



AGENDA

**Regular Meeting
EULESS Planning and Zoning Commission
Tuesday, June 16, 2026
201 N. Ector Drive, Council Chambers, City Hall**

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

PRE-SESSION DISCUSSION ITEMS:

- **WORK SESSION:** Conduct basic training with Planning and Zoning Commission members to cover purpose, basic voting requirements, tie votes, abstentions, and related matters.
- **WORK SESSION:** Discuss the Proposed Land Use Plan Amendment and Timeline

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 Mennis

PLEDGE OF ALLEGIANCE

Commissioner Koren

- 1. ELECTION OF OFFICE- CHAIRPERSON**
- 2. CONSIDER APPROVAL OF PLANNING AND ZONING COMMISSION MINUTES**
- 3. ADJOURN**

**POSTED THIS
10TH DAY OF JUNE 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, July 7, 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 at least 3 business days prior to the meeting.

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
JUNE 2, 2026
DRAFT MINUTES**

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

During the Pre-Session Meeting:

- Assistant Director of Planning and Economic Development Lisa Payne reviewed agenda item number 2.
- Director of Planning and Economic Development Reagan Rothenberger presented development updates.

**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 Vice Chair Portugal at 6:36 p.m. in the Council Chambers at City Hall, 201 North Ector Drive.

STAFF PRESENT

Reagan Rothenberger, Director of Planning and Economic Development
Lisa Payne, Assistant 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

Ambarin Sawja Terry Huecker Melba Kelsey
Vicki Ottensman Cameron Gardner

INVOCATION

Commissioner Flannery gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Prater 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 17, 2026. Commissioner Brown seconded the motion.

The vote was as follows.

Ayes: Vice Chair Portugal and Commissioners Brown, Crites, Flannery, Mennis, and Prater

Nays: None

Abstentions: Commissioner Koren

Commissioner Koren abstained from voting on the minutes because he was not a member of the Planning and Zoning Commission at the time of the last meeting.

Vice Chair Portugal declared the motion carried. (6-0-1)

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-04-SUP AND RECOMMENDED AN ORDINANCE

Vice Chair Portugal opened the public hearing at 6:39 p.m.

Assistant Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Rep. Salman Bhojani, representing Bhojani Law, PLLC, is requesting 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.

Public hearing notification letters were mailed to all property owners within 200 feet of the subject property and a zoning notification sign was installed. To date, staff had received three (3) responses in opposition.

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, Eules 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.

Ambarin Sawja, Attorney at Bhojani Law, gave a brief presentation and was available for questions.

Vice Chair Portugal asked to hear from anyone who wished to speak on this case.

Terry Huecker, resident, is opposed to the proposal due to traffic concerns, drainage issues, a concern that food in dumpsters could bring rodents, and that development would create a lack of privacy next to his backyard.

Vick Ottensman, resident, is opposed to the proposal due to traffic concerns, drainage issues, and a concern that food in dumpsters could bring rodents. She stated that this proposal should not be approved because it is next to residential properties.

Cameron Gardner, resident, is opposed to the proposal due to concerns regarding loss of privacy and lighting.

Melba Kelsey, resident, is opposed to the proposal due to concerns of noise and privacy, as well as drainage issues they already experience.

There being no further persons to be heard, Vice Chair Portugal closed the public hearing at 6:58 p.m.

Commissioner Prater asked the applicant why 8,000 square feet was needed and how it compared to other stores managed by the company. Ms. Sawja stated that the size is needed to accommodate the full grocery selection and that the company's other stores are generally larger.

Commissioner Mennis thanked the residents for attending the meeting and sharing their concerns. He acknowledged the concerns raised regarding traffic, privacy, the wooded area, and drainage, and explained that the Commission's action that evening was limited to considering the Specific Use Permit. He noted that, if approved, the applicant would still be required to return with a detailed site plan addressing drainage, landscaping, fencing, and other design elements. He asked the applicant whether the proposed business is a franchise. Ms. Sawja replied that the business is a franchise and that the owner also operates the existing location in Fort Worth.

Commissioner Koren asked whether the east side of the property would remain wooded or if there were plans for development in that area. He also asked whether a traffic study had been conducted. Ms. Sawja responded that a portion of the east side would be developed with parking spaces and that the required landscaping would be installed in accordance with City regulations. She also stated that the area would not remain in its current wooded condition, and that a traffic study had not been conducted.

Commissioner Brown asked whether the applicant anticipated requesting an expansion beyond the proposed 8,000 square feet in the future. Ms. Sawja responded that they have no plans or intentions to expand the proposed store beyond 8,000 square feet.

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

Commissioner Prater made a motion to recommend approval of Case No. 26-04-SUP for a Specific Use Permit (SUP) 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, with the following amended conditions:

- 1) Cap the square footage of the building to a maximum of 8,000 square feet;
- 2) Increase the rear and side setbacks from 5 feet to 15 feet;
- 3) The dumpster enclosures are required to be on the west side of the property (as shown on the concept plan);
- 4) The Specific Use Permit is tied to the business name, India Bazaar;
- 5) The Specific Use Permit is tied to the business owner, Eules Grocery, LLC;
- 6) There shall be no outdoor storage of merchandise or materials; and

- 7) 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.

Commissioner Crites seconded the motion with conditions as amended.

The vote was as follows.

Ayes: Vice Chair Portugal and Commissioners Brown, Crites, Flannery, Mennis, and Prater

Nays: Commissioner Koren

Abstention: None

Vice Chair Portugal declared the motion carried. (6-1-0)

ITEM 3. ADJOURN

There being no further business, the meeting was adjourned at 7:07 p.m.

Vice Chair Portugal