

AGENDA

**Regular Meeting
Euless City Council
Tuesday, June 23, 2026
201 N. Ector Drive, Council Chambers, 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
- Home Occupations Ordinance Update – Reagan Rothenberger
- Development Update – Reagan Rothenberger
- Financial Report and Presentation – Janina Jewell
- Capital Projects Update – Chris Barker
- Transportation Update – Chris Barker

CLOSED SESSION – Deliberation authorized by the Texas Government Code:

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

Council Member Eddie Price

PLEDGES OF ALLEGIANCE

Council Member Tika Paudel

- 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR JULY 2026**
Kelli Brodhagen, Administrative Assistant, Public Works
- 2. PRESENTATION OF EMPLOYEE SERVICE PINS**
15 Year Pin – Derick Rogers, Police Lieutenant, Police Department
20 Year Pin – Kelly LaBrie, Librarian Assistant, Library

- 3. PRESENTATION OF PROCLAMATION**
Proclaiming July as Parks and Recreation Month

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 Any member of the City Council may request that an item be withdrawn from the Consent Agenda and placed before the City Council for full discussion.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 MAYOR TO ENTER INTO A JOINT ADMINISTRATIVE AGREEMENT WITH TARRANT COUNTY**
For administration of the City's Community Development Block Grant Program.
- 5. CONSIDER APPROVAL OF CITY COUNCIL MINUTES**
Regular Meeting of June 9, 2026
Special Called Meeting of June 11, 2026

REGULAR AGENDA

- 6. HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-04-SUP AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 2453**
Request for a Specific Use Permit at QuikTrip Addition, Block A, Lot 3 located at 1010 W. Harwood Road for a food store in the Neighborhood Business (C-1) zoning district.
- 7. PUBLIC COMMENTS**
- 8. REPORTS**
- a. Staff Report
 - b. City Attorney
 - c. City Manager
 - d. City Council
-Recent Events and Items of Community Interest
- 9. ADJOURN**

**POSTED THIS
17TH OF JUNE, 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: 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 at least 3 business days prior to the meeting.

**Eules Council Meetings will stream live online at www.eulesstx.gov/video
Archives will be available the following day.**

EMPLOYEE OF THE MONTH
KELLI BRODHAGEN – JULY 2026
Administrative Assistant – Public Works

Education, Training, & Licenses:

Kelli received her Associates of Arts degree from Berkshire Community College in Pittsfield, Massachusetts.

Employment Background & Experience:

Before joining the City of Eules, Kelli was the Director of Administration at Academy Hill School in Springfield, Massachusetts from 2017-2025.

Awards, Recognition, Associations, & Personal Data:

Kelli is a member of the American Legion Auxiliary and the American Society of Administrative Professionals. She loves spending time with her friends and family, traveling and hiking. Kelli has lived in eight different states and loves to meet new people. She enjoys supporting military and veterans' organizations and is a proud mom to her son, who is currently serving in the United States Air Force.



FIFTEEN YEARS OF SERVICE
DERICK ROGERS – JULY 2011
Police Lieutenant – Police Department

Education, Training, & Licenses:

Derick graduated from High School in Brownwood, Texas and earned a Bachelor's Degree from Texas A&M University. He has the following trainings and licenses: TCOLE Basic Instructor, Firearms Instructor, Less Lethal and Chemical Munitions Instructor, Pistol Red Dot Instructor, and Explosive Breacher. Derick is a CrossFit Level 1 Certified Instructor and utilized this certification to create CrossFit EPD, with a goal of bringing a health and wellness focus to the Police Department.

Employment Background & Experience:

Derick started with the Euless Police Department in July 2011 as a Police Officer. He promoted to Senior Corporal in December 2017, Sergeant in 2021, and to his current rank of Lieutenant in 2025. While at the Euless Police Department, Derick has served as a Field Training Officer, NETCAST Regional SWAT Team member, Patrol Supervisor, and CID Supervisor. He has been an instructor for firearms, Active Shooter Response, Less Lethal Shotgun, and High-Risk Traffic Stops. His current assignments include: Professional Standards Lieutenant, Rangemaster, and Assistant Commander of the SWAT Team.

Awards, Recognition, Associations, & Personal Data:

Derick is the recipient of the 2013 EPD Rookie of the Year Award, 2020 Supervisor of the Year Award, and received a Unit Citation and Certificate of Merit in 2024.



