

AGENDA

**Regular Meeting
Euless Planning and Zoning Commission
Tuesday, July 21, 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
- Discuss the NCTCOG Planning and Development Academy Training

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

Vice Chair Portugal

PLEDGE OF ALLEGIANCE

Commissioner Flannery

- 1. CONSIDER APPROVAL OF PLANNING AND ZONING COMMISSION MINUTES**
- 2. CONSIDER APPROVAL OF A PRELIMINARY PLAT CASE NO. 26-01-PP**
Approve a request for a Preliminary Plat of Glenn Village Addition, Block A, Lots 1-19, A, B, & C and Block B, Lots 1-8 being 5.581 acres located on the southeast corner of Glenn Drive and North Industrial Boulevard.

3. **CONSIDER APPROVAL OF A FINAL PLAT CASE NO. 26-03-FP**
Approve a request for a Final Plat of Burly Bear Addition, Block A, Lot 1, Block B, Lot 1, Block C, Lot 1 being 13.508 acres located on the southwest corner, the southeast corner, and the northwest corner of the intersection of Bear Creek Parkway and Pilot Hill Drive.
4. **HOLD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-03-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding the request for a Specific Use Permit (SUP) for passenger car rental located at Andrew Huitt Survey, Abstract 684, Tract 1H9 at 203 W. Eules Boulevard in the Texas Highway 10 Multi-Use (TX-10) zoning district, and consider recommendation for an Ordinance.
5. **HOLD A PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 26-05-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding the request for a Specific Use Permit (SUP) for auto paint and body repair located at Oakwood Terrace Addition, Block 1, Lot A43R at 230 Vine Street in the Texas Highway 10 Multi-Use (TX-10) zoning district, and consider recommendation for an Ordinance.
6. **HOLD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-06-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding the request for a Specific Use Permit (SUP) for a tanning and skin wellness salon located at Shops at Vineyard Village Addition, Block A, Lot 3 at 2750 State Highway 121, Suite 300 in the 121 Gateway (TX-121) zoning district, and consider recommendation for an Ordinance.
7. **HOLD A PUBLIC HEARING FOR CASE NO. 26-05-CC AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding an ordinance amending Chapter 84 of the Code of Ordinances to amend Section 84-7 "Definitions and Word Usage" and Section 84-85, "Special Conditions By Use Type", amending the definition of "Home Occupation" and providing regulations for home-based businesses that are incidental and subordinate to the primary residential use.
8. **ADJOURN**

**POSTED THIS
15TH DAY OF JULY 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, August 4, 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 16, 2026
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 John Koren, Troy Mennis, and Madeline Prater. Commissioners Magen Brown, RubyAnne Crites, Katherine Flannery were absent.

During the Pre-Session Meeting:

- Director of Planning and Economic Development Reagan Rothenberger conducted training and discussed the upcoming timeline of the Unified Development Code and Land Use Plan.

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

The regular meeting of the Euless Planning and Zoning Commission was called to order by Vice Chair Portugal at 6:58 p.m. in the Council Chambers at City Hall, 201 North Ector Drive.

STAFF PRESENT

Reagan Rothenberger, Director of Planning and Economic Development
Yvonne Garcia, Administrative Assistant II of Planning and Economic Development

VISITORS PRESENT

LeAnn Falen

INVOCATION

Commissioner Mennis gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Koren led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING COMMISSION MINUTES

Commissioner Prater made a motion to approve the minutes of the regular meeting June 2, 2026. Commissioner Mennis seconded the motion.

The vote was as follows.

Ayes: Vice Chair Portugal and Commissioners Koren, Mennis, and Prater

Nays: None

Abstentions: None

Vice Chair Portugal declared the motion carried. (4-0-0)

ITEM 2. ELECTION OF OFFICER

Commissioner Mennis made a motion to nominate Troy Mennis as Chairperson for the Planning and Zoning Commission Board. Commissioner Koren seconded the motion.

The vote was as follows.

Ayes: Vice Chair Portugal and Commissioners Koren, Mennis, and Prater

Nays: None

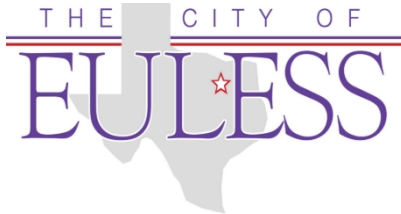
Abstentions: None

Vice Chair Portugal declared the motion carried. (4-0-0)

ITEM 3. ADJOURN

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

Chairman Mennis



PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2026

SUBJECT: Consider Approval of a Preliminary Plat

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

REFERENCE NO: 26-01-PP

ACTION REQUESTED:

Approve a request for a Preliminary Plat of Glenn Village Addition, Block A, Lots 1-19, A, B, & C and Block B, Lots 1-8 being 5.581 acres located on the southeast corner of Glenn Drive and North Industrial Boulevard.

ALTERNATIVES:

- Table the request

SUMMARY OF SUBJECT:

Applicant: Osama Nashed, representing A.N.A. Consultants

Location / Zoning: The subject property is 5.581 acres located on the southeast corner of Glenn Drive and North Industrial Boulevard, and is in the Planned Development (PD) zoning district.

Project Summary: This preliminary plat is utilized to illustrate property to be subdivided, right-of-way (ROW) to be dedicated, and easements to be established. On February 24, 2026, City Council approved Ordinance No. 2449 for the requested rezoning of the property from Neighborhood Business (C-1) to Planned Development (PD) with the owner's intent to develop this residential subdivision. This plat contains twenty-seven residential lots and three lots that will be owned by the Homeowners Association (HOA), all of which comply with the PD Development Standards. Preliminary plats are not recorded with the County Clerk, but the subsequent final plat will be.

The Development Services Group (DSG) reviewed the plat and certified the application on June 9, 2026 as it meets all requirements for consideration by the City of Euless Planning and Zoning Commission. Staff recommends approval.

SUPPORTING DOCUMENTS:

1. Application
2. Exhibit
3. Map 1 and Map 2

APPLICATION DETAILS

City of Euless

26-01-PP

1200 N INDUSTRIAL BLVD

Case #: 26-01-PP

Case Type: Preliminary Plat

Case SubType:

Location: 1200 N INDUSTRIAL BLVD

Case Status: IN REVIEW

Description/Tag: Glenn Village Addition

Initiated On: 03/30/2026

Issued Date:

Individuals listed on the record:

Applicant

Osama Nashed
5000 THOMPSON TERRACE
COLLEYVILLE, TX 76034

Home Phone:
Work Phone: 8173359902
Cell Phone:
E-Mail: ofnashed@anallc.com

Property Owner

MLwt, Ltd
P O BOX 1169
PREMONT, TX 78375

Home Phone:
Work Phone:
Cell Phone: 3617019075
E-Mail:

Business Owner

Chabolet Development
PO BOX 3776
GRAPEVINE, TX 76099

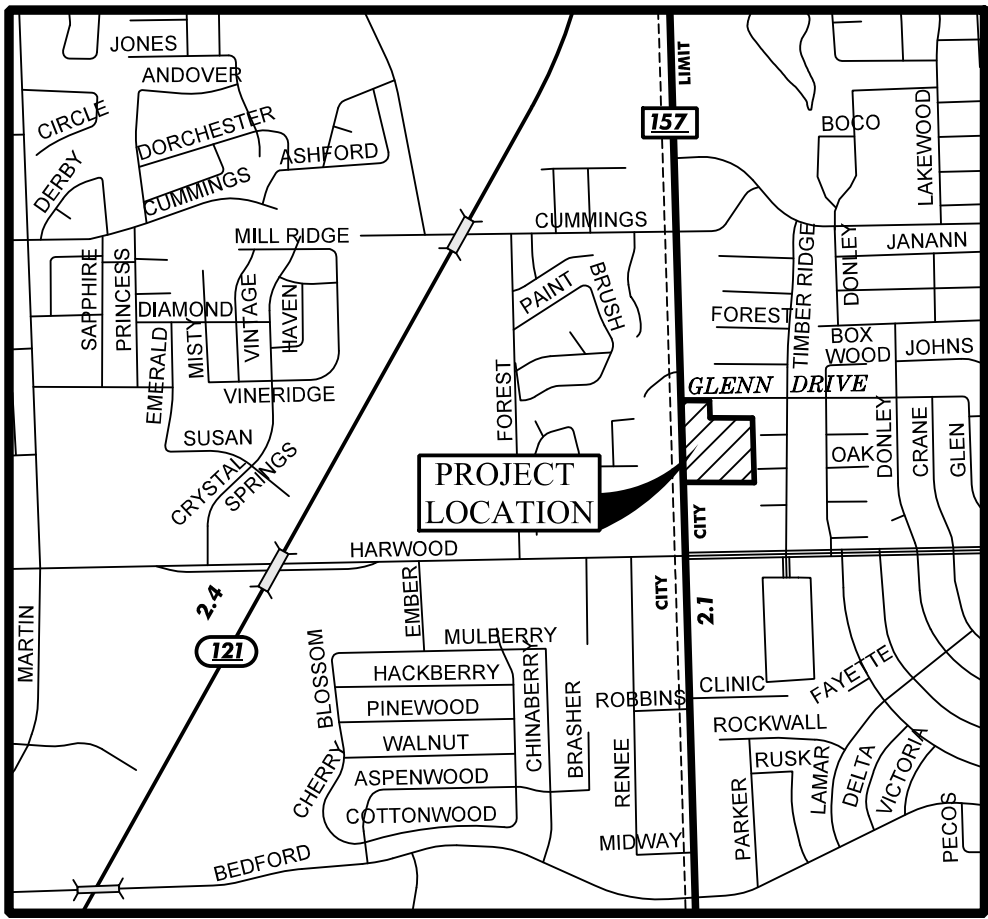
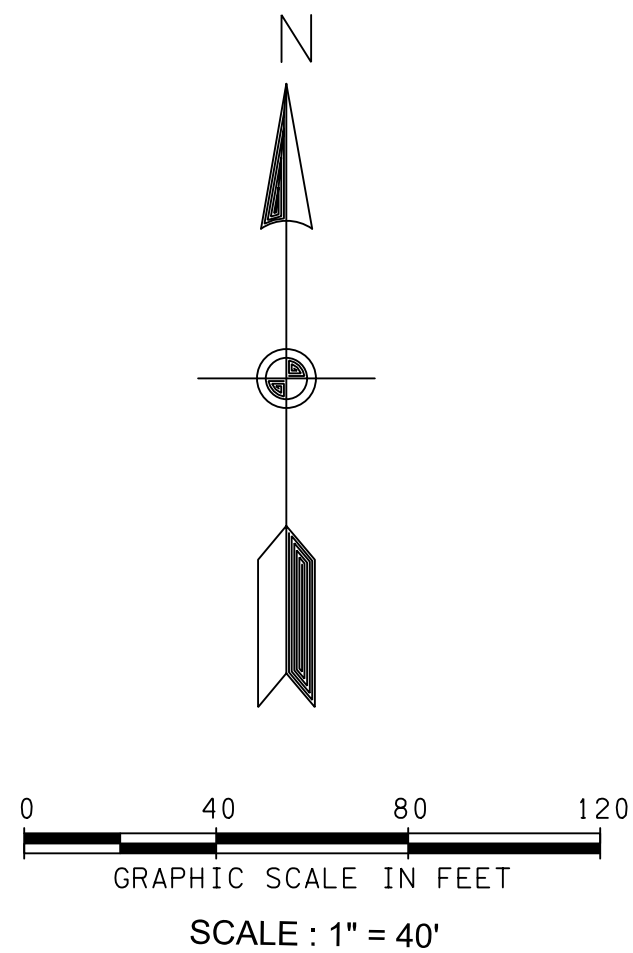
Home Phone:
Work Phone: 8177150194
Cell Phone:
E-Mail: TRISTON@CHABOLET.COM

Contractors:

:

Data Details:

Abstract (Legal Description)	302
Total Acreage	5.58
Addition Name (Legal Description)	
Block	
Description of Request	Preliminary plat for the 5.581 Acres to follow the approved Case# 25-03-PD
Existing Zoning	PD Planned development district
Lot	
Project Name	Glenn Village Addition
Proposed Use	Single Family
Proposed Zoning	PD Planned development district
Survey (Legal Description)	JAMES M CUMMINGS SURVEY
TAD ID	03818918
Total # of Lots	27.00



1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. LOTS A, B AND C ARE HOA LOTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).
3. MASONRY WALLS ADJACENT TO N. INDUSTRIAL BOULEVARD AND GLENN DRIVE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (HOA).
4. ALL EASEMENTS SHOWN HEREON WITHOUT RECORDING INFORMATION, OR AS OTHERWISE NOTED, ARE DEDICATED BY THIS PLAT.
5. THE CITY WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.
6. PROVIDE 15' TREE PRESERVATION EASEMENT ALONG THE BACK PROPERTY LINE OF LOTS 13-19.

THE CITY OF EULESS PLANNING AND ZONING COMMISSION BEING THE MUNICIPAL AUTHORITY RESPONSIBLE FOR APPROVAING PLATS, APPROVED THIS PLAT ON THE DATE SPECIFIED BELOW

AND AUTHORIZES IT TO BE RECORDED IN THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

DATE OF P&Z APPROVAL

CONVERSION SCALE FACTOR = 0.999878661107

PREPARED MARCH, 2026

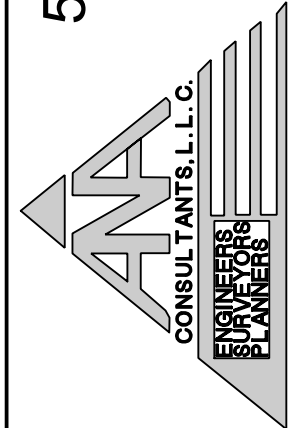
JI LAND L.L.C
CHABOLET DEVELOPMENT
PO BOX 3776,
GRAPEVINE, TX 76099
EMAIL, TRISTON@CHABOLET.COM
TEL. (817) 715 -0194

A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON ROAD
COLLEYVILLE, TEXAS 76034
TEL. (817) 631-3500
FAX (817) 631-3527

SHEET 1 OF 1

PRELIMINARY PLAT FOR
GLENN VILLAGE
1200 N. INDUSTRIAL BLVD.,
EULESS, TEXAS

5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955



CASE #: 26-01-PP.

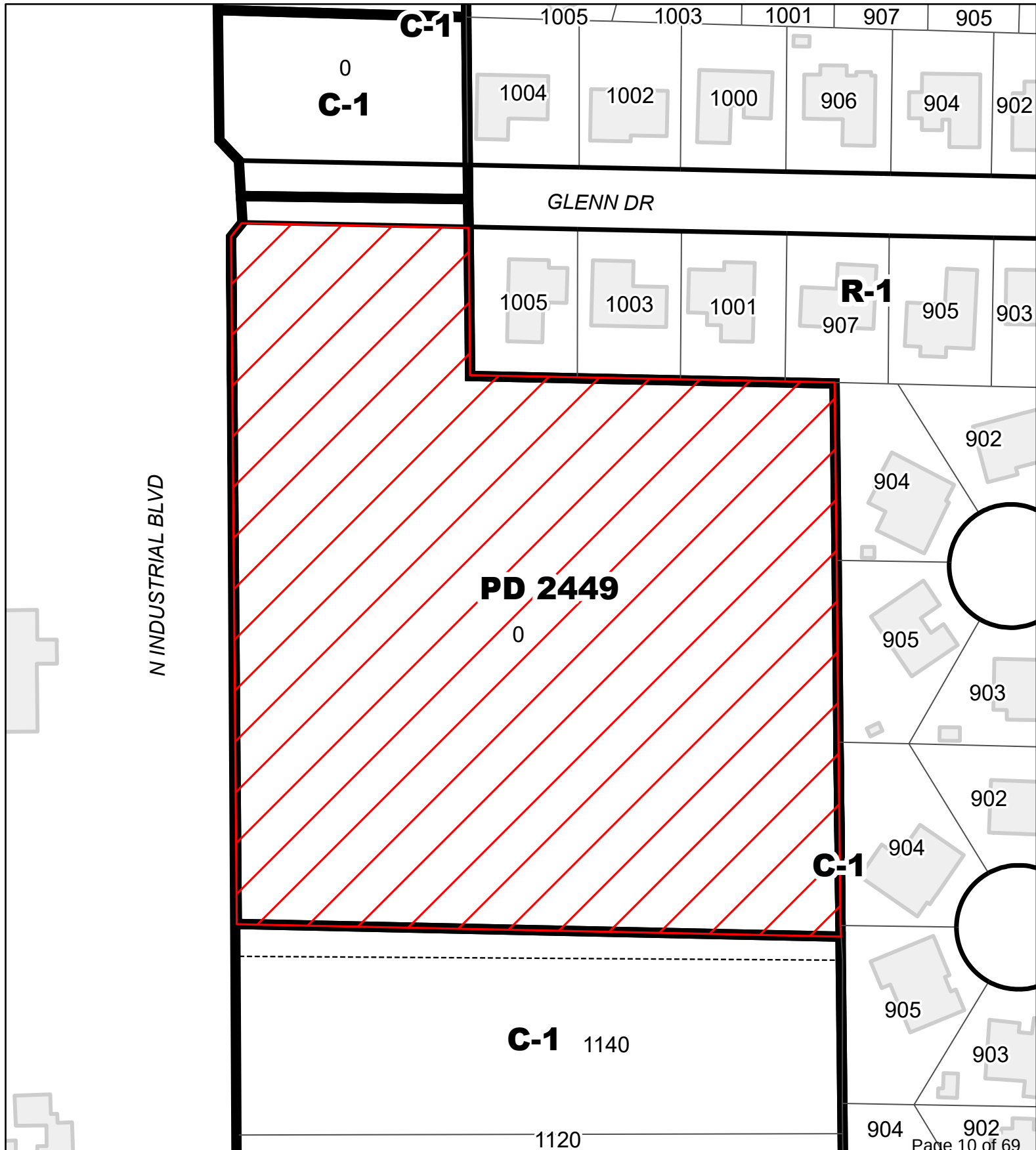
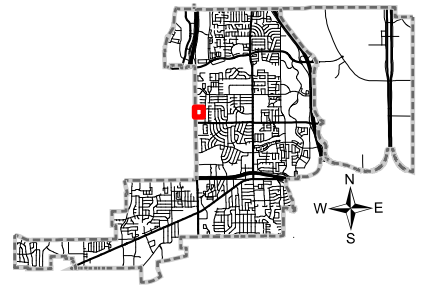
26-01-PP

Zoning Exhibit:

James M Cummings Survey
Abstract 302, Tract 5



-  Subject Tract
-  Zoning Districts



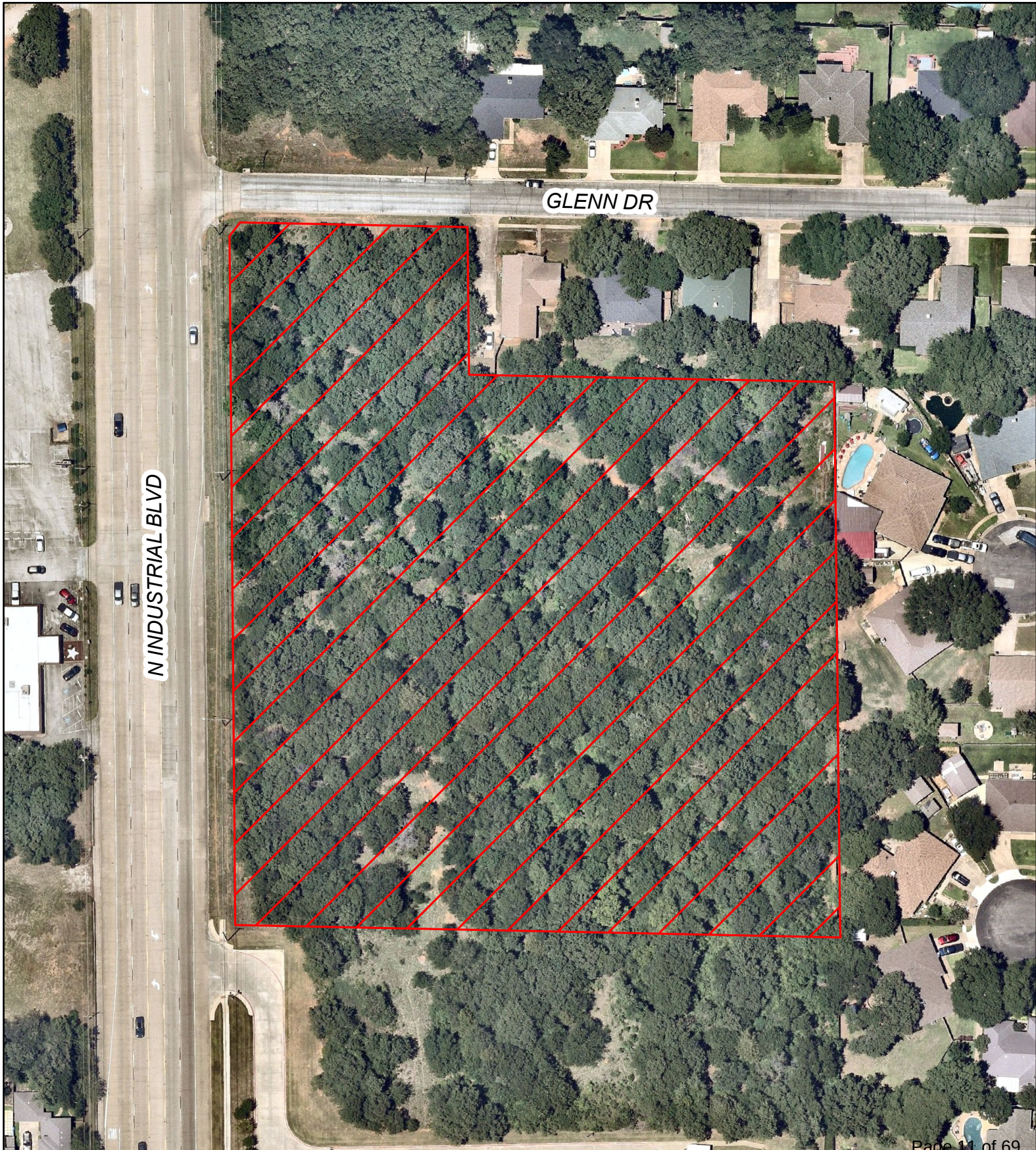
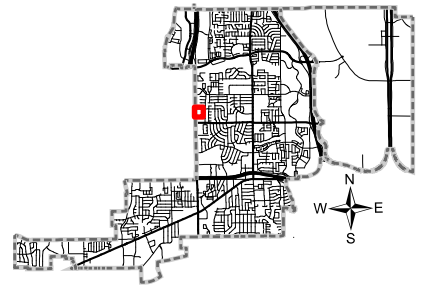
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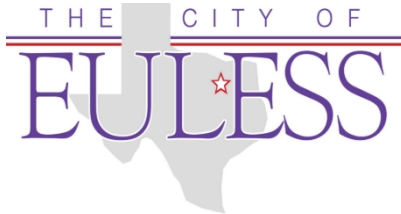
Location Exhibit:

James M Cummings Survey
Abstract 302, Tract 5



 Subject Tract





PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2026

SUBJECT: Consider Approval of a Final Plat

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

REFERENCE NO: 26-03-FP

ACTION REQUESTED:

Approve a request for a Final Plat of Burly Bear Addition, Block A, Lot 1, Block B, Lot 1, Block C, Lot 1 being 13.508 acres located on the southwest corner, the southeast corner, and the northwest corner of the intersection of Bear Creek Parkway and Pilot Hill Drive.

ALTERNATIVES:

- Table the request

SUMMARY OF SUBJECT:

Applicant: Jordan Huneycutt, representing Spiars Engineering

Location / Zoning: The subject property is located on the southwest corner, the southeast corner, and the northwest corner of the intersection of Bear Creek Parkway and Pilot Hill Drive, and is in the Planned Development (PD) zoning district.

Project Summary: This final plat is utilized to record subdivided property, dedicate right-of-way (ROW), and establish easements for multifamily development. On August 9, 2022, City Council approved Ordinance No. 2308 for the requested rezoning of this property to Planned Development (PD) as part of the overall Watercolor mixed-use development.

Several utility easements, as well as a private drainage easement and two Mutual Emergency Access, Drainage, & Utility Easements (MEADUE) with access to Pilot Hill Drive are proposed on Blocks A and B. Block C is entirely encumbered by a 50-foot Pipeline Easement that stretches to the west and east directly north of Pilot Hill Drive. This property cannot be built upon, so it will be landscaped as part of the mixed-use community. Between Blocks A and C, 60-feet of ROW, measuring 0.604 acres, is dedicated to the City of Euless by this plat as an

extension of Pilot Hill Drive.

The Development Services Group (DSG) reviewed and certified the application on June 16, 2026 as it complies with the preliminary plat, the PD Development Standards, and all Code requirements for consideration by the City of Euless Planning and Zoning Commission. Staff recommends approval.

SUPPORTING DOCUMENTS:

1. Application
2. Exhibit
3. Map 1 and Map 2

APPLICATION DETAILS

City of Euless
26-03-FP
800 PILOT HILL DR

Case #: 26-03-FP
Case Type: Final Plat
Case SubType:
Location: 800 PILOT HILL DR

Case Status: IN REVIEW
Description/Tag: Final Plat of Lot 1 Block A,
Lot 1 Block B, Lot 1 Block C Burly Bear
Addition
Initiated On: 04/01/2026
Issued Date:

Individuals listed on the record:

Applicant

Jordan Huneycutt
3575 Lonestar Circle
Fort Worth, Tx 76177

Home Phone:
Work Phone: 9728224763
Cell Phone: 9728224763
E-Mail:

Property Owner

Leon Capital Group
3500 Maple Ave
Dallas, Tx 75219

Home Phone:
Work Phone:
Cell Phone: 5125602471
E-Mail: blake@leoncapitalgroup.com

Business Owner

Leon Capital Group
3500 Maple Ave
Dallas, Tx 75219

Home Phone:
Work Phone: 5125602471
Cell Phone:
E-Mail: blake@leoncapitalgroup.com

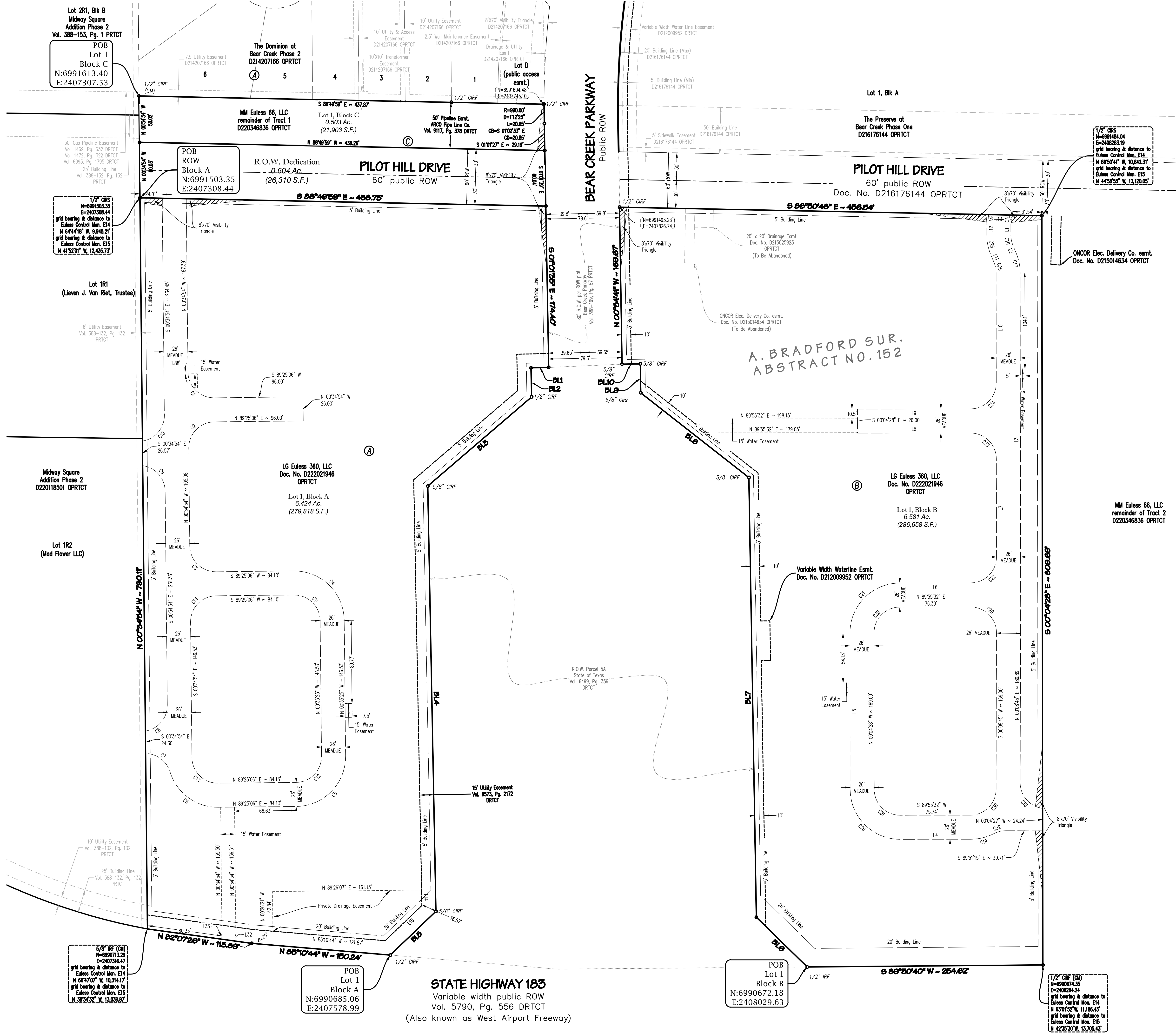
Contractors:

:

Data Details:

Abstract (Legal Description)	152
Total Acreage	13.01
Addition Name (Legal Description)	Burly Bear Addition
Block	A & B
Description of Request	Final Plat
Existing Zoning	PD Planned development district
Lot	1
Project Name	Watercolor Apartments Final Plat
Proposed Use	Multi Family
Proposed Zoning	PD Planned development district
Survey (Legal Description)	A. Bradford
TAD ID	42855801
Total # of Lots	2.00

Drawing: 6/20/2020 08:51:21-08:51:30 MultiSheet\2017Final Plat.dwg Saved By: Blomquist Svn Time: 7/15/2026 8:53:34 AM
Printed by: Blomquist Plot Date: 7/15/2026 8:53:34 AM



NOTES:

- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. The combined scale factor is 0.999956464405. No rotation.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Installation and dedication of public improvements will be made prior to the recording of final plat.
- This property is within Aircraft Noise Zone B. All noise-sensitive uses will be constructed to achieve a 25-decibel reduction from outside to inside.
- The City will not maintain any interior drainage systems that originate within this private development.
- No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48439C0230L, effective on 03/21/2019. The property is located in Zone "X" Unshaded (areas determined to be outside the 500-year floodplain).

0 25 50 100
1 inch = 50ft.

LOCATION MAP
1" = 2000'

LEGEND
(Not All Items May Be Applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-S 0/S PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
STE	STREET EASEMENT
MEADUE	EMERGENCY ACCESS, DRAINAGE, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HRE	HIKE & BIKE TRAIL EASEMENT
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▶	LOT FRONTAGE
Co.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

FINAL PLAT
BURLY BEAR ADDITION
LOT 1, BLOCK A, LOT 1, BLOCK B, & LOT 1, BLOCK C
BURLY BEAR ADDITION
BEING 13.508 ACRES IN THE
A. BRADFORD SURVEY ~ ABSTRACT NO. 152
CITY OF EULESS, TARRANT COUNTY, TEXAS
JUNE 2026
CITY CASE NO. 26-03-FP

OWNER
MM Eules 66, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Mehrdad Moayedi

OWNER / APPLICANT
LG Eules 360, LLC
3500 Maple Ave., Ste. 1600
Dallas, Texas 75219
Telephone (214) 908-9745
Contact: Scott Lyday

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPLS No. F-2121 and No. F-10043100
Contact: Darren Brown, RPLS

Scale: 1" = 50' June, 2026 SEI Job No. 21-086 Sheet 1 of 2

Drawing: 6/30/21 08:51:08 143-360 MultiParty(20)Final Plat.dwg
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 Printed by: Blumentals
 Plot Date: 7/15/2026 8:53 AM

OWNER'S CERTIFICATE AND DEDICATION FORM
FOR CORPORATIONS

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS LG Euleess 360, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the A. Bradford Survey, County of Tarrant, according to the deed recorded in Doc. No. D222021946, OPR1CT, and more particularly described as follows:

LOT 1, BLOCK A

BEING a tract of land situated in the A. Bradford Survey, Abstract No. 152, City of Euleess, Tarrant County, Texas, being all of a tract of land conveyed to LG Euleess 360, LLC, by deed recorded in Document No. D222020404, of the Official Public Records of Tarrant County, Texas and being the remainder of a tract of land described as Tract 1, conveyed to MM Euleess 66, LLC, by deed recorded in Document No. D220346836 of the Official Public Records, Tarrant County, Texas (OPR1CT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the north line of State Highway 183, a variable width public right-of-way, conveyed to the State of Texas by instrument recorded in Volume 5790, Page 556, Deed Records, Tarrant County, Texas (DR1CT) (also known as West Airport Freeway), with the west line of Bear Creek Parkway, a variable width public right-of-way, at this point being that portion conveyed as ROW Parcel 5A to the State of Texas, recorded in Volume 6499, Page 356 DR1CT;

THENCE N 85°10'44" W, 150.24 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set;

THENCE N 82°07'26" W, 113.89 feet continuing along the north line of said highway to a 5/8" iron rod found for the southeast corner of Lot 1R2, Block B, Midway Square Addition Phase 2, recorded in Document No. D220118501 OPR1CT;

THENCE N 00°34'54" W, 790.11 feet along the east line of Lot 1R2, to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set at the northwest corner of said LG Euleess 360, LLC tract;

THENCE S 88°49'59" E, 438.73 feet 1/2" iron rod with plastic cap stamped "SPIARSENS" set;

THENCE along the west line of Bear Creek Parkway, the following:

S 01°01'35" E, 174.40 feet, being the northeast corner of said LG Euleess 360, LLC tract, continuing in all to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set, being the southwest corner of said right-of-way plat and being on the north line of said Parcel 5A;

S 88°50'20" W, 19.17 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set;

S 01°12'04" E, 31.51 feet to a 1/2" iron rod with plastic cap found;

S 49°24'02" W, 147.84 feet to a 5/8" iron rod with plastic cap found;

And S 01°06'11" E, 459.68 feet to a 5/8" iron rod with plastic cap found for the north end of said corner clip;

THENCE S 46°11'52" W, 68.32 feet to the POINT OF BEGINNING with the subject tract containing 279,818 square feet or 6.424 acres of land.

LOT 1, BLOCK B

BEING a tract of land situated in the A. Bradford Survey, Abstract No. 152, City of Euleess, Tarrant County, Texas, being part of Tract 2, conveyed to MM Euleess 66, LLC, by deed recorded in Document No. D220346836 of the Official Public Records, Tarrant County, Texas (OPR1CT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the south end of a corner clip being the intersection of the north line of State Highway 183, a variable width right-of-way (also known as West Airport Freeway), with the east line of Bear Creek Parkway, a variable width right-of-way;

THENCE N 45°39'02" W, 76.89 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set for corner;

THENCE along the east line of Bear Creek Parkway, the following:

N 00°58'36" W, 475.20 feet to a 5/8" iron rod with plastic cap found;

N 51°55'15" W, 148.42 feet to a 5/8" iron rod with plastic cap found;

N 00°54'31" W, 31.31 feet to a 5/8" iron rod with plastic cap found;

S 89°04'36" W, 19.78 feet to a 5/8" iron rod with plastic cap found;

And N 00°54'41" W, 169.67 feet to a 1/2" iron rod with plastic cap found for the intersection thereof with the south line of Pilot Hill Drive, a public right-of-way;

THENCE S 88°50'46" E, 456.54 feet along the south line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set for corner;

THENCE S 00°04'28" E, 809.69 feet departing said right-of-way, through Tract 2, to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set on the north line of said highway;

THENCE S 89°30'40" W, 254.62 feet along the north line thereof to the POINT OF BEGINNING with the subject tract containing 286,658 square feet or 6.581 acres of land.

Now therefore know all men by these presents:

That LG Euleess 360, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Lot 1, Block A & Lot 1, Block B Burly Bear Addition, an addition to the City of Euleess, Texas, and does hereby dedicate to the public use forever the streets and alleys shown herein; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. LG Euleess 360, LLC, does hereby bind (himself/herself/itself), (his/hers/its) successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over any existing or platted easement of any type. Any fencing, trees, shrubs or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Euleess or easement holder(s). The City of Euleess at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and The City of Euleess and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS _____DAY OF _____, 2026.

Blake Schroeder, Authorized Signatory
Signature of Owner Position in Corporation if Applicable

LG Euleess 360, LLC, a Texas limited liability company

By: LCG2 INVESTMENTS MANAGER, LLC, a Texas limited liability company, Its Manager
Name of Corporation if Applicable Lien Holder if Applicable

If there is no lien holder, add the following statement:

To the best of my knowledge there are no liens against this property.

Signature of Owner

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____day of _____, 2026.

Notary Public, in and for the State of Texas

My commission expires _____

Printed name: _____

OWNER'S CERTIFICATE AND DEDICATION FORM
FOR CORPORATIONS

STATE OF TEXAS, COUNTY OF TARRANT

WHEREAS MM Euleess 66, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the A. Bradford Survey, County of Tarrant, according to the deed recorded in Doc. No. D220346836, OPR1CT, and more particularly described as follows:

LOT 1, BLOCK C

BEING a tract of land situated in the A. Bradford Survey, Abstract No. 152, City of Euleess, Tarrant County, Texas, being part of a tract of land conveyed to MM Euleess 66, LLC, by deed recorded in Document No. D220346836, of the Official Public Records of Tarrant County, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the south west corner of a tract of Land conveyed to The Dominion at Bear Creek Phase 2, by deed recorded in Document No. D214207166, of the Official Public Records of Tarrant County, also being on the east line of a tract of land conveyed to Lot 2R1, Bk B Midway Square Addition Phase 2 by instrument recorded in Volume 388-153, Page 1, of the Official Public Records of Tarrant County;

THENCE S 88°49'59" E, 437.87 feet to a 1/2" iron rod with plastic cap found on the south east corner of said The Dominion at Bear Creek Phase 2, also being the west line of Bear Creek Parkway, at this point being the portion conveyed by plat recorded in Volume 388-199, Page 87, Plat Records, Tarrant County, Texas;

THENCE around a non-tangent curve to the left having a central angle of 01°12'25", a radius of 990.00 feet, a chord of S 01°02'33" E - 20.85 feet, on arc length of 20.85 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set on the west line of said Bear Creek Parkway;

THENCE S 01°01'27" E, 29.19 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set;

THENCE N 88°49'59" W, 438.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENS" set;

THENCE N 00°34'54" W, 50.02 feet to the POINT OF BEGINNING with the subject tract containing 21,903 square feet or 0.503 acres of land.

ROW Dedication

BEING a tract of land situated in the A. Bradford Survey, Abstract No. 152, City of Euleess, Tarrant County, Texas, being part of a tract of land conveyed to MM Euleess 66, LLC, by deed recorded in Document No. D220346836, of the Official Public Records of Tarrant County, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENS" set on the east line of a tract of land conveyed to Midway Square Addition Phase 2 by deed recorded in Document No. D220118501 of the Official Public Records of Tarrant County;

THENCE N 00°34'54" W, 60.03 feet;

THENCE N 88°49'59" E, 438.26 feet;

THENCE S 01°01'39" E, 60.04 feet;

THENCE S 88°49'59" W, 438.73 feet to the POINT OF BEGINNING with the subject tract containing 26,310 square feet or 0.604 acres of land.

Now therefore know all men by these presents:

That MM Euleess 66, LLC, through the undersigned authority, does hereby adopt this plat designating the herein above described property as Lot 1, Block C Burly Bear Addition, an addition to the City of Euleess, Texas, and does hereby dedicate to the public use forever the streets and alleys shown herein; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same, said dedications being free and clear of all liens and encumbrances, except as shown herein. MM Euleess, LLC, does hereby bind (himself/herself/itself), (his/hers/its) successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No permanent buildings or structures shall be constructed over any existing or platted easement of any type. Any fencing, trees, shrubs or other improvements may only be placed in or over any existing or platted easement of any type with the authorization of the City of Euleess or easement holder(s). The City of Euleess at the owner's expense, and any easement holder, shall have the right to move and keep removed all or part of any fence, tree, shrub, or other improvements or growths which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and The City of Euleess and any easement holder shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESSED MY HAND THIS _____DAY OF _____, 2026.

Mehrdad Moayed, Authorized Signatory
Signature of Owner Position in Corporation if Applicable

MM Euleess 66, LLC, a Texas limited liability company

By: 2M Ventures, LLC, a Delaware limited liability company, Its Manager
Name of Corporation if Applicable Lien Holder if Applicable

If there is no lien holder, add the following statement:

To the best of my knowledge there are no liens against this property.

Signature of Owner

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____day of _____, 2026.

Notary Public, in and for the State of Texas

My commission expires _____

Printed name: _____

CITY OF EULESS WATER AND WASTEWATER IMPACT FEES			
Meter or Tap Diameter	Living Unit Equivalency Factor	Water Impact Fee	Sewer Impact Fee
5/8" or ¾"	1.00	\$1,477.90	\$524.70
1	2.5	\$3,694.75	\$1,311.75
1.5	5.0	\$7,389.50	\$2,623.50
2	8.0 – 10.0	\$11,823.20	\$4,197.60
3	16.0 – 24.0	\$35,469.60	\$12,592.80
4	25.0 – 42.0	\$62,071.80	\$22,037.40
6	50.0 – 92.0	\$135,966.80	\$48,272.40
8	80.0 – 160.0	\$236,464.00	\$83,952.00
Impact fees are based on the size of water meter or tap serving the use. Impact fees are due at the time of Building Permit application.			

PERPETUAL MAINTENANCE AGREEMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT §

The following reservations, restrictions, and covenants are imposed on _____ as it abuts, is adjacent to, or is included within the floodplain easements, drainage easements or emergency access easements shown on the plat filed herewith:

1. No commercial building, outbuilding, fence, or other structure shall be erected on said easement except for small ornamental walls, palios, and other landscaping, provided however, these items allowed shall not interfere in any way with the free flow of water in said channel or narrow the existing channel of the stream or interfere with free access by way of the easement for maintenance purposes without written consent of the City Engineer.

2. The Lot owner shall be responsible for the maintenance of his portion of said easement in order to preserve its beauty and to prevent any obstruction, flooding, or erosion. Such maintenance shall include but shall not be limited to the following:

- Mowing grass and preventing the growth of weeds.
- Preventing the growth of trees or permitting other obstructions to the easement which would obstruct free access for maintenance purposes.
- Preventing erosion by corrective construction if necessary.
- Preventing the accumulation of trash and debris in the easement.

3. In addition to other rights of enforcement contained in these restrictions or available by statutes, ordinance, or common law, the Dedicator, his successors and assigns, and all parties claiming title to _____, by, through or under him, shall be taken to hold, agree, and covenant with the Dedicator and his successors and assigns, and with each of them to conform to and observe all restrictions and covenants as to the use and maintenance of said easement and Dedicator or owner or any of the above shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of the restrictions and covenants above set forth, in addition to the ordinary legal action for damages, and failure of the Dedicator or the owners of an other lot or lots shown to abut said easement to enforce any other restrictions or covenants herein set forth at the time of violation shall in no event be deemed to be a waiver of the right to do so at any time thereafter.

4. In addition to the rights of enforcement given to Dedicator and other Lot owners as set forth in Paragraph 3 above, it specifically provided that the City of Euleess may, at its option, bring any action and obtain any remedy to enforce or prevent the breach of said restrictions.

5. It is specifically provided that the Dedicator, his successors and assigns, other Lot owners and the City of Euleess as provided above, shall have the right to recover their attorneys fees, court costs, and expenses incurred in any suit to enforce or prevent the breach of any covenant or restriction applicable to said easement.

6. In addition to the remedies above provided, the City of Euleess may, at its option, thirty day after written notices to a lot owner, enter the easement and perform the necessary maintenance repair and charge the lot owner or owners the pro-rata cost thereof. Said charges shall be a lien on the abutting lot or lots inferior only to prior recorded liens on said lot or lots. TO HAVE AND TO HOLD the above-described Perpetual Maintenance Agreement in and to said premises with the right of ingress and egress thereto, together with all and singular the usual rights thereto in any wise belonging, unto the said City of Euleess, Texas, and its successors and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend, all and singular, the said premises unto the said City of Euleess, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this _____day of _____, 2026.

THE STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me by the said _____, on this _____day of _____, 20____.

Notary Public, STATE OF TEXAS

IN WITNESS WHEREOF, this instrument is executed this _____day of _____, 2026.

THE STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me by the said _____, on this _____day of _____, 20____.

Notary Public, STATE OF TEXAS

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS, COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, LG Euleess 360, LLC, and MM Euleess 360, LLC through the adoption of this plat, does hereby grant and convey an Avigation Easement for free and unobstructed passage of aircraft through the airspace above said property, unto the City of Euleess, Texas, its successors and assigns, hereinafter called 'City', for the use and benefit of the public and its agencies, to have and to hold such Easement, together with all and singular the rights and appurtenances thereto in any wise belonging, and Owner does hereby bind himself, his successors, heirs, executors, and assigns, to forever warrant and defend all and singular the said rights granted herein unto the said City, its successors and assigns, against every person whomsoever lawfully claiming or who might hereafter claim the same or any part thereof.

As an opportunity to this grant, Owner does hereby waive, release, remise, quitclaim, and forever hold harmless the said City, its successors and assigns, from any and all claims for damages of any kind that Owner may now have or hereafter have by reason of the passage of any and all aircraft ('aircraft' being defined as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air), by whosoever owned or operated, in the airspace over Owner's property, above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above same. Such release shall include, but not be limited to, any damages to Owner's described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects from the operation of aircraft flight over said property, or landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport, whether such claim be for injury or death to person or persons or damages to or taking of property.

This release shall be binding upon Owner, his successors, heirs, executors, administrators, and assigns, and shall be a covenant running with the land.

CITY APPROVAL BLOCK FOR FINAL PLATS:

The City of Euleess Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission

Date of P&Z Approval

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Euleess, Texas.

Dated this the ____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas



darren.brown@
spiarsengineering.com

FINAL PLAT

BURLY BEAR ADDITION
LOT 1, BLOCK A, LOT 1, BLOCK B, & LOT 1, BLOCK C
BURLY BEAR ADDITION
BEING 13.508 ACRES IN THE
A. BRADFORD SURVEY ~ ABSTRACT NO. 152
CITY OF EULESS, TARRANT COUNTY, TEXAS
JUNE 2026
CITY CASE NO. 26-03-FP

OWNER
MM Euleess 360, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Mehrdad Moayed

OWNER / APPLICANT
LG Euleess 360, LLC
3500 Maple Ave., Ste. 1600
Dallas, Texas 75219
Telephone (214) 908-9745
Contact: Scott Lyday

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Darren Brown, RPLS

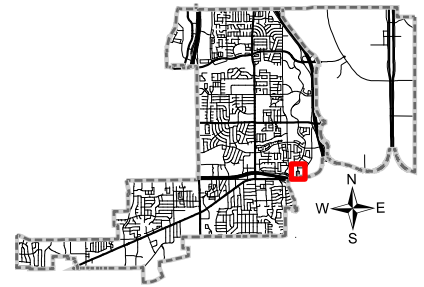
26-03-FP

Zoning Exhibit:

Burly Bear Addition
Block A, Lot 1
Block B, Lot 1



-  Notification Area
-  Subject Tract
-  Zoning Districts



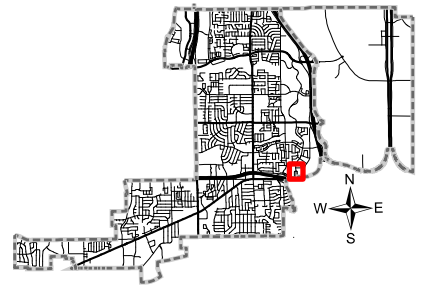
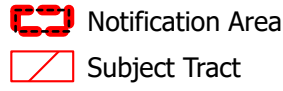
800 & 900 Pilot Hill Dr



26-03-FP

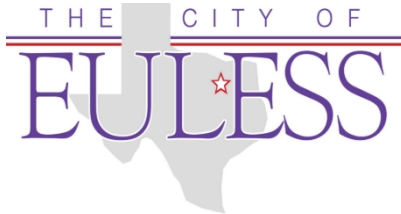
Location Exhibit:

Burly Bear Addition
Block A, Lot 1
Block B, Lot 1



800 & 900 Pilot Hill Dr





PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-03-SUP and Consider Recommendation for an Ordinance

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

REFERENCE NO: 26-03-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit (SUP) for passenger car rental located at Andrew Huitt Survey, Abstract 684, Tract 1H9 at 203 W. Euless Boulevard in the Texas Highway 10 Multi-Use (TX-10) zoning district, and consider recommendation for an Ordinance.

ALTERNATIVES:

- Table the request
- Recommend denial

SUMMARY OF SUBJECT:

Applicant: Erik Kantola, representing Blissful Architecture, PLLC

Location / Zoning: The subject property is located at 203 W. Euless Boulevard and is in the Texas Highway 10 Multi-Use (TX-10) zoning district.

Project Summary: Five Star Rentalplex intends to operate a passenger car rental business with rental cars located on-site. Passenger car rental is only permitted in the TX-10 zoning district with the approval of a Specific Use Permit (SUP).

The approximately 0.5-acre subject property contains an existing 2,840 square foot building. It is split between Unit A, which is 542 square feet and will be used as the office for Five Star Rentalplex, and Unit B, which is 2,298 square feet and is currently occupied by A-MAX Insurance. The new property owner, which is also the business owner of Five Star Rentalplex, hopes to eventually use the entire building to operate his car rental business.

The proposed site improvements include replacing the chain link fence that faces W. Euless Boulevard with a masonry screening wall and screened automatic gate, adding screening slats to chain link fencing around the sides and rear of the property, reconstructing the entire asphalt parking lot with concrete and a fire lane, moving the pole sign to allow for a fire lane to be established, creating three additional parking spaces in front of the building, relocating the dumpster enclosure, and adding landscaping in front of the screening wall. Twenty-eight (28) parking spaces for rental cars will be striped within the screened portion of the parking lot.

The proposed passenger car rental business will only offer rental cars that are clean, undamaged, and less than or equal to five (5) years old. All rental vehicles will be parked in the screened parking lot and there will be no outdoor storage of car parts. Vehicles needing repairs, fuel, and other services will be taken off-site. The applicant has confirmed that none of the rental cars will be available for sale to customers. Five Star Rentalplex is expected to employ the equivalent of 1.5 full-time employees and have the operating hours of Monday through Friday at 7:30 AM to 6:00 PM and Saturday at 9:00 AM to 1:00 PM.

The Development Services Group certified the request on June 2, 2026. 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 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:

1. The Specific Use Permit is tied to the business name, Five Star Rentalplex;
2. The Specific Use Permit is tied to the business owner, Chattha, LLC;
3. There shall be no outdoor storage of car parts or merchandise other than the vehicles that are ready to rent;
4. All vehicles for rent shall be screened from adjacent properties and City right-of-way (ROW);
5. There shall be no outdoor service, repair, or fueling to any vehicle;
6. Vehicles shall not be available to customers for purchase;
7. The business shall register with the appropriate state agency for the collection of car rental taxes and other applicable taxes;
8. A final plat of the subject property including the required fire lane shall be approved before a Certificate of Occupancy is issued; and
9. 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 PASSENGER CAR RENTAL IN THE TEXAS HIGHWAY 10 MULTI-USE (TX-10) ZONING DISTRICT LOCATED AT ANDREW HUITT SURVEY, ABSTRACT 684, TRACT 1H9 AT 203 WEST EULESS BOULEVARD; 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 July 21, 2026, in conjunction with Specific Use Permit Case No. 26-03-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 August 11, 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. Passenger car rental and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at Andrew Huitt Survey, Abstract 684, Tract 1H9 at 203 West Euless Boulevard.

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," Euless 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 Euless, in compliance with the provisions of Article II, Section 12, of the Euless 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 Euless City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on August 11, 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
26-03-SUP
203 W EULESS BLVD

Case #: 26-03-SUP
Case Type: Specific Use Permit (SUP)
Case SubType:
Location: 203 W EULESS BLVD

Case Status: IN REVIEW
Description/Tag: Five Star Rentalplex
Initiated On: 02/20/2026
Issued Date:

Individuals listed on the record:

Applicant

Erik Kantola
501 Highland Dr, Apt 515
Lewisville, TX 75104

Home Phone:
Work Phone: 4693975338
Cell Phone:
E-Mail: erik@blissfularchitecture.com

Contact

Erik Kantola
501 Highland Dr, Apt 515
Lewisville, TX 75104

Home Phone:
Work Phone: 4693975338
Cell Phone:
E-Mail: erik@blissfularchitecture.com

Property Owner

Hcdgaik, Llc
94 CASA LN
COLLEYVILLE, TX 76034

Home Phone:
Work Phone:
Cell Phone: 8177155555
E-Mail: fivestarautoPLEX@mail.com

Contact

Hcdgaik, Llc
94 CASA LN
COLLEYVILLE, TX 76034

Home Phone:
Work Phone:
Cell Phone: 8177155555
E-Mail: fivestarautoPLEX@mail.com

Business Owner

Chattha, Llc

Home Phone:
Work Phone:
Cell Phone: 8177155555
E-Mail: fivestarautoPLEX@mail.com

Contractors:

:

APPLICATION DETAILS

City of Euless
26-03-SUP
203 W EULESS BLVD

Case #: 26-03-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 203 W EULESS BLVD

Case Status: IN REVIEW

Description/Tag: Five Star Rentalplex

Initiated On: 02/20/2026

Issued Date:

Data Details:

Abstract (Legal Description)	684 Tract 1H09
Total Acreage	0.50
Addition Name (Legal Description)	
Block	AB 684
Description of Request	SUP for passenger car rental operations including rental parking behind masonry screenwall.
Existing Zoning	TX 10 Texas Highway 10 multi-use district
Lot	TR 1 H9
Project Name	Passenger Car Rental Site Improvement
Proposed Use	Passenger Car Rental
Proposed Zoning	TX 10 Texas Highway 10 multi-use district
Survey (Legal Description)	HUITT ANDREW
TAD ID	2126-424
Total # of Lots	1.00

Date: 5/18/2026

Site Address: 203 W. Euless blvd
Euless, TX 76040

SUP proposed: SIC Code 7514: Passenger Car Rental

Property Owner: HCDGAIK, LLC
Representative: Harmit Chattha, General Manager
Business: Five Star Rentalplex (to be listed on SUP & CO)
Business Owner: Chattha, LLC; DBA: Five Star Rentalplex
Representative: Harmit Chattha, General Manager

Prepared by: Blissful Architecture, PLLC
Erik Kantola, AIA
erik@blissfularchitecture.com

Site: 0.498 acre, zoned TX-10
Ref exist and proposed site plan improvements

Exist bldg. 2840 GSF CMU building

- Unit A – 542 GSF
- Unit B – 2297 GSF

Units: Unit A - Proposed Five Star Rentalplex
Unit B – currently leased to Amax Auto Insurance office, SUP request includes potential Five Star Rentalplex expansion when unit is available.

Business Narrative - Five Star Rentalplex

Primary Business Activities:

Passenger car rental office functions including transactions, record-keeping, key-swap, and related functions. Additionally preparing the vehicles with the arranging and storing vehicles as appropriate for access and use. The rental vehicles will be clean, damage-free and five years old or less.

Secondary Business Activities:

The acquisition and selling of rental vehicles. This is for the express purpose of purchasing vehicles for rental usage and getting rid of them when they are retired.

Normal Hours of Operation: M-F 7:30 am – 6:00 pm | Sa 9:00 am – 1:00 pm | S closed

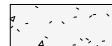
Number of Employees: 1.5 FTE

Declarations:

- No vehicles, signs, or window markings will be posted indicating “vehicles for sale” in front or behind the screenwall.
- No outdoor storage such as tires or auto parts, and no storage will be piled higher than the screenwall. The outdoor storage area is to be used for rental car parking.
- Vehicle repairs, fueling and other such services will be taken care of off-site.

Proposed site plan improvements:

- Includes the demolition of existing front yard fence and gate and installing new – the new fence and gates are proposed back 13’ from the front building edge – ref Concept Plan for illustration.
- Ref Concept Site plan for other proposed site improvements.

LEGEND		CALCULATIONS	SUPPLEMENTAL CALCS
	EXISTING ASPHALT PAVEMENT		
	EXISTING CONCRETE PAVEMENT		
	NEW CONC PAVEMENT	FRONT AREA = 4280 SF TOTAL - 1120 SF ROW - 3160 SF WITHIN PROPERTY BOUNDARY BACK AREA = 12,600 SF TOTAL	
	LANDSCAPE AREA	623 SF WITHIN PROPERTY BOUNDARY	STREET YARD AREA = 3270 SF - REQD GROUND COVER AREA = 327 SF - REQD LANDSC AREA = 164 SF
	GROUND COVER AREA	433 SF WITHIN PROPERTY BOUNDARY	
—OHE—	OVERHEAD ELECTRIC LINE		
—X—	FENCE		



1" = 20'-0"

REVISIONS		
#	DESCRIPTION	DATE

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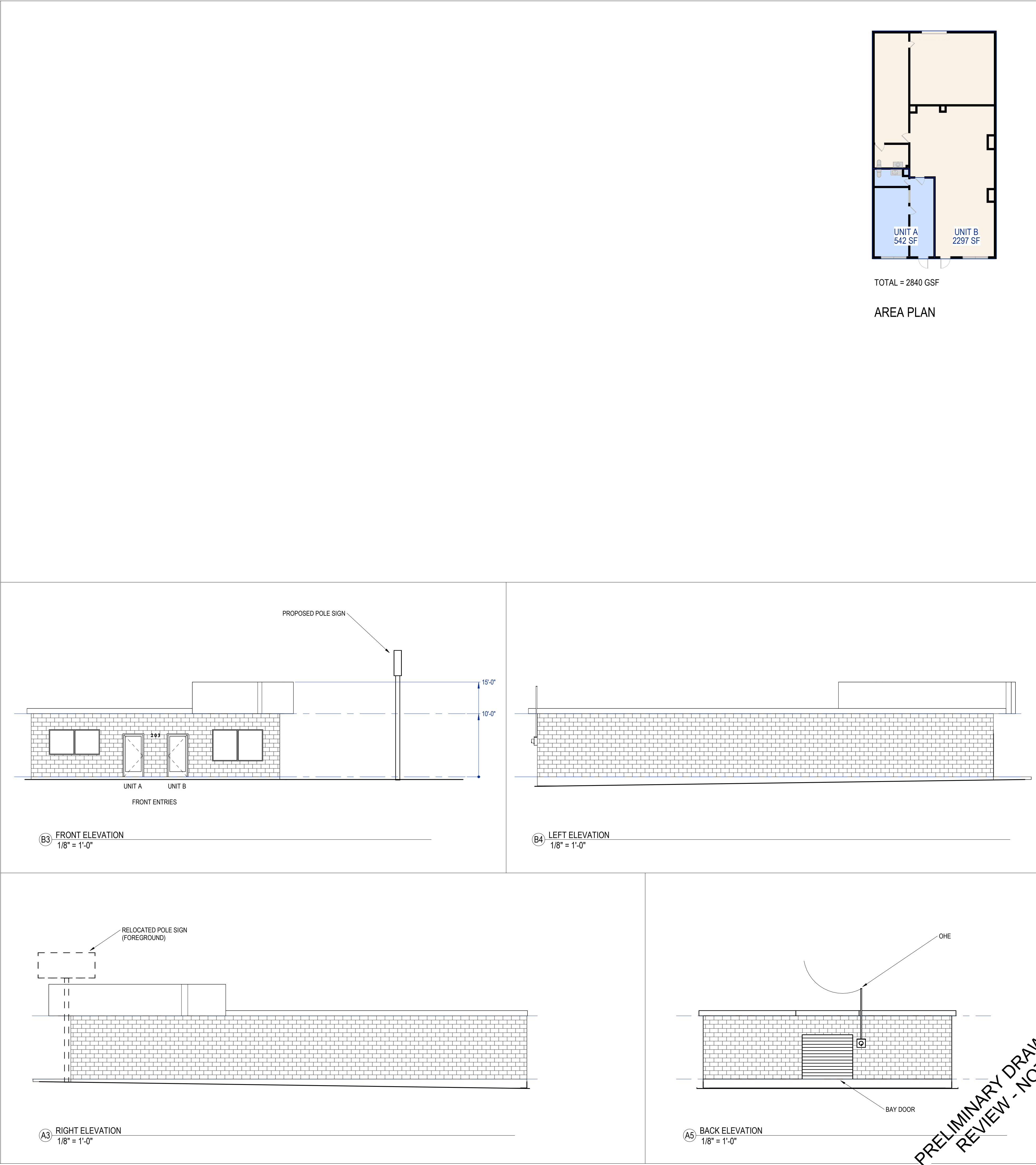
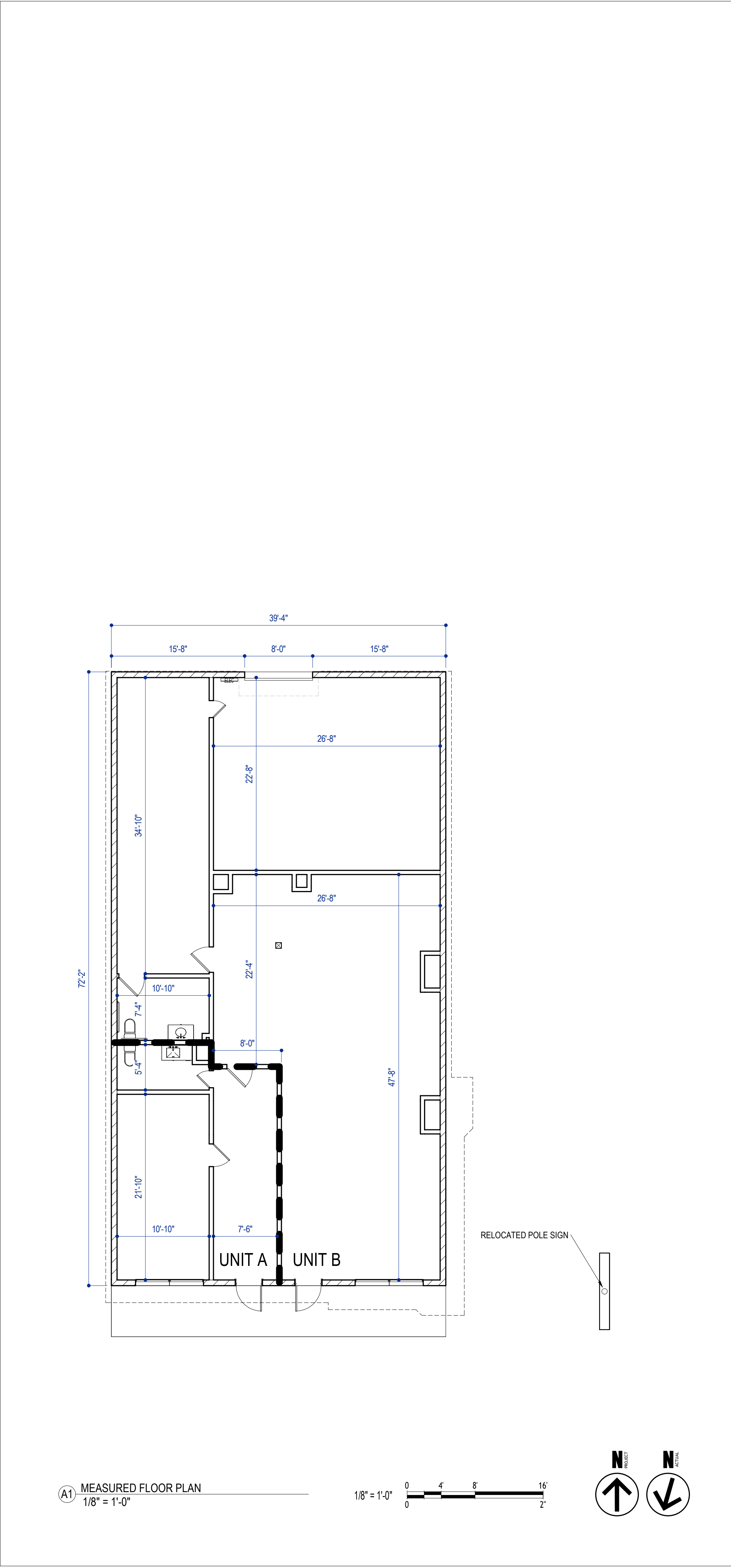
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N
ACTUAL

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PROPOSED

**EXISTING, DEMO, CONCEPT
PLAN PASSENGER CAR
RENTAL**

A-105



ARCHITECTURAL

blissful
ARCHITECTURE

BLISSFUL ARCHITECTURE, PLLC
LEWISVILLE, TX 75067

SURVEYOR

KEETON SURVEYING COMPANY
GRAND PRAIRIE, TX

CIVIL

OKM ENGINEERING
DALLAS, TX

PROJECT NAME

SUP 26-03 | PASSENGER CAR RENTAL -
SITE IMPROVEMENTS

203 W. EULESS BLVD
EULESS, TX 76040

ISSUE

DATE

5/18/2026

REVISIONS

#

DESCRIPTION

DATE

P

2507

5/18/2026 11:26:57 AM

Author

BY

Checker

EXIST TITLE

EXISTING FLOOR PLAN,
ELEVATION

A-110

PRELIMINARY DRAWINGS FOR REGULATORY
REVIEW - NOT FOR CONSTRUCTION



26-03-SUP

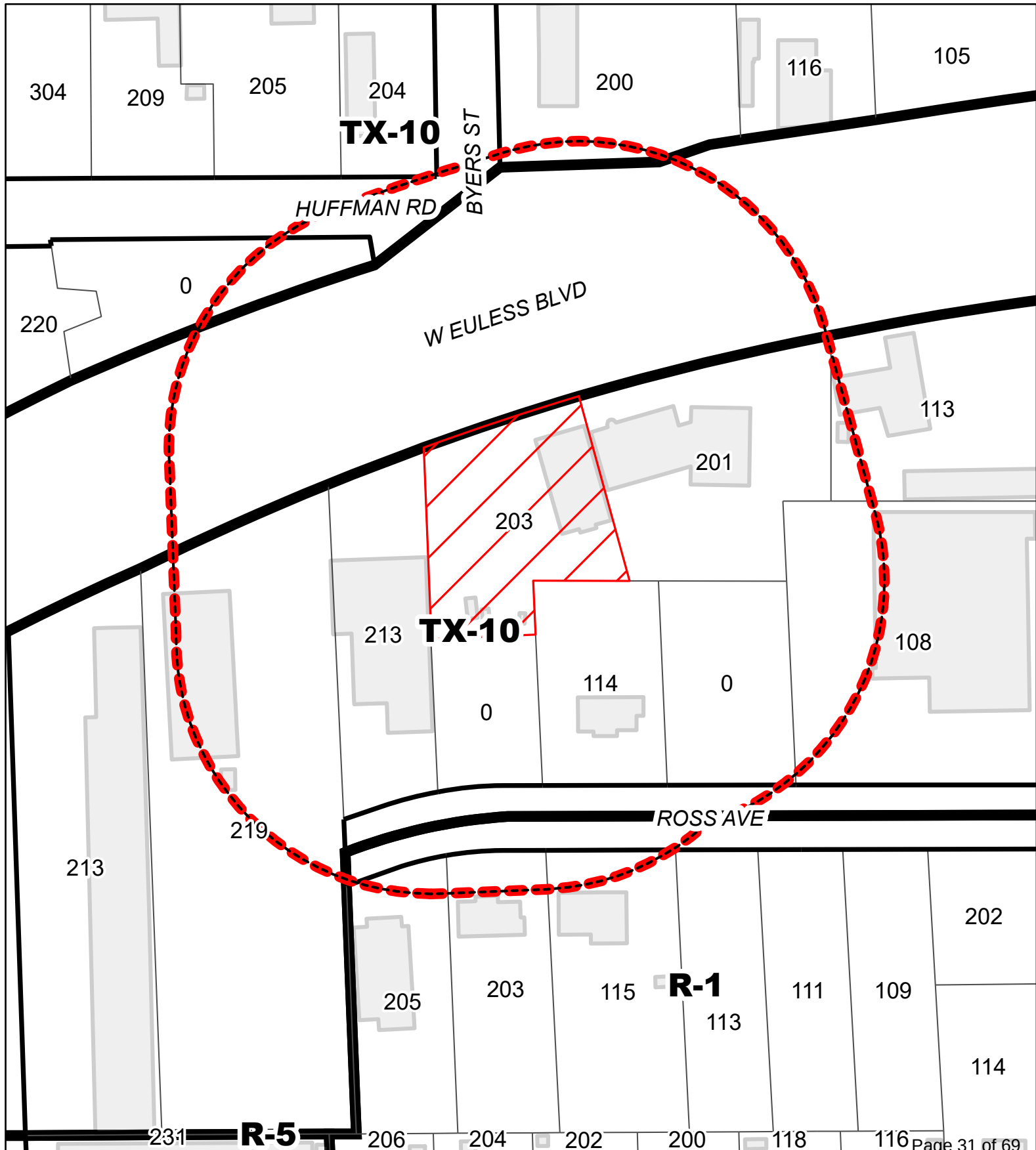
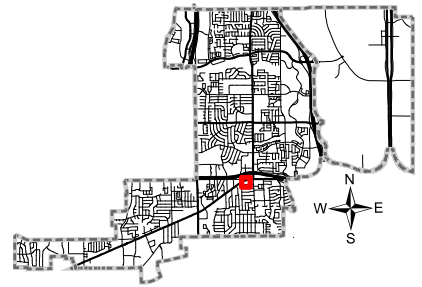
Zoning Exhibit:

Andrew Huitt Survey
Abstract 684, Tract 1H9

203 W Euless Blvd



- Notification Area
- Subject Tract
- Zoning Districts

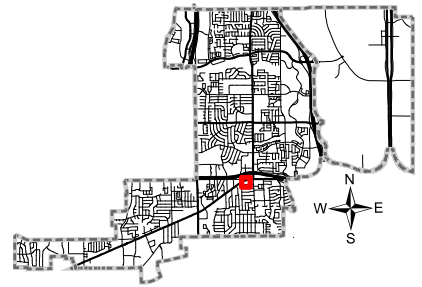
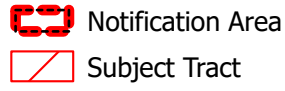


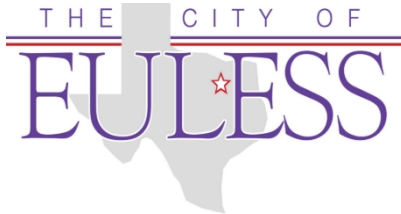
26-03-SUP

Location Exhibit:

Andrew Huitt Survey
Abstract 684, Tract 1H9

203 W Euless Blvd





PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-05-SUP and Consider Recommendation for an Ordinance

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

REFERENCE NO: 26-05-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit (SUP) for auto paint and body repair located at Oakwood Terrace Addition, Block 1, Lot A43R at 230 Vine Street in the Texas Highway 10 Multi-Use (TX-10) zoning district, and consider recommendation for an Ordinance.

ALTERNATIVES:

- Table the request
- Recommend denial

SUMMARY OF SUBJECT:

Applicant: Hayder Altufaili, representing Total Collision Care

Location / Zoning: The subject property is located at 230 Vine Street and is in the Texas Highway 10 Multi-Use (TX-10) zoning district.

Project Summary: The applicant currently operates his auto paint and body business, Total Collision Care, nearby on Trinity Boulevard in Fort Worth, and intends to move his business to Euless. An auto paint and body business is only permitted in the TX-10 zoning district with the approval of a Specific Use Permit (SUP).

The subject property is approximately 0.35-acres and contains an existing 3,600 square foot building that has previously housed mostly car repair and contractor shops, in addition to some retail uses. The applicant plans to use the entire building, which is divided between a 2,050 square foot maintenance and repair area, a 530 square foot parts storage area, a 505 square foot office, and a 515 square foot reception/office area. The building's bay doors open to the back of the

property which is an established storage yard that is screened by the building and a solid metal gate on the northeast boundary, a 6-foot-tall wood fence on top of a 2-foot-tall retaining wall on the south and southwest boundaries, and the wall of the adjacent building on the northwest boundary. The adjacent building is where the owner of the subject property operates his general car repair business and a fire lane is required to be established at the property's entry point that is shared with the adjacent property. Nine parking spaces are required, but thirteen are provided in the front parking lot.

Detailing repaired vehicles will be allowed in the screened area, but absolutely no paint and body repair will be performed outside of the building. The only allowed outdoor storage will be the vehicles that are parked in the screened area waiting to receive service. Total Collision Care is expected to have five employees and have the operating hours of Monday through Saturday at 9:00 AM to 6:00 PM.

The Development Services Group certified the request on June 30, 2026. 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 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:

1. The Specific Use Permit is tied to the business name, Total Collision Care;
2. The Specific Use Permit is tied to the business owners, Hayder Altufaili, Ameen Almasri, and Jonathan Urbina;
3. There shall be no outdoor repair to any vehicle;
4. Detailing repaired vehicles is the only outdoor service allowed, and it must take place in the screened area behind the building;
5. There shall be no outdoor storage of tires, car parts, equipment, or merchandise;
6. Vehicles awaiting repair shall be parked in the screened area behind the building;
7. A repaired vehicle may be moved to the front parking lot only on the day it will be retrieved by its owner;
8. Nothing in the screened area behind the building shall extend over the height of the screening fence;
9. The fuel in each tank located inside the building cannot exceed a quarter (1/4) tank or five (5) gallons (whichever is less) and a cumulative total of no more than thirty (30) gallons;
10. A replat of the subject property including the required fire lane shall be approved before a Certificate of Occupancy is issued; and
11. 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 No 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 AUTO PAINT AND BODY REPAIR IN THE TEXAS HIGHWAY 10 MULTI-USE (TX-10) ZONING DISTRICT LOCATED AT OAKWOOD TERRACE ADDITION, BLOCK 1, LOT A43R AT 230 VINE STREET; 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 July 21, 2026, in conjunction with Specific Use Permit Case No. 26-05-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 August 11, 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. Auto paint and body repair and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at Oakwood Terrace Addition, Block 1, Lot A43R at 230 Vine Street.

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," Euless 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 Euless, in compliance with the provisions of Article II, Section 12, of the Euless 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 Euless City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on August 11, 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
26-05-SUP
230 VINE ST

Case #: 26-05-SUP
Case Type: Specific Use Permit (SUP)
Case SubType:
Location: 230 VINE ST

Case Status: IN REVIEW
Description/Tag: Total Collision Care
Initiated On: 06/01/2026
Issued Date:

Individuals listed on the record:

Applicant

Hayder Altufaili
230 vine st
euless, tx 76040

Home Phone:
Work Phone: 8172337940
Cell Phone:
E-Mail: Totalcollisioncare@gmail.com

Property Owner

Aqeel Aziz Alsbihaw

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

Business Owner

Ameen Almasri
1406 Broadmoor In
irving, tx 75061

Home Phone:
Work Phone: 4694328675
Cell Phone: 4694328675
E-Mail:

Business Owner

Jonathan Urbina
617 Beachwood dr
grand prairie, tx 75052

Home Phone:
Work Phone: 9722176454
Cell Phone: 9722176454
E-Mail:

Business Owner

Hayder Altufaili
230 vine st
euless, tx 76040

Home Phone:
Work Phone: 8172337940
Cell Phone:
E-Mail: Totalcollisioncare@gmail.com

Contractors:

:

APPLICATION DETAILS

City of Euless

26-05-SUP

230 VINE ST

Case #: 26-05-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 230 VINE ST

Case Status: IN REVIEW

Description/Tag: Total Collision Care

Initiated On: 06/01/2026

Issued Date:

Data Details:

Abstract (Legal Description)	Lot A4-3R, Block 1 Corner lot of Vine Street & Euless Blvd
Total Acreage	0.35
Addition Name (Legal Description)	Lot A4-3R, Block 1 Corner lot of Vine Street & Euless Blvd
Block	Lot A4-3R, Block 1 Corner lot of Vine Street & Euless Blvd
Description of Request	Total Collision Care is an automotive collision repair facility seeking a Special Use Permit to operate at its new location within an industrial/warehouse zone in Euless, Texas. The business provides professional auto body repair, paint, and collision restoration services to the general public and insurance-referred customers.
Existing Zoