feet and not more than 100,000 square feet, not less than (10) ten trees, plus one tree per 2,000 s.f. are required.		
In lieu of (1) one large tree, (2) two small trees, 6" H. minimum, may be used.		
Not more than 50% of the required large trees may be substituted by installing small ornamental trees at a rate of two ornamental trees to one large tree.	(73) shrubs - (30 shrubs + 43 add. shrubs)	(140) shrubs, 5 gal.
SHRUBS:	(287) s.f. of ground cover - (150 s.f. + add. 137 s.f.)	287 s.f. ground cover
In street yards having at least 10,000 and not more than 100,000 square feet, (30) shrubs plus (1) shrub per 100 square feet of required landscaped area over 1,500 square feet shall be provided.		
GROUNDCOVER:		
In street yards of 10,000 square feet or more, not less than 150 square feet of ground cover plus 5% of the required landscaped area over 1,500 square feet (up to 4,000 s.f.) shall be maintained in ground cover.		

**PARKING LOT AND VEHICULAR USE AREAS (83 total parking spaces)**

(Street Yard area - 48 parking spaces) (Non-Street Yard area - 35 parking spaces)

Requirements:

Required	Provided
(182 sf) per every 20 spaces	1,301 s.f.
Required 673 s.f.	Provided 1,301 s.f.

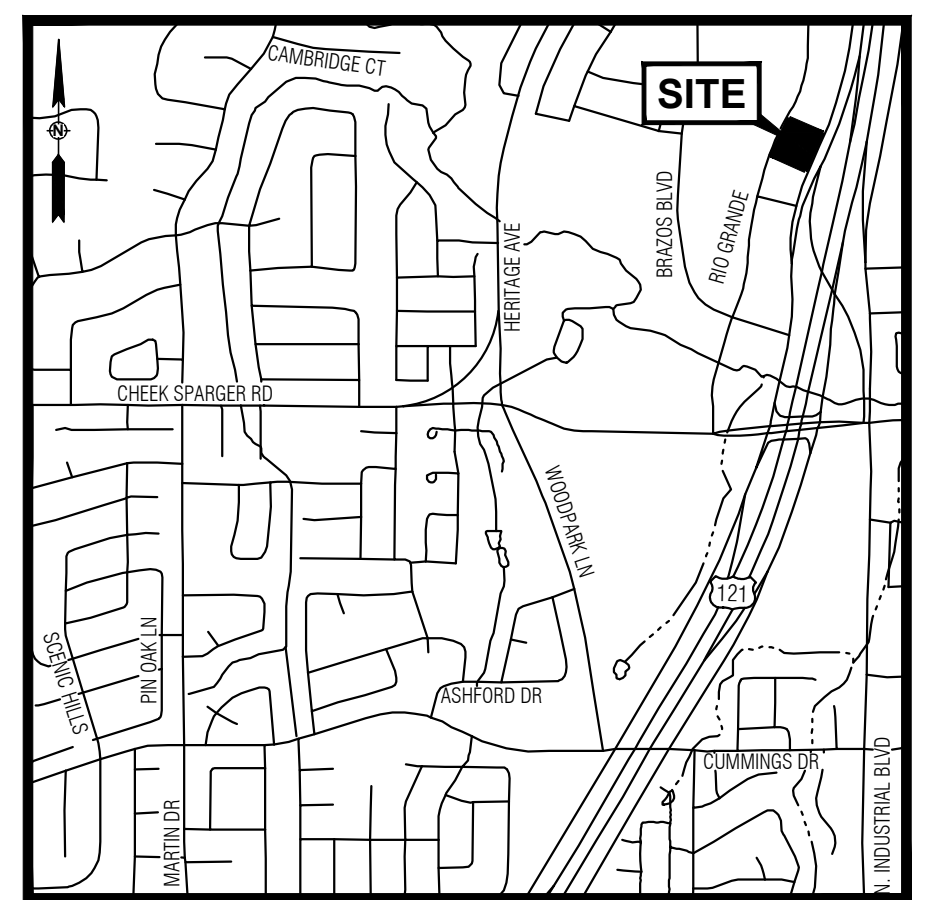
- GLADE PARKS PD:**
- 10' LANDSCAPE BUFFER ALONG 121 PROVIDED
  - SECOND DESIGN STANDARDS: OUTDOOR SEATING AND FOUNDATION PLANTING
  - ENHANCED VEHICULAR PAVEMENT: PROVIDED ROCK SALT FINISH

**SOLID SOD NOTES**

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

**GENERAL LAWN NOTES**

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") inch of imported topsoil on all areas to receive lawn.