TWENTY YEARS OF SERVICE
KELLY LABRIE – JULY 2006
Librarian Assistant – Library

Education, Training, & Licenses:

Kelly is a proud Southern California native, where she graduated from the University of California in Irvine with a Bachelor's Degree in Spanish Linguistics. Missing the college classroom experience, led her to later casually study post-graduate courses in Business Management. After moving to Texas with her family in 2002, she again dreamed of pursuing more education, eventually enrolling in classes towards a Master's degree in Linguistics from the University of North Texas in 2014. Although incomplete, her aspiration is to obtain her Master's Degree in either Linguistics or Holistic Nutrition, which has become one of her current passions.

Employment Background & Experience:

Kelly has an extensive background, consisting of 40 years of customer service, 30 of those focusing on public and private education for both children and adults: serving as a bilingual Teacher's Assistant for students in grades K-5, ESL tutor, Adult Basic Education literacy trainer and even an exam proctor for a casino dealer school. She worked for the Los Angeles Community College District, collaborating with both faculty and staff to operate the GAIN/CalWorks adult basic skills lab - training tutors, administering exams, and providing individual academic advising to marginalized students. Since moving to Texas in 2002, she served as a Librarian Assistant for the Dallas Public Library, as the Certified Chief Independent Test Administrator for Dallas College's GED test center in Irving before coming to work for the City of Euless in 2006.

Awards, Recognition, Associations, & Personal Data:

Kelly is an avid reader, student of holistic nutrition, organic gardener, and a travel enthusiast. She also loves learning languages, currently studying beginner's Arabic in her free time. As an avid reader, she is a budding content creator, with her Instagram theme page entitled @the_melanated_bookshelf. She enjoys spending time with her husband, two children, and two grandchildren. Kelly is the proud recipient of the August 2011 Employee of the Month award.





Proclamation

THE CITY OF

EULESS

Texas



Whereas: Parks and recreation facilities are an integral part of local communities throughout this country, including the City of Euless, Texas; and

WHEREAS: parks create an economic value for both governments and individuals by increasing property value to the neighborhoods and improving community connections; and

WHEREAS: parks and recreation amenities encourage physical activity by providing spaces for popular sports, swimming pools, playgrounds, hiking trails, and many other activities designed to promote active lifestyles; and

WHEREAS: they offer healthy and educational programs and camps which are safe, cost effective, and accessible for the whole family; and

WHEREAS: parks, trails, and natural areas provide many ecological and environmental benefits; including safeguarding plant and animal habitats, decreasing air pollution, protecting clean water and conserving watersheds; and

WHEREAS: Euless Parks and Community Services is dedicated to improving and maintaining the City's recreational facilities and green spaces, and offering resources that enrich the overall health and well-being of individuals and families.

NOW, THEREFORE, I, Tim Stinneford, Mayor of the City of Euless, Texas, do hereby proclaim July 2026 as

Parks and Recreation Month

IN WITNESS WHEREOF, I have signed my name and affixed the official seal of the city hereto, on this 23rd day of June 2026.

Tim Stinneford, Mayor





CITY COUNCIL COMMUNICATION

June 23, 2026

SUBJECT: Joint Administrative Agreement for Administration of Community Development Block Grant Program

SUBMITTED BY: Chris Barker, City Manager

REFERENCE NO:

ACTION REQUESTED:

Consider authorizing the Mayor to enter into a Joint Administrative Agreement for administration of the City's Community Development Block Grant (CDBG) for the three (3) year program period, FY2027 through FY2029.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

The City of Euless is requesting to renew the Joint Administrative Agreement with Tarrant County to continue participation in the County's Community Development Block Grant (CDBG) as a metropolitan city eligible to receive direct entitlement of the above funds for FY2027, FY2028, and FY2029 program years.

The County, through this agreement, agrees to administer on behalf of the City all activities and requirements of federal, state, and local law, and rules and procedures of the United States Department of Housing and Urban Development (HUD).

The City will approve all City CDBG entitlement program funding decisions and will determine specific programs, projects, or any other uses to the extent permitted and consistent with HUD eligible activities.

SUPPORTING DOCUMENTS:

1. Joint Administrative Agreement

The City and the County shall not terminate or withdraw from the agreement while it remains in effect. The County may transfer the program income to the Metropolitan City, upon its termination of Urban County participation, provided that the Municipality begins participating as an independent CDBG Entitlement grantee and agrees to use the program income in its own CDBG Entitlement program.

The City and the County shall take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, that the grant will be conducted and administered in conformity with: Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1; the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing; and Section 109 of Title I of the Housing and Community Development Act of 1974, and the implementing regulations at 24 CFR Part 6, which incorporates: Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8; Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35; the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146; Section 3 of the Housing and Urban Development Act of 1968; Uniform Relocation and Real Property Policies Act of 1970 and the implementing regulations at 49 CFR Part 24; Section 104(d) of the Housing and Community Development Act of 1974 and the implementing regulations at 24 CFR Part 42; and all other applicable Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification and duty to affirmatively further fair housing.

The City and the County have adopted and are enforcing: (1) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations. (2) A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location that is the subject of non-violent civil rights demonstrations within its jurisdiction.

Pursuant to 24 CFR 570.501(b), the City is subject to the same requirements applicable to sub recipients, including the requirement of a written agreement as described in 24 CFR 570.503.

The City and the County understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended.

This **JOINT ADMINISTRATIVE AGREEMENT** is made and entered into by and between the City Council of the **CITY OF EULESS** and **TARRANT COUNTY** and the parties hereby **AGREE** as follows:

1. Scope of Term of Services. The County through this Joint Administrative Agreement agrees to administer on behalf of the City of EULESS all activities and requirements of federal, state and local law, and rules and procedures of the United States Department of Housing and

Urban Development with regard to the City's Community Development Block Grant entitlement program for the Fiscal Years 2027 through 2029.

2. Distribution of CDBG. The City shall indirectly receive CDBG entitlement program funding from the County as an entitled metropolitan city through approved projects. The amount of funding shall be at least EIGHTY PERCENT (80%) of the total annual City's entitlement allocation as a metropolitan city from HUD.

3. Duties of County. The County shall be responsible for administering all activities related to the City CDBG entitlement program in accordance with 24 CFR 570.500 Subpart "J" Grant Administration, 24 CFR 570.501(b), and 24 CFR 570.503.

4. Duties of the City. The City will approve all City CDBG entitlement program funding decisions. The City will determine specific programs, projects, or any other uses to the extent permitted and consistent with HUD eligible activities.

5. Administrative Expenses. The County shall retain, for HUD eligible reimbursable administrative costs, an amount not to exceed TWENTY PERCENT (20%) of the total annual HUD allocation under 570.205, 570.206 and OMB Circular A-87 and A-133.

This Joint Administrative Agreement is executed on behalf of the **CITY OF EULESS** and **TARRANT COUNTY** by its duly authorized officials.

CITY OF EULESS

TARRANT COUNTY, TEXAS

Tim Stinneford, MAYOR of CITY of EULESS

Tim O'Hare, COUNTY JUDGE

DATE: _____

DATE: _____

Craig Price

Approved as to Form*

***By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).**

**MINUTES OF THE PRECOUNCIL AND REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, June 9, 2026**

The precouncil meeting of the Euless City Council was called to order by Mayor Tim Stinneford at 4:30 p.m. on Tuesday, June 9, 2026, in the Precouncil Conference Room at City Hall, 201 North Ector Drive. Those present included Mayor Tim Stinneford, Mayor Pro Tem Perry Bynum, Council Members Zariyan Stark, Jeremy Tompkins, Eddie Price, Annabel Eads, and Tika Paudel.

During the Precouncil meeting:

- Mayor Pro Tem Bynum reported that he represented the City at the annual Global Coptic Day celebration hosted by Saint Abanoub Coptic Orthodox Church on May 30, 2026. He also announced that a ribbon-cutting ceremony for the church's new building addition is scheduled for July 11, 2026.
- City Manager Chris Barker advised the City Council of the passing of Frank Tapia, a Water Distribution and Production Foreman in the Public Works and Engineering Department. Service arrangements will be provided to the City Council once they are available.
- Police Chief Gary Landers provided an update regarding a Code Enforcement case involving a residential property. City Manager Barker advised that the City Council will receive an update regarding the case.
- City Manager Barker reviewed the regular agenda.
- Director of Public Works and Engineering Major Jones presented a Public Works update including department operations and responsibilities, as well as recent and ongoing projects. He introduced the Traffic Division staff, provided an overview of the City's asset inventory, including streetlights, and responded to questions from the City Council.
- Battalion Chief Jason Moon presented the Fire Department update and reviewed the response to the Guadalupe River flooding that occurred in July 2025. He provided an overview of the Texas Task Force structure and stated that several Euless fire personnel were deployed to assist with the rescue and recovery efforts.
- Director of Finance Janina Jewell presented a Financial report. She advised that car rental tax collection for April was up nine percent over the same period in the prior year and is up six percent year-to-date.

CLOSED SESSION

Although posted, no closed session was held.

Mayor Stinneford recessed the precouncil meeting at 5:47 p.m.

COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The regular meeting of the Euless City Council was called to order by Mayor 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
- Director of Finance Janina Jewell
- Library Director Angela Jones
- Director of Information Services Scott Joyce
- Police Chief Gary Landers
- Director of Human Resources and Risk Management Heather Moorhead
- Director of Fleet and Facilities Scott Peterson
- Director of Planning and Economic Development Reagan Rothenberger
- Director of Parks and Community Services Duane Strawn
- Assistant Fire Chief Mark Williams
- Municipal Court Manager Claudia Quintero
- Computer Support Specialist II Brett Bennett

VISITORS

- | | | |
|--------------|----------------|-------------------|
| Rainy Farris | Suzy McCormick | Evyn Thames |
| Bob Freeman | Jud Park | Cheyenne Thiel |
| James Gordon | Chris Thames | Aubrey Williamson |

INVOCATION

City Manager Chris Barker gave the Invocation.

PLEDGES OF ALLEGIANCE

Council Member Annabel Eads led the pledges of allegiance to the flags of the United States and Texas.

ITEM NO. 1. PRESENTATION OF SCHOLARSHIP TO EVYN THAMES

City Manager Barker recognized Evyn Thames, daughter of retired Parks at Texas Star General Manager Chris Thames, as the recipient of a scholarship awarded by an anonymous donor to a City of Euless employee's child and presented her with a one-thousand-dollar scholarship. Evyn was accompanied by her family.

ITEM NO. 2. PRESENTATION OF JULIE K. FREEMAN MEMORIAL SCHOLARSHIP TO RAINY FARRIS, CHEYENNE THIEL, AND AUBREY WILLIAMSON

City Manager Barker recognized Rainy Farris, daughter of Facilities Manager Jason Farris, Cheyenne Thiel, daughter of Senior Police Officer Russel Thiel, and Aubrey Williamson, daughter of Firefighter II/Paramedic Chris Williamson, as recipients of a scholarship awarded in memory of Julie K. Freeman to a City of Eules employee’s child and presented each of them with a one-thousand-dollar scholarship. Rainy, Cheyenne, and Aubrey were accompanied by their families.

ITEM NO. 3. PRESENTATION OF EMPLOYEE SERVICE PINS

Police Chief Gary Landers introduced Crime Scene Technician Ashley Dudley. Ashley was accompanied by her husband and members of the Police Department. Mayor Stinneford presented Ashley with a service pin commemorating her five years of service with the City.

Police Chief Landers introduced Senior Police Officer Logan Gastrock. Logan was accompanied by members of the Police Department. Mayor Stinneford presented Logan with a service pin commemorating his five years of service with the City.

Police Chief Landers introduced Police Corporal Brian Brennan. Brian was accompanied by his family and members of the Police Department. Mayor Stinneford presented Brian with a service pin commemorating his 30 years of service with the City.

CONSENT AGENDA (items 4 through 9)

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

Council Member Stark motioned to approve the consent agenda items number 4 through 9.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Stinneford declared the motion carried.

ITEM NO. 4. AUTHORIZED THE PURCHASE OF LIBRARY MATERIALS

Authorized the purchase of Library print and multimedia materials through the BuyBoard Purchasing Cooperative and Omnia Partners Purchasing Cooperative from the following companies:

- Amazon Business, 410 Terry Avenue N, Seattle, Washington;
- Children's Plus, Inc. dba Libraria, 1387 Dutch American Way, Beecher, Illinois; and
- Follett Content Solutions, LLC, 1340 Ridgeview Drive, McHenry, Illinois.

The estimated expenditure is \$191,000.

ITEM NO. 5. AUTHORIZED THE CITY MANAGER TO EXECUTE A CONTRACT

Authorized the City Manager to execute a contract with Impact Promotional Services, LLC dba Got You Covered Work Wear & Uniforms, Inc., 1110 E Lancaster Avenue, Fort Worth, Texas, for Police Department uniforms and uniform accessories for a one-year period through the BuyBoard Purchasing Cooperative. The estimated expenditure is \$150,000.

ITEM NO. 6. AUTHORIZED THE CITY MANAGER TO EXECUTE A CONTRACT

Authorized the City Manager to execute a contract with Dallas Mechanical Group (DMG), 2791 MacArthur Boulevard, Lewisville, Texas, for the demolition and installation of a new ice rink plant at the Children's Health StarCenter through The Interlocal Purchasing System (TIPS) Program. The estimated expenditure is \$653,838.

ITEM NO. 7. AUTHORIZED THE CITY MANAGER TO EXECUTE A CONTRACT

Authorized the City Manager to execute a contract with Dallas Mechanical Group (DMG), 2791 MacArthur Boulevard, Lewisville, Texas, for the rink concrete demolition, inspection of ice floor header and distribution piping, and replacement of surface at the Children's Health StarCenter through The Interlocal Purchasing System (TIPS) Program. The estimated expenditure is \$125,000.

