

## **AGENDA**

**Regular Meeting  
Euless Planning and Zoning Commission  
Tuesday, June 2, 2026  
201 N. Ector Drive, Council Chambers, City Hall**

**6:00 p.m. CALL TO ORDER – CITY HALL – PRECOUNCIL ROOM**

**PRE-SESSION DISCUSSION ITEMS:**

- Review Agenda Items
- Development Updates

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

The Planning and Zoning Commission 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.

### **REGULAR AGENDA**

**6:30 p.m. PLANNING AND ZONING COMMISSION CONSIDERATION OF SCHEDULED ITEMS IN COUNCIL CHAMBERS**

#### **INVOCATION**

Commissioner Flannery

#### **PLEDGE OF ALLEGIANCE**

Commissioner Prater

- 1. CONSIDER APPROVAL OF PLANNING AND ZONING COMMISSION MINUTES**
- 2. HOLD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-04-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**  
Receive public input regarding the request for a Specific Use Permit for a food store larger than 5,000 square feet located at QuikTrip Addition, Block A, Lot 3 and Timber Ridge Addition, Block 1, Lot A at 1010 W. Harwood Road in the Neighborhood Business (C-1) zoning district, and consider recommendation for an Ordinance.
- 3. ADJOURN**

**POSTED THIS  
MAY 27, 2026 , 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 817-685-1623. Reasonable accommodations will be made to assist your needs.

NOTE: The next regular meeting of the Planning and Zoning Commission will be held on Tuesday, June 16, 2026, at 6:00 p.m. in the Council Chambers of City Hall. Agendas will be available for public review on 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.

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
MARCH 17, 2026  
MINUTES**

The pre-session meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairman Stark in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Zariyan Stark, Vice Chair LuAnn Portugal, and Commissioners RubyAnne Crites, Katherine Flannery, Troy Mennis, and Madeline Prater. Commissioner Magen Brown was absent.

During the Pre-Session Meeting:

- Interim Director of Planning and Economic Development Lisa Payne reviewed agenda item number 2.

**PLANNING AND ZONING COMMISSION CONSIDERATION OF SCHEDULED ITEMS –  
COUNCIL CHAMBERS**

The regular meeting of the Eules Planning and Zoning Commission was called to order by Chairman Stark at 6:31 p.m. in the Council Chambers at City Hall, 201 North Ector Drive.

**STAFF PRESENT**

Lisa Payne, Interim Director of Planning and Economic Development  
Major Jones, Director of Public Works and Engineering  
David Pendley, Building Official  
Zachary Hall, Fire Inspector / Investigator  
Yvonne Garcia, Administrative Assistant II of Planning and Economic Development

**VISITORS PRESENT**

Lee Ann Folen      Imran Jiwani

**INVOCATION**

Commissioner Crites gave the invocation.

**THE PLEDGE OF ALLEGIANCE**

Commissioner Flannery led the pledge of allegiance.

**ITEM 1. APPROVED PLANNING AND ZONING COMMISSION MINUTES**

Commissioner Crites made a motion to approve the minutes of the regular meeting March 3, 2026. Commissioner Flannery seconded the motion.

The vote was as follows.

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

Nays: None

Abstentions: None

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

**ITEM 2. RECOMMENDED APPROVAL OF SITE PLAN CASE NO. 25-06-SP**

Interim Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Imran Jiwani, representing Noble One Contractors, has requested approval of a Site Plan to construct a 7,197 square foot building on a 1.030-acre property for a retail center.

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.

There were no questions or comments presented by the Commission.

Vice Chair Portugal made a motion to recommend approval of Case No. 25-06-SP for a Site Plan for Eules Center in Shreeya Addition, Block A, Lot 1 located on the southwest corner of East Glade Road and State Highway 360 at 400 East Glade Road.

Commissioner Flannery 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

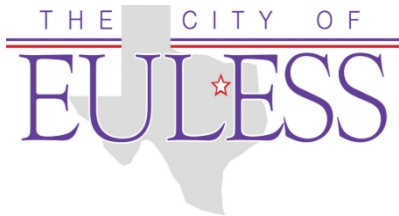
Chairman Stark declared the motion carried. (6-0-0)

**ITEM 4. ADJOURN**

There being no further business, the meeting was adjourned at 6:42 p.m.

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Chairman



## PLANNING AND ZONING COMMISSION COMMUNICATION

June 2, 2026

**SUBJECT:** Hold a Public Hearing for Specific Use Permit Case No. 26-04-SUP and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Lisa Payne, Assistant Director of Planning and Economic Development

**REFERENCE NO:** 26-04-SUP

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### **ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit for a food store larger than 5,000 square feet located at QuikTrip Addition, Block A, Lot 3 and Timber Ridge Addition, Block 1, Lot A at 1010 W. Harwood Road in the Neighborhood Business (C-1) zoning district, and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

- Table the request
- Recommend denial

### **SUMMARY OF SUBJECT:**

**Applicant:** Rep. Salman Bhojani, representing Bhojani Law, PLLC

**Location / Zoning:** The subject property is located at 1010 W. Harwood Road and is in the Neighborhood Business (C-1) zoning district.

**Project Summary:** The applicant intends to construct an 8,000 square foot India Bazaar grocery store that specializes in South Asian and international food. Food stores over 5,000 square feet are only permitted in the C-1 zoning district with the approval of a Specific Use Permit (SUP).

India Bazaar is a nation-wide grocery brand that is proposing its newest location on approximately 2.35 acres near the intersection of W. Harwood Road and N. Industrial Boulevard. The subject property is positioned between a QuikTrip convenience store and the Timber Ridge residential subdivision. Based on the size of the proposed store, 40 parking spaces are required and 65 are provided on the concept plan. This plan also includes a fire lane through the property, dumpster enclosures along the western property line, and a masonry wall with evergreen landscaping, as required between commercial and residential properties in the

City's Code of Ordinances. If the SUP is approved by City Council, the applicant will be required to submit a replat, a detailed site plan package, engineered civil plans, and stamped building plans.

India Bazaar will offer a full range of household and grocery products throughout the grocery aisles, produce displays, and refrigeration/freezer units. The proposed store is expected to create 10 to 20 jobs, and have operating hours of 9:00 AM to 10:00 PM every day of the week.

Public hearing notification letters were mailed to all property owners within 200 feet of the subject property and zoning notification signs were installed. To date, staff has received zero responses.

Per the City of Euless Code of Ordinances, an SUP shall not be recommended for approval by the Planning and Zoning Commission unless all criteria listed in Sec. 84-153 are found to exist.

Staff recommends approval of the Specific Use Permit, with the following conditions:

- a. The Specific Use Permit is tied to the business name, India Bazaar;
- b. The Specific Use Permit is tied to the business owner, Euless Grocery, LLC;
- c. There shall be no outdoor storage of merchandise or materials; and
- d. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

#### **SUPPORTING DOCUMENTS:**

1. Draft Ordinance XXXX
2. Application
3. Exhibits
4. Map 1 and Map 2

**ORDINANCE NO. XXXX**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT FOR A FOOD STORE LARGER THAN 5,000 SQUARE FEET IN THE NEIGHBORHOOD BUSINESS (C-1) ZONING DISTRICT LOCATED AT QUIKTRIP ADDITION, BLOCK A, LOT 3 AND TIMBER RIDGE ADDITION, BLOCK 1, LOT A AT 1010 W. HARWOOD ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on June 2, 2026, in conjunction with Specific Use Permit Case No. 26-04-SUP, and has rendered a recommendation to the City Council with respect to this case; and

**WHEREAS**, City Council has conducted a public hearing on June 23, 2026, has considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed change is in the best interest of the general welfare of the City of Euless and that any foreseeable negative impacts of the proposed use have been mitigated through design restrictions or other set conditions.

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

**SECTION 1.**

**ALLOWED USES.** Food store larger than 5,000 square feet and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at QuikTrip Addition, Block A, Lot 3 and Timber Ridge Addition, Block 1, Lot A at 1010 W. Harwood Road.

**SECTION 2.**

**SEVERABILITY CLAUSE.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 3.**

**PENALTY FOR VIOLATION.** Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon

conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Eules Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

**SECTION 4.**

**PUBLICATION CLAUSE.** The caption, penalty clause, and effective date clause of this ordinance shall be published in a newspaper of general circulation in the City of Eules, in compliance with the provisions of Article II, Section 12, of the Eules City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

**SECTION 5.**

**EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage, as provided by the Eules City Charter and the laws of the State of Texas.

**PRESENTED AND PASSED ON FIRST AND FINAL READING** at a regular meeting of the Eules City Council on June 23, 2026, by a vote of \_\_\_\_ ayes, \_\_\_\_ nays, and \_\_\_\_ abstentions.

**APPROVED:**

\_\_\_\_\_  
Tim Stinneford, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

# APPLICATION DETAILS

City of Euless  
26-04-SUP  
1010 W HARWOOD RD

Case #: 26-04-SUP  
Case Type: Specific Use Permit (SUP)  
Case SubType:  
Location: 1010 W HARWOOD RD

Case Status: IN REVIEW  
Description/Tag: Euless Grocery LLC, DBA  
India Bazaar Euless  
Initiated On: 03/25/2026  
Issued Date:

## Individuals listed on the record:

### Applicant

Bhojani Law, PLLC On Behalf Of Property Owners  
6301 Campus Circle Drive East, Suite 100  
Irving, Tx 75063

Home Phone:  
Work Phone: 9727866888  
Cell Phone:  
E-Mail: legal@bhojanilaw.com

### Property Owner

Hitesh Bhattarai And Shyam Shrestha  
11037 Clearstream Ln  
Frisco, Tx 75035

Home Phone:  
Work Phone:  
Cell Phone: 2147963933  
E-Mail: shresthakshyam@gmail.com

## Contractors:

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## Data Details:

Abstract (Legal Description)	Being Lot 3, Block A, of Quiktrip Addition, an addition to the City of Euless, Tarrant County, Texas, according to the Final Plat thereof recorded under Clerk's File No. D209237012, Plat Records, Tarrant County, Texas.
Total Acreage	1.38
Addition Name (Legal Description)	Quiktrip Addition
Block	A
Description of Request	Euless Grocery LLC, doing business as India Bazaar Euless, is a specialty grocery store offering a wide selection of high quality South Asian and international food products. The project will serve the local community by providing culturally diverse grocery items, fresh produce, and everyday essentials in a convenient retail setting.
Existing Zoning	C-1 Neighborhood business district
Lot	3
Project Name	Euless Grocery LLC DBA India Bazaar Euless
Proposed Use	Indian Grocery Store. Seeking square footage variance through Specific Use Permit Application for development of a 8000 sq. ft. grocery store.
Proposed Zoning	C-1 Neighborhood business district
Survey (Legal Description)	Being Lot 3, Block A, of Quiktrip Addition, an addition to the City of Euless, Tarrant County, Texas, according to the Final Plat thereof recorded under Clerk's File No. D209237012, Plat Records, Tarrant County, Texas.
TAD ID	41483545
Total # of Lots	1.00

## **EULESS GROCERY LLC DBA INDIA BAZAAR EULESS**

### **Business Narrative:**

Eules Grocery LLC, doing business as India Bazaar Eules (the “*Applicant*”), proposes to operate a specialty grocery retail store focused on providing high-quality South Asian and international food products to the surrounding community. The Applicant will operate the business through experienced local ownership with a strong background in retail operations and customer service, with an emphasis on maintaining a clean, modern, and well-managed shopping environment.

India Bazaar is an established grocery brand, with its first location opening in Plano, Texas, on March 13, 2004. Since that time, the brand has expanded to approximately fifteen (15) locations across multiple states, including several within the Dallas–Fort Worth metroplex, as well as locations in Chicago and Atlanta. Recent expansion within the Dallas–Fort Worth area includes stores in Fort Worth and McKinney, with an additional location planned in Austin.

India Bazaar stores are designed to serve diverse and multicultural communities by offering a wide variety of authentic grocery products commonly used in Indian, Nepali, Pakistani, Bangladeshi, and other South Asian cuisines. In addition, the stores carry a selection of mainstream grocery items to accommodate general household shopping needs.

### **Proposed Location:**

The proposed location will operate under the name India Bazaar Eules and will serve residents of the City of Eules and surrounding areas within the Dallas–Fort Worth metropolitan region. The proposed location is approximately 2.35 acres and is situated at 1010 W. Harwood Road, Eules, Texas 76039.

### **Products and Services:**

The proposed store will offer a full range of grocery and household products, including, but not limited to:

- Fresh fruits and vegetables, including specialty produce used in South Asian cuisine
- Dry grocery items such as rice, lentils, beans, flour, and grains
- Spices, herbs, and cooking ingredients
- Frozen foods and ready-to-cook meals
- Dairy products and beverages
- Packaged snacks, sweets, and confectionery items
- Household essentials and kitchen supplies
- A limited selection of ready-to-eat snack items and quick-serve, takeaway-style offerings

All operations will comply with applicable federal, state, and local laws, including all health, safety, and

food handling regulations.

**Store Size and Layout:**

The proposed India Bazaar Euless location will occupy approximately 7,000 to 8,000 square feet of retail space. The layout will feature grocery aisles, produce displays, refrigeration and freezer units, checkout areas, and back-of-house storage to support efficient retail operations. A Specific Use Permit (SUP) is being requested because the City's Code of Ordinances limits food stores in the C-1 Neighborhood Business District to a maximum of 5,000 square feet, whereas the proposed store is expected to be approximately 8,000 square feet.

**Hours of Operation:**

The anticipated hours of operation are as follows:

Monday through Sunday: 9:00 a.m. to 10:00 p.m.

These hours are intended to provide convenient access for customers while remaining consistent with retail uses in the surrounding area.

**Employment:**

The proposed store is expected to create approximately 10 to 20 jobs for local residents, including positions in management, customer service, stocking, produce handling, and maintenance. Staffing levels may vary based on operational needs and seasonal demand.

**Community Impact and Compatibility:**

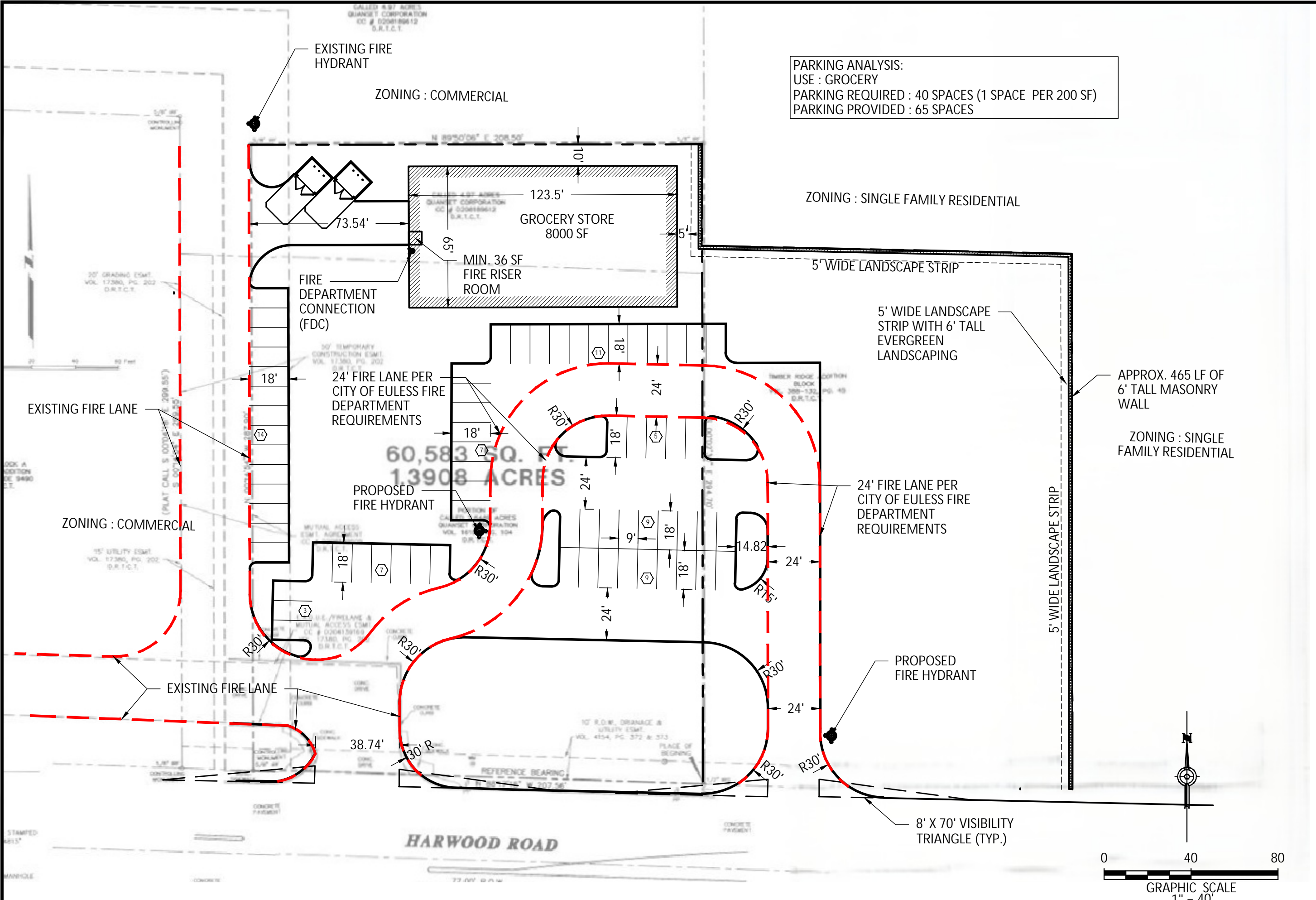
The proposed use is consistent with existing retail uses in the surrounding area and is expected to operate in a manner that is compatible with neighboring properties. The Applicant is committed to maintaining the Property in a clean, safe, and orderly condition and to operating in compliance with all applicable regulations.

The project is anticipated to have a positive economic impact on the City of Euless by creating employment opportunities, generating sales tax revenue, and providing access to a broader range of grocery products that serve the needs of the City's growing and diverse population.

**CONCEPT SITE LAYOUT**  
 1010 W. HARWOOD ROAD  
 EUESS, TX 76039

NO.	REVISION	DATE

ISSUE DATE: 20 May 20



## **LEGAL DESCRIPTION**

Being Lot 3, Block A, of Quiktrip Addition, an addition to the City of Euless, Tarrant County, Texas, according to the Final Plat thereof recorded under Clerk's File No. D209237012, Plat Records, Tarrant County, Texas.

Commonly known as 1010 W. Harwood Road, Euless, Texas 76039.

Lot A, Block 1, TIMBER RIDGE ADDITION, to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-132, Page 45, Plat Records of Tarrant County, Texas.




Commonly known as 974 W. Harwood Road, Euless, Texas 76039.

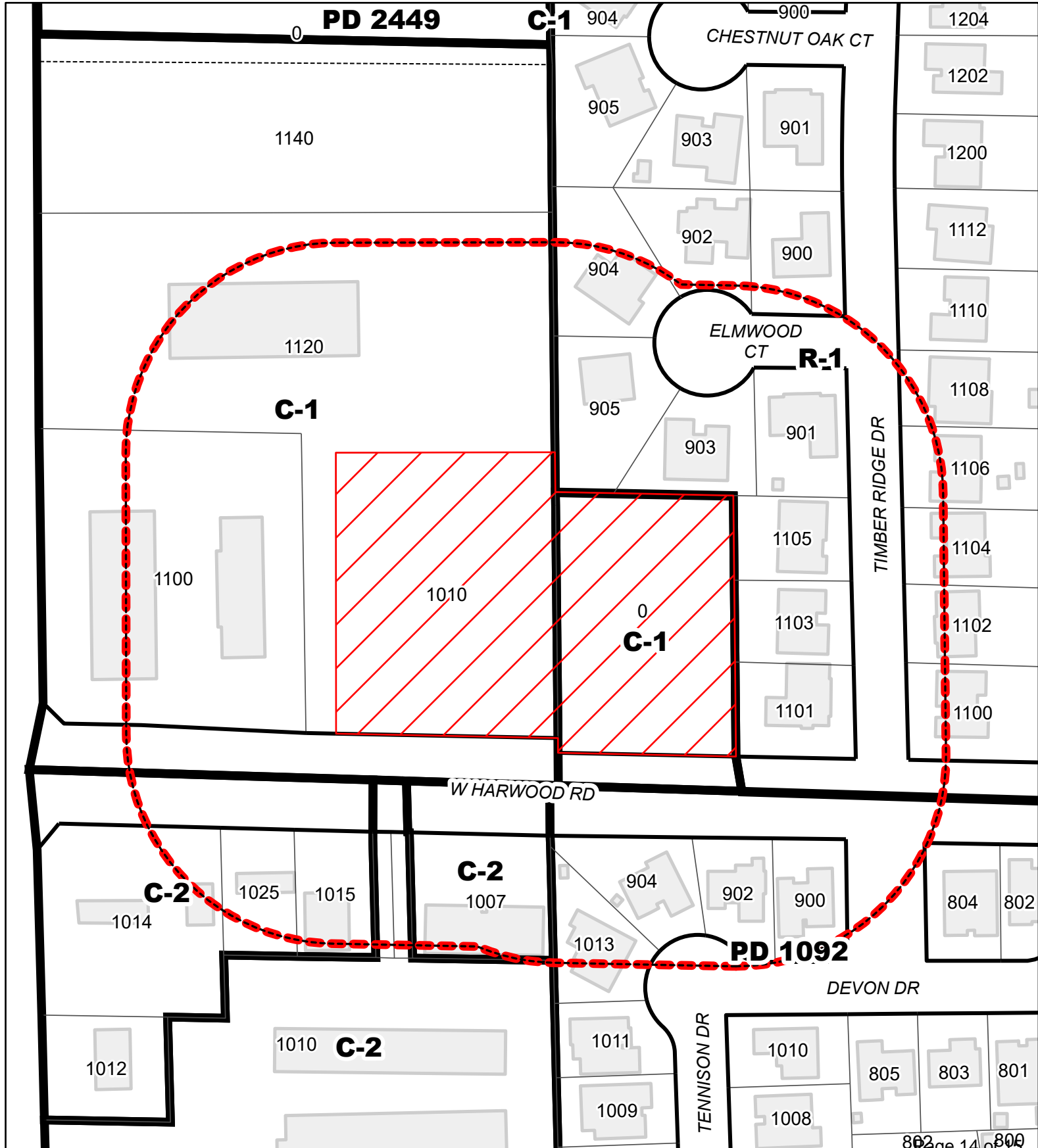
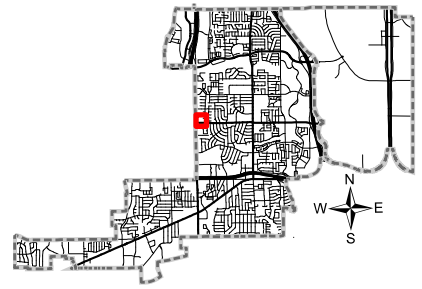
# 26-04-SUP

## Zoning Exhibit:

QuikTrip Addition  
 Block A, Lot 3  
 Timber Ridge Addition  
 Block 1, Lot A  
 1010 W Harwood Rd



-  Notification Area
-  Subject Tract
-  Zoning Districts





# 26-04-SUP

## Location Exhibit:

QuikTrip Addition  
Block A, Lot 3  
Timber Ridge Addition  
Block 1, Lot A  
1010 W Harwood Rd



-  Notification Area
-  Subject Tract