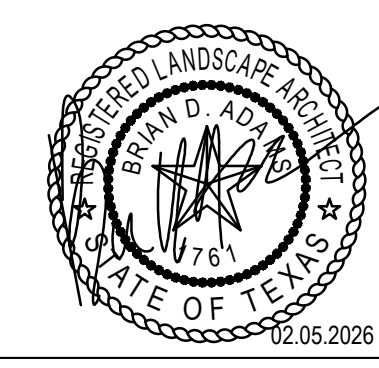


**LOCATION MAP**  
SCALE: NTS

**LOT 4, BLOCK C**  
**GLADE PARKS ADDITION**  
**1.2919 ACRES / 56,274 SQ.FT.**

**OWNER**  
**LEM RENTAL PROPERTIES, LLC**  
T.C.C.I. No. D218209470  
O.P.R.T.C.T.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2			

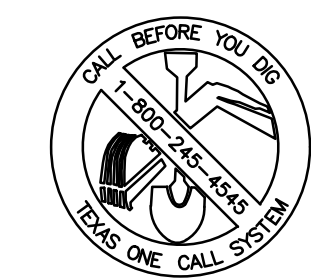


**smr**  
landscape architects, inc.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0083  
Fax 214.871.0545  
Email smr@smr-la.com

Linear Architecture LLC

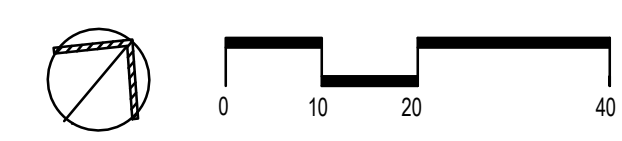
**LANDSCAPE PLAN**  
**BOTTLECAP ALLEY**  
**LOT 4, BLOCK C, GLAD PARKS ADDITION**  
**City of Euless, Tarrant County, Texas**

**PROJECT NO.**  
---  
**SHEET NO.**  
**L1.1**



**CASE #25-08-SP**

**01 LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**FINISHES/COLOR SCHEDULE**

PAINT/STAINS - SHERWIN WILLIAMS (UNO)	
1.1	SW 7020 BLACK FOX
1.2	SW 7591 RED BARN
1.3	SW MEDIUM BROWN STAIN
1.4	SW LIGHT GREY STAIN
SYNTHETIC STONE	
2.1	CORONADO STONE; CORONADO HONEY LEDGE - NEWPORT GREY
ROOFING	
3.1	DURO-LAST ROOF MEMBRANE COLOR: TAN
BRICK/BLOCK	
8.1	MFR: ACME BLEND: TEXAS SIZE: MODULAR BRICK MORTAR:
8.2	MFR: ACME BLEND: EBONY SIZE: MODULAR BRICK MORTAR:
8.3	MFR: FEATHERLITE - ROCK FACE COLOR: GRAY SIZE: 4x8x16 - W/ INTEGRAL WATER REPELLANT MORTAR:



**EAST ELEVATION 2**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION 1**  
SCALE: 1/4" = 1'-0"

REVISIONS  
DATE  
NO.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK DO NOT SCALE DRAWINGS



**Linear Architecture, LLC**  
5005 W Royal Ln, Suite 100  
Irving, TX 75063  
Phone: 972.929.9726

**BOTTLECAP ALLEY  
ICE HOUSE / GRILL**  
2411 State Highway 121  
Euless, Texas  
Case #25-08-SP



JOB NUMBER  
**25.027**

SHEET TITLE  
**EXTERIOR ELEVATIONS**  
SHEET NUMBER

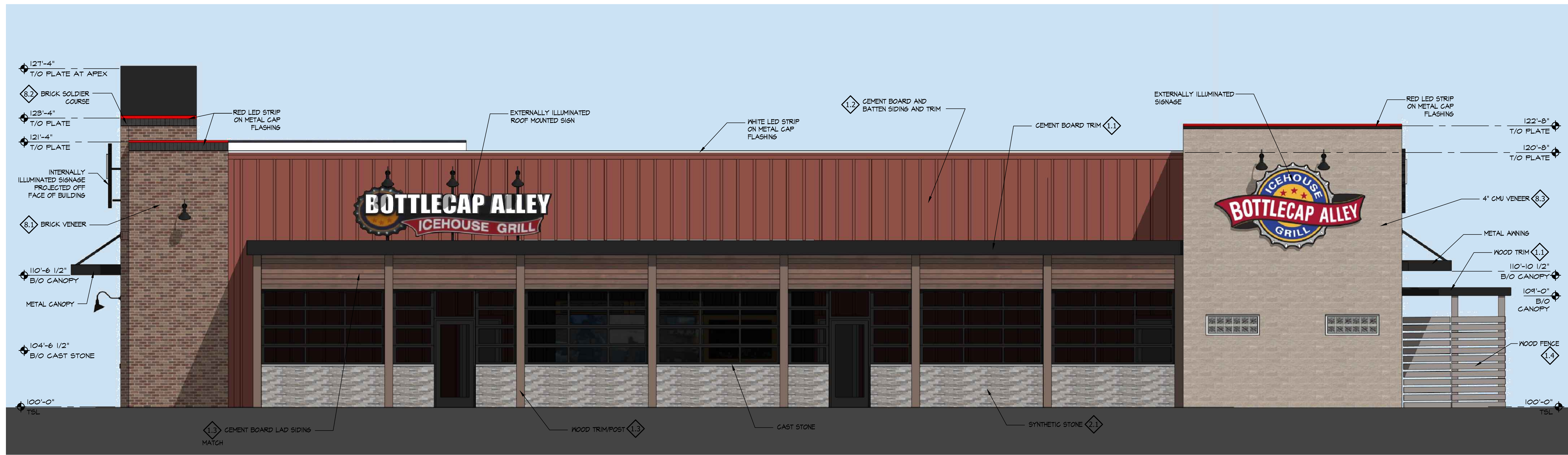
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**FINISHES/COLOR SCHEDULE**

PAINT/STAINS - SHERWIN WILLIAMS (UNO)	
1.1	SW 7020 BLACK FOX
1.2	SW 7591 RED BARN
1.3	SW MEDIUM BROWN STAIN
1.4	SW LIGHT GREY STAIN
SYNTHETIC STONE	
2.1	CORONADO STONE; CORONADO HONEY LEDGE - NEWPORT GREY
ROOFING	
3.1	DURO-LAST ROOF MEMBRANE COLOR: TAN
BRICK/BLOCK	
8.1	MFR: ACME BLEND: TEXAS SIZE: MODULAR BRICK MORTAR:
8.2	MFR: ACME BLEND: EBONY SIZE: MODULAR BRICK MORTAR:
8.3	MFR: FEATHERLITE - ROCK FACE COLOR: GRAY SIZE: 4x8x16 - W/ INTEGRAL WATER REPELLANT MORTAR:



**WEST ELEVATION 2**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION 1**  
SCALE: 1/4" = 1'-0"

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
NO. \_\_\_\_\_

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK  
DO NOT SCALE DRAWINGS



**Linear Architecture, LLC**  
5005 W Royal Ln, Suite 100  
Irving, TX 75063  
Phone: 972.929.9726

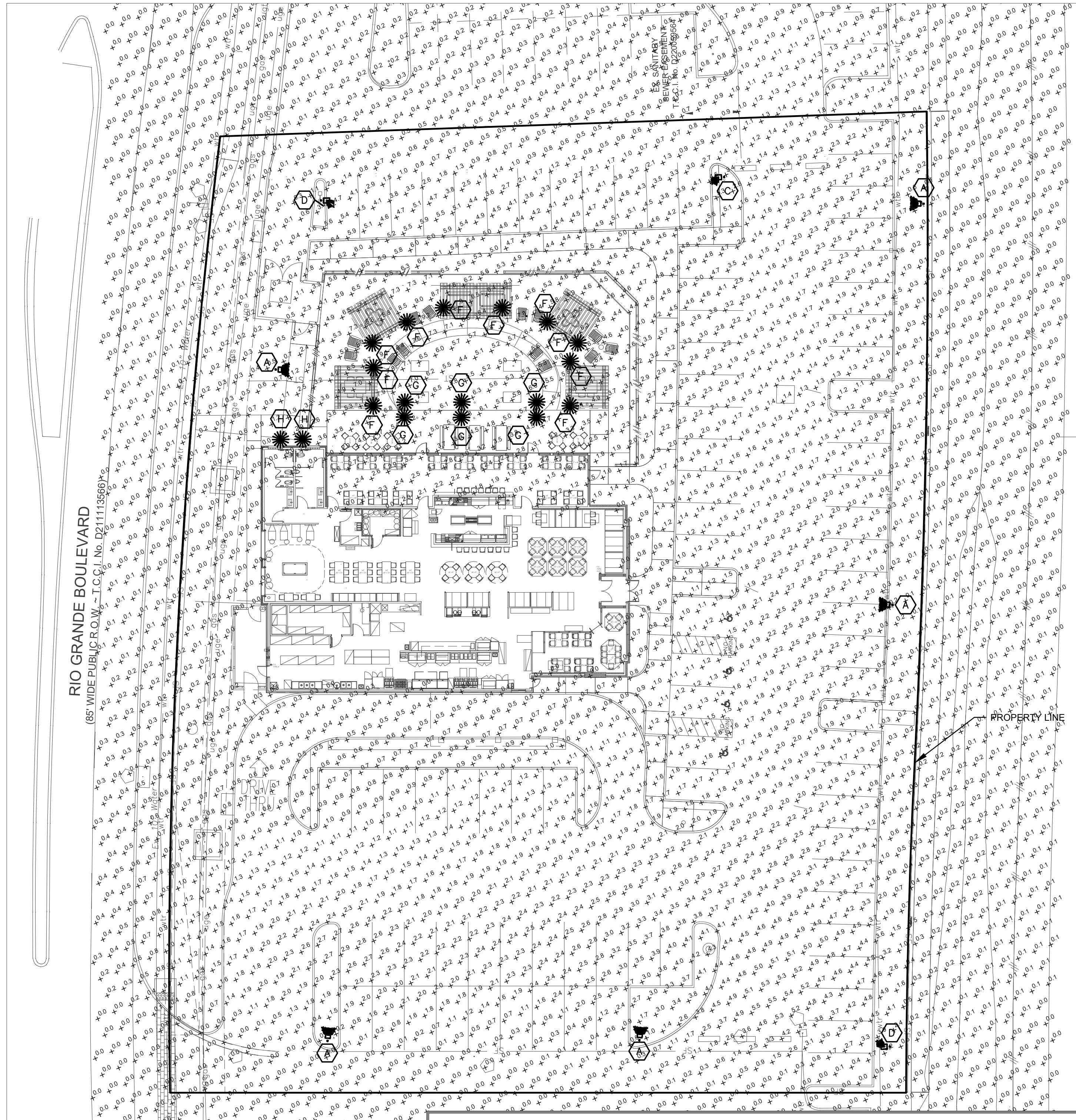
**BOTTLECAP ALLEY  
ICE HOUSE / GRILL**  
2411 State Highway 121  
Euless, Texas  
Case #25-08-SP



JOB NUMBER  
**25.027**

SHEET TITLE  
**EXTERIOR ELEVATIONS**  
SHEET NUMBER

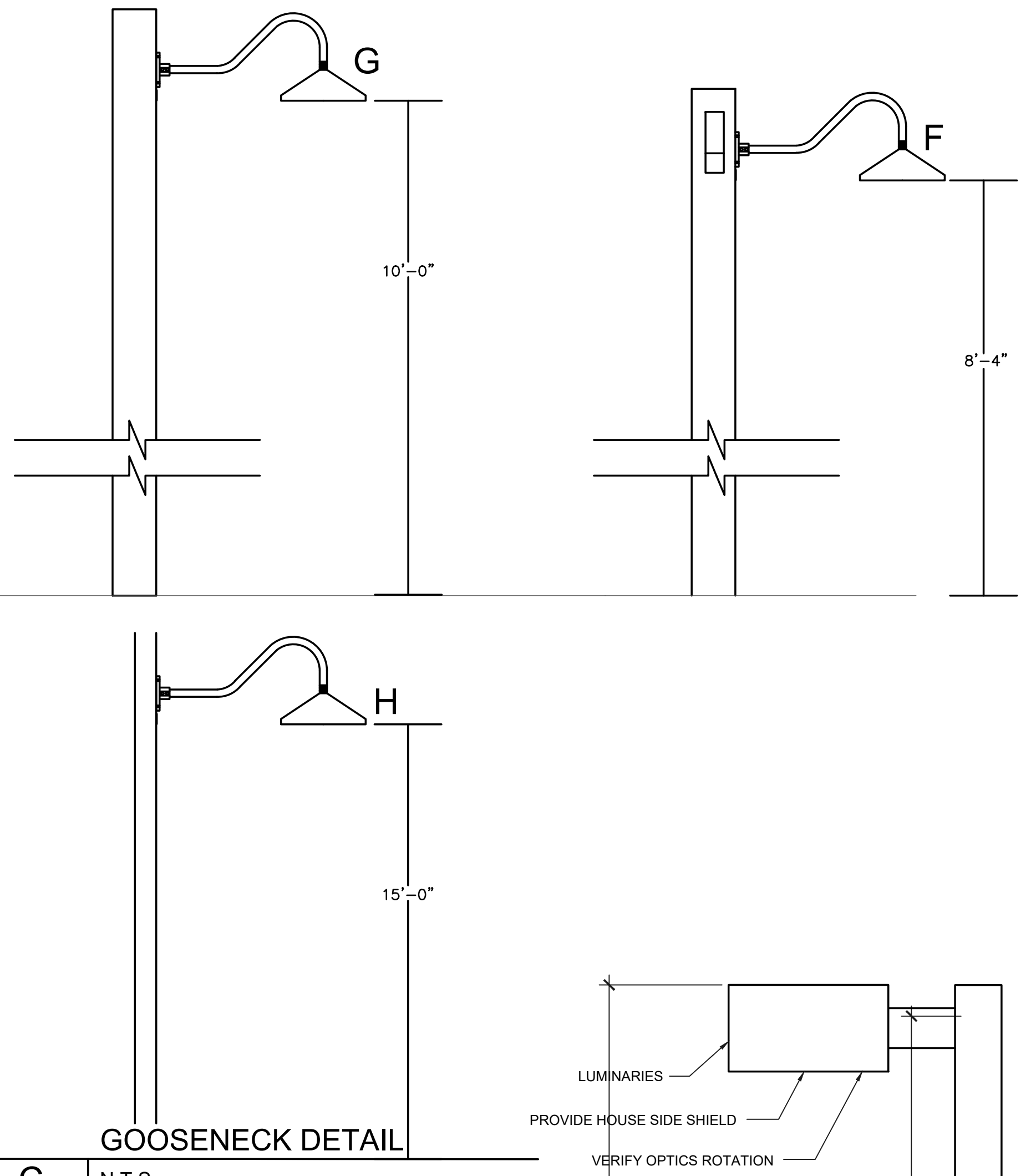
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**SITE PLAN PHOTOMETRIC**

**A** 1" = 20'-0"

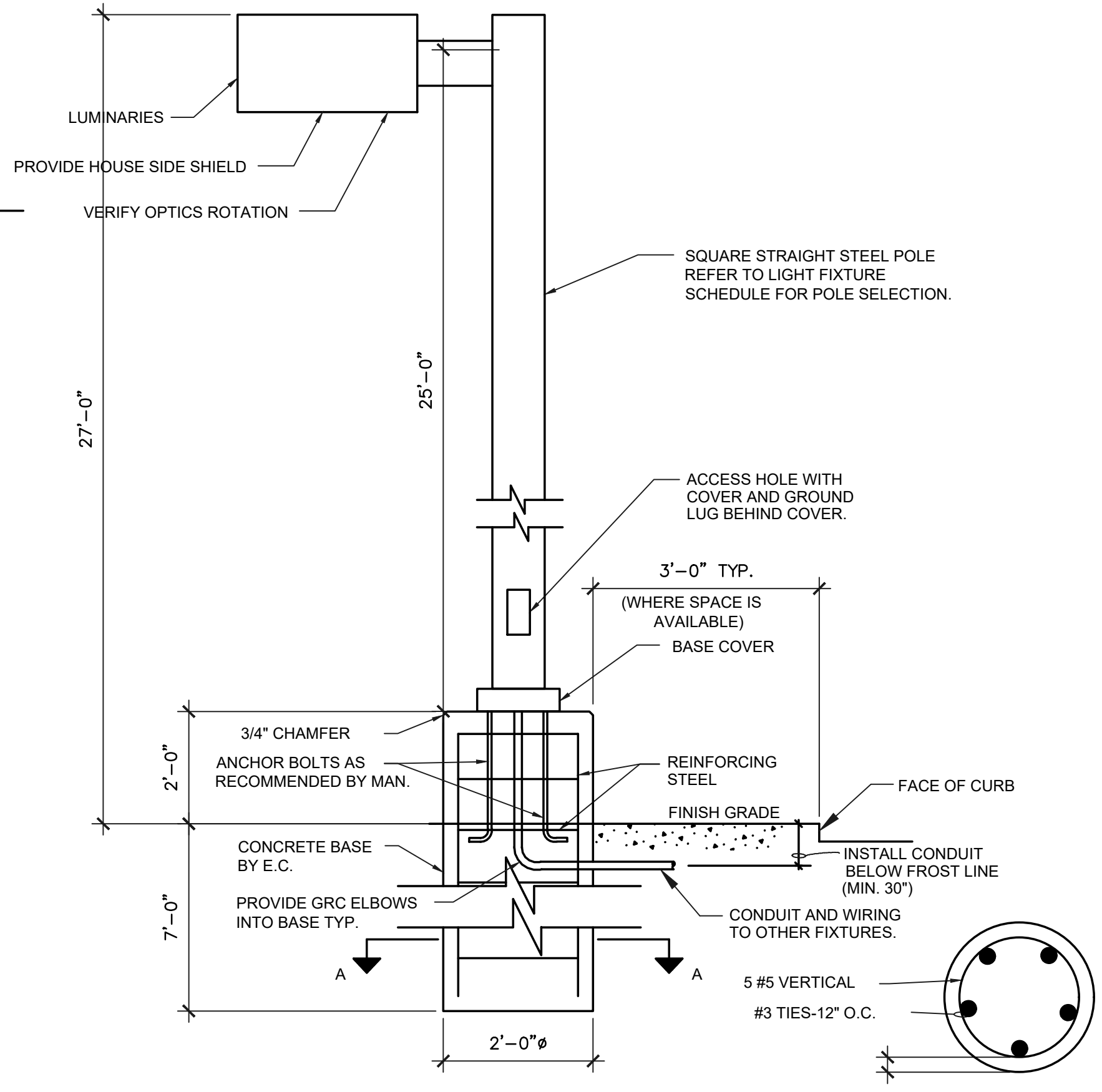
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot	POLE MODEL	MOUNTING HEIGHT
A	A		5	Lithonia Lighting	DSX2 LED P1 40K 80CRI BLCA	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	1	13427	1	134.5		SSS-25-4C	25'-0"
C	C		1	Lithonia Lighting	DSX2 LED P1 40K 80CRI RCCO	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	13118	1	134.5		SSS-25-4C	25'-0"
D	D		2	Lithonia Lighting	DSX2 LED P1 40K 80CRI LCCC	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	13118	1	134.5		SSS-25-4C	25'-0"
F	F		10	HI-LITE MFG	H-15116-91-HI-A-91-INC-91		1	1291	1	10.21		GOOSE NECK ARM #HL-A	8'-4"
G	G		6	HI-LITE MFG	H-15116-91-HI-A-91-INC-91		1	1291	1	10.21		GOOSE NECK ARM #HL-A	10'-0"
H	H		2	HI-LITE MFG	H-15116-91-HI-A-91-INC-91		1	1291	1	10.21		GOOSE NECK ARM #HL-A	15'-0" VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH IN.



**GOOSENECK DETAIL**

**C** N.T.S.

THE PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201(I) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS



**SITE POLE DETAIL**

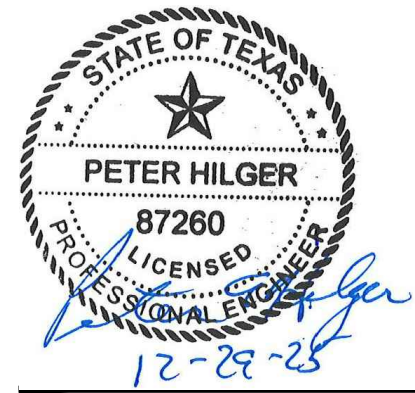
**B** N.T.S.

**GENERAL NOTES**

- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH NECA'S GOOD INSTALLATION PRACTICES, SPECIFICATIONS, AND THE LATEST EDITIONS OF ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES. ALL COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- PLANS SHOWN ARE DIAGRAMMATIC IN NATURE AND DO NOT INDICATE EVERY FITTING, TRANSITION, BOX, ETC REQUIRED. THEREFORE, CONTRACTOR IS TO COORDINATE ALL ELECTRICAL REQUIREMENTS WITH OTHER TRADES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPLETE AND OPERATIONAL SYSTEMS SHOWN ON PLAN.
- ALL CONDUIT, POWER WIRES, RECEPTACLE BOXES, RECEPTACLES, AND OVERLOAD PROTECTION DEVICES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- ALL CONDUIT SIZES SHALL BE DETERMINED BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE NOTED.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR GROUNDING OF ALL ELECTRICAL EQUIPMENT.

12.18.2025 CITY COMMENTS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECTS OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.



**Linear Architecture, LLC**  
 5005 W Royal Ln, Suite 100  
 Irving, TX 75063  
 Phone: 972.929.9226

**BOTTLECAP ALLEY ICE HOUSE / GRILL**  
 2411 State Highway 121  
 Euless, Texas  
 Case #25-08-SP



JOB NUMBER: **25.027** CITY CASE #: **#25-08-SP**

SHEET TITLE: **ELECTRICAL PHOTOMETRIC SITE PLAN**



SHEET NUMBER: **EPS-101**

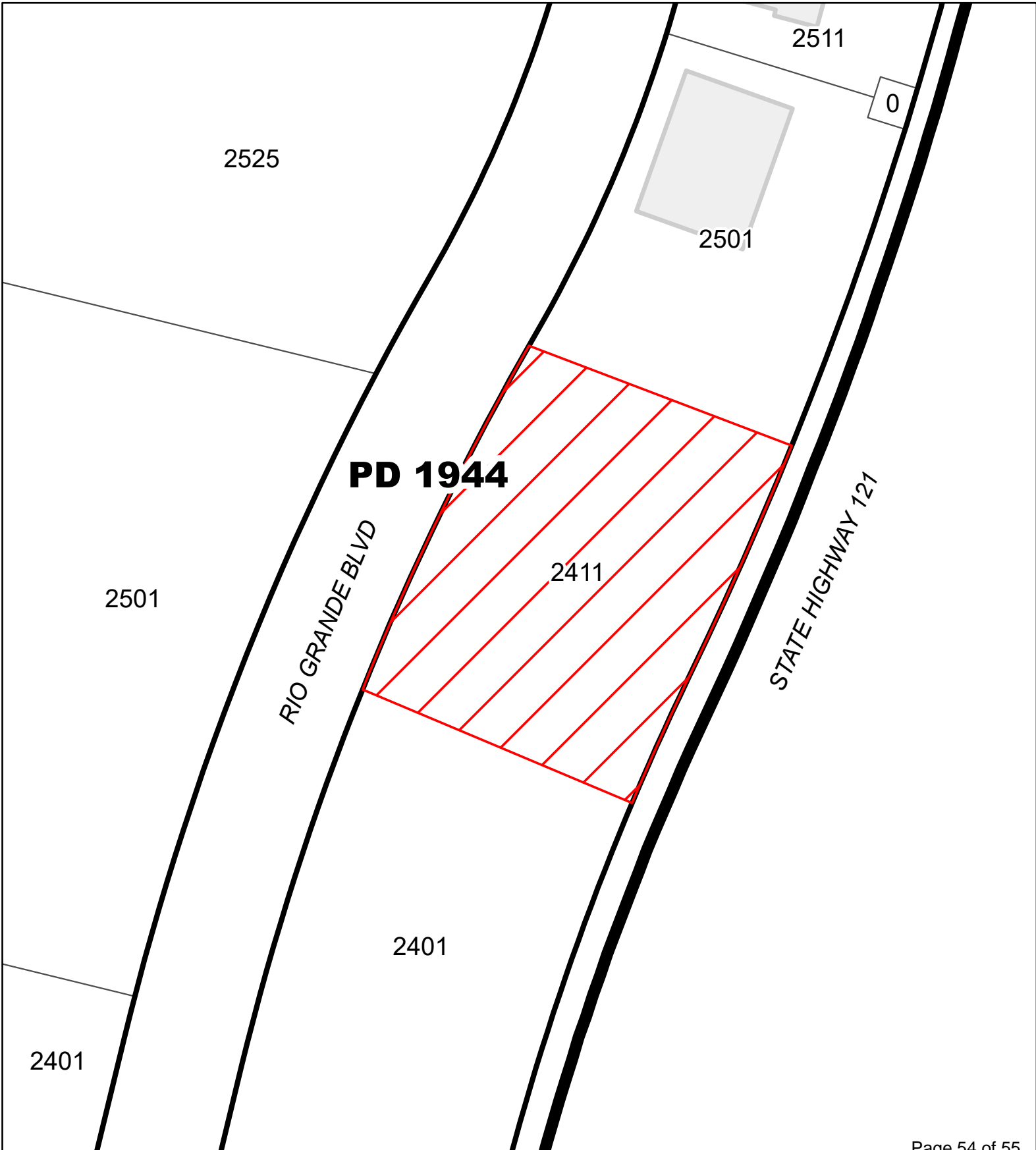
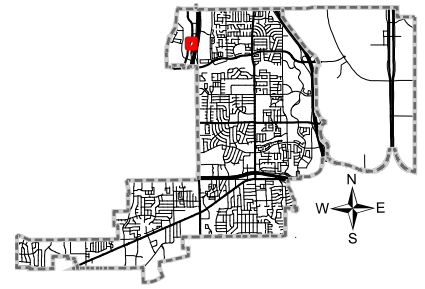
# 25-08-SP Zoning Exhibit:

Glade Parks Addition  
Block C, Lot 4

2411 State Hwy 121



-  Subject Tract
-  Zoning Districts




# 25-08-SP Location Exhibit:

Glade Parks Addition  
Block C, Lot 4

2411 State Hwy 121



 Subject Tract