ITEM NO. 8. APPROVED CONTRACT WITH KMP SERVICES, INC. DBA VINE GROUP

Approved the contract with KMP Services, Inc. dba Vine Group, Grapevine, Texas, for temporary hospitality support staff through an Interlocal Agreement with the City of Grand Prairie, Texas. This agreement will provide temporary staffing services on an as-needed basis for the Texas Star Golf Course and Conference Centre. The estimated expenditure is \$325,815.

ITEM NO. 9. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the precouncil and regular meeting of May 26, 2026.

REGULAR AGENDA

ITEM NO. 10. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2451

Director of Planning and Economic Development Reagan Rothenberger presented the item and advised that the request is to abandon a 2,569-square-foot portion of Midpark Lane right-of-way, located at the western terminus of the street, directly west of Darlene Trail, which was originally reserved for a future extension of Midpark Lane. Mr. Rothenberger advised that the current Thoroughfare Plan no longer supports the extension and that staff recommends approval of the abandonment due to the lack of need for the right-of-way, noting that all existing easements, including the Emergency Access Easement serving Hideaway Court, will remain in effect. The property owner of 400 Hideaway Court will assume ownership of the property.

Council Member Price motioned to approve Ordinance No. 2451, vacating and abandoning a 2,569 square foot portion of Midpark Lane right-of-way, located at the western terminus of the street, directly west of Darlene Trail, and authorize the Mayor to execute a quitclaim deed releasing public ownership of the property to the property owner of 400 Hideaway Court.

Council Member Eads seconded the motion.

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

Nays: None

Mayor Stinneford declared the motion carried.

ITEM NO. 11. APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2452

City Manager Chris Barker presented the item and advised that city staff is proposing changes to Chapter 54 of the Code of Ordinances to clarify where and how scooters, including motor-assisted scooters, may be used in City parks.

Mayor Pro Tem Bynum motioned to approve Ordinance No. 2452, amending Chapter 54, "Parks, Recreational and Cultural Facilities", Section 54-115 "Prohibited Activities" to clarify that scooter prohibition in City parks also applies to motor assisted scooters.

Council Member Paudel seconded the motion.

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

Nays: None

Mayor Stinneford declared the motion carried.

ITEM NO. 12. PUBLIC COMMENTS

No public comments.

ITEM NO. 13. REPORTS

Staff Report

No report given.

City Attorney

No report given.

City Manager

No report given.

City Council

Mayor Stinneford announced that a building dedication will be held on Saturday, June 27, 2026, 10 a.m. in recognition of former Mayor Linda L. Martin and her 22 years of dedicated service.

ITEM NO. 14. ADJOURN

Mayor Stinneford adjourned the meeting at 7:30 p.m.

APPROVED:

ATTEST:

Tim Stinneford, Mayor

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

**MINUTES OF A SPECIAL CALLED MEETING
OF THE
EULESS CITY COUNCIL
JUNE 11, 2026**

ITEM NO. 1. CALL TO ORDER

A Special Called meeting of the Euless City Council was called to order by Mayor Tim Stinneford at 6:00 p.m. on Thursday, June 11, 2026, in the Precouncil Room in City Hall, 201 N. Ector Drive, Euless, Texas. Those present included Mayor Tim Stinneford, Mayor Pro Tem Perry Bynum, Council Members Zariyan Stark, Jeremy Tompkins, Eddie Price, Tika Paudel, and Annabel Eads.

Others present included:

City Manager Chris Barker
Assistant City Manager Lawrence Bryant
Assistant City Manager Steven Viera
City Secretary/Chief Governance Officer Kim Sutter
Finance Director Janina Jewell
Assistant Police Chief Brenda Alvarado

**ITEM NO. 2. ACCEPTED THE FISCAL YEAR 2026-2027 CRIME CONTROL
AND PREVENTION DISTRICT BUDGET**

Council Member Tompkins motioned to accept the Fiscal Year 2026-2027 Crime Control and Prevention District Budget.

Council Member Paudel seconded the motion.

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

Nays: None

Mayor Martin declared the motion carried.

ITEM NO. 3. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:01 p.m.

APPROVED:

ATTEST:

Tim Stinneford
Mayor

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



CITY COUNCIL COMMUNICATION

June 23, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-04-SUP and Consider First and Final Reading of Ordinance No. 2453

SUBMITTED BY: Reagan Rothenberger, Director of Planning and Economic Development

REFERENCE NO: 26-04-SUP

ACTION REQUESTED:

Receive public input regarding the request 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, and consider first and final reading of Ordinance No. 2453.

ALTERNATIVES:

- Table the request
- Deny the request

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.

The Development Services Group certified the request on May 15, 2026. Public hearing notification letters were mailed to all property owners within 200 feet of the subject property and published in the newspaper, and zoning notification sign was installed. To date, staff has received four responses in opposition.

The Planning and Zoning Commission considered this request on June 2, 2026 and voted 6-1 to forward a recommendation of approval to City Council with the following 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, Euleless 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.

Staff reviewed this request with consideration given to Unified Development Code Section 84-153 "Conditions of Permit Approval" and recommends approval.

SUPPORTING DOCUMENTS:

1. Ordinance No. 2453
2. Minutes - P&Z
3. Application
4. Exhibits
5. Map 1 and Map 2
6. Notice Responses

ORDINANCE NO. 2453

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 WEST 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 West 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 11, 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:

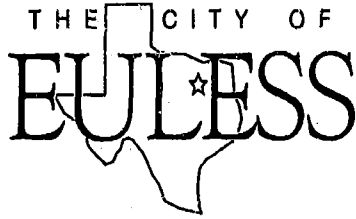
Tim Stinneford, Mayor

ATTEST:

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

APPROVED AS TO FORM:

City Attorney



ORDINANCE NO. 2453

SPECIFIC USE PERMIT CASE # 26-04-SUP

LAND USE: Food Store larger than 5,000 square feet

LOCATION: QuikTrip Addition, Block A, Lot 3 and Timber Ridge Addition, Block 1, Lot A (1010 W. Harwood Road)

This permit is valid only for the property and use listed above and then ONLY in accordance with the following documents and/or conditions:

CONDITIONS (INCLUDING DATES):

- 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, Euless 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.

Considered by Planning and Zoning Commission:

DATE OF ACTION: June 2, 2026

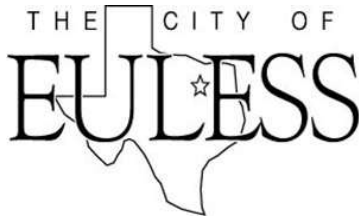


approval



denial

Signature of P&Z Vice Chair



ORDINANCE NO. 2453

SPECIFIC USE PERMIT CASE # 26-04-SUP

LAND USE: Food Store larger than 5,000 square feet

LOCATION: QuikTrip Addition, Block A, Lot 3 and Timber Ridge Addition, Block 1, Lot A (1010 W. Harwood Road)

This permit is valid only for the property and use listed above and then ONLY in accordance with the following documents and/or conditions:

CONDITIONS (INCLUDING DATES):

Conditions will be added after City Council approval.

Considered by Planning and Zoning Commission:

DATE OF ACTION: June 2, 2026

Considered by City Council:

DATE OF ACTION: June 23, 2026

approval

denial

X _____
Signature of Mayor

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

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)

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:

:

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.

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.

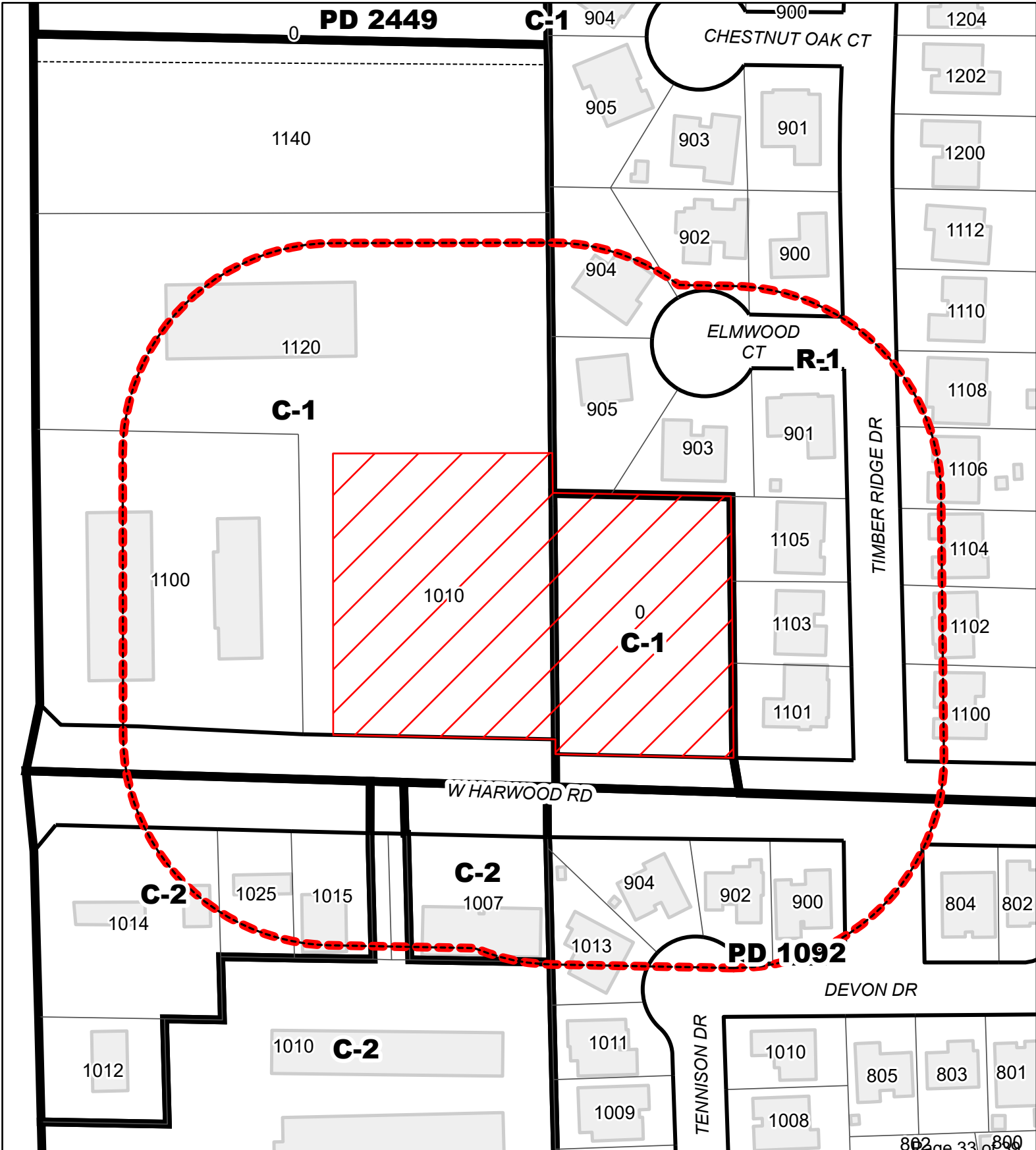
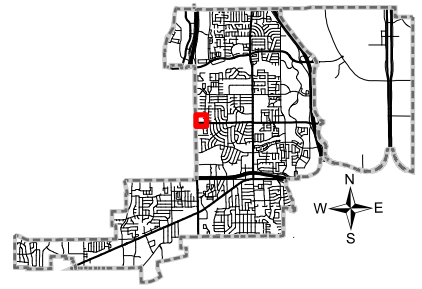
26-04-SUP

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





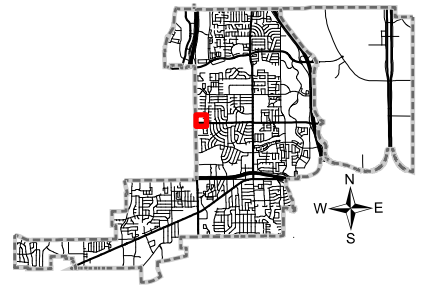
26-04-SUP

Location Exhibit:

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



-  Notification Area
-  Subject Tract



Case #26-04-SUP
Eules Grocery LLC, DBA India Bazaar Eules
1010 W HARWOOD RD

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN
12:00 PM ON DAY OF PUBLIC HEARING IN ORDER TO BE PRESENTED TO THE
PLANNING AND ZONING COMMISSION.

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I (~~support~~) (oppose) the proposal and/or have the following comments.

I am opposed to the proposed zoning variance because it is appropriately zoned as neighborhood commercial with a limit of 5000 square feet.

The size limits currently imposed are appropriate for a property adjacent to a 45 year old neighborhood and should not be increased. There are more suitable properties for larger developments along 157/Industrial. Plus, the recently closed Albertson's property at Harwood and Main

street. In addition, I strongly oppose any zoning change without detailed planning for drainage baked in. That property is 10 to 12 feet above

the Timber Ridge neighborhood to the east and currently absorbs a lot of water. Any development of that property should include detailed plans for runoff to avoid damaging the existing neighborhood.

Clearly Print Name and Address, or Lot, Block, and Subdivision:

Don C. Ottensman, 1100 Timber Ridge Drive, Eules, Texas 76039

Signature: Don C. Ottensman

Phone No: 817-540-2987

Direct questions and mail responses to:
Planning and Economic Development Department
City of Eules
201 N. Ector Drive, Eules, TX 76039
YGarcia@eulesstx.gov
Phone: (817) 685-1623

Case #26-04-SU
Eules Grocery L.L.C. DBA India Bazaar Eules
1010 W HARWOOD RD

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN
12:00 PM ON DAY OF PUBLIC HEARING IN ORDER TO BE PRESENTED TO THE
PLANNING AND ZONING COMMISSION

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I **oppose** the proposal and have the following comments.

I believe Neighborhood Commercial is the appropriate zoning for this property. Due to the close proximity of the houses in the Timber Ridge neighborhood, a building greater than 5000 feet is not appropriate. Residents of the Timber Ridge addition purchased property with the belief that neighborhood commercial zoning would protect them from a large intrusive structure. Lighting associated with a grocery along with dumpsters and associated odors and pests they would attract diminish the quality of life in the neighborhood and would impact property values. I sincerely hope the zoning commission will consider the adverse impact this development will have on the Timber Ridge neighborhood and deny the zoning request. Thank you for the opportunity to comment.

Clearly Print Name and Address, or Lot, Block and Subdivision

Vicki Ottensman, 1100 Timber Ridge Drive, Eules, TX 76039, Timber Ridge Addition

Signature _____ Phone No: _____

Direct questions and mail responses to:
Planning and Economic Development Department
City of Eules
201 Ector Drive, Eules, TX 76039
Yarcia@eules.tx.gov
Phone (817) 685-1623

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN
12:00 PM ON DAY OF PUBLIC HEARING IN ORDER TO BE PRESENTED TO THE
PLANNING AND ZONING COMMISSION

Procedure to Respond:

As a Property Owner within 200 feet of the subject (tract) or (an interested
citizen) I (support) (oppose) the proposal and/or have the following comments.

The proposed ^{lot} ~~development~~ would significantly alter the natural wood area
behind my property which currently serves as a buffer ^{noise} ~~noise~~
padding from the street, & is a wildlife habitat. Removing the
open space could increase stormwater runoff & erosion, potentially
causing drainage issues on my property in violation of TX nuisance
& surface water laws. - There is a major incline already in existence
that runs into and properties when in storms. Additionally, the
change in land use may negatively impact property value & neighborhood
character, which are concerns under local zoning & planning regulations

Clearly Print Name and Address, or Lot, Block, and Subdivision:
Melba Kelsy BKA lot 3, Timber Ridge Addition
1105 Timber Ridge Dr, Eulesse, TX 76039

Signature: Melba Kelsy Phone No: 462-5530619

Direct questions and mail responses to:
Planning and Economic Development Department
City of Eulesse
201 N. Ector Drive, Eulesse, TX 76039
YGarcia@eulesstx.gov
Phone: (817) 685-1823

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Page 0/1

Reagan Rothenberger

From: teresa@myschaefer.com
Sent: Tuesday, June 2, 2026 6:31 PM
To: Reagan Rothenberger
Subject: [EXTERNAL] City of Eules P&Z June 2, 2026

CAUTION: Don't be quick to click. This e-mail originated from outside of the City of Eules. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Reagan

A few of us from my neighborhood tried to make it to the P&Z tonight. But the weather was still crazy at 6pm and there was a downed tree on Ector that inhibited us. So, we went back home. I am disappointed because the issue at hand this evening is one I want to speak out about. I realize that this was only to address the size of a business included in the Neighborhood Business (C-1) zone property at 101 W. Harwood. We just found out about the issue this afternoon, since our residences are not in the notification area, but our neighborhood is. I know this is all just excuses for not attending. I know my opinion won't go on record, but I wanted to share it with you anyway.

My name is Teresa Schaefer, I live in Covington Hill at 908 Tennison Drive. My family happily chose Eules as a place to thrive 23 years ago.

On the issue of granting a waiver to the developers of 1010 Harwood, I respect that the property owner wants a profitable business on this land, however I strongly disagree with a building in excess of 5000 sq ft. in size there. 8000 sq ft is just too large for that area, next to a residential area.

I am familiar with the proposed grocery store and I know it will be profitable and busy. Even though the hours in the proposal say it will be open 7 days a week from 9am to 10pm, there are local stores of the same franchise that are open from 8am to midnight 7 days a week. Vehicle noise, dumpster noise, light and noise pollution ... all right next to a quiet residential neighborhood.... On a Sunday morning.

The more square footage there is, the more traffic it will generate. Traffic will be a bigger problem than it currently is and for residents in Covington Hill, and Timber Ridge, we already cannot easily turn west from Timber Ridge onto Harwood in high traffic times.

Please vote no to allowing the size for this Neighborhood Business C-1 zoned property to be increased. The city of Eules is the only entity that can stop this. The developer and owner doesn't even live in the City of Eules, but we do, and so do all of you. Make sure the residents of these well established, neighborhoods surrounding 1010 Harwood continue to have the peaceful lifestyle we wanted when we chose to live here. I am not against prosperity and business in my town, but I am against making choices that negatively impact neighborhoods who pay the taxes in my town.

Thank you for your time.

Regards,

Teresa Schaefer
908 Tennison Drive

Eules, TX 76039
972 741 0228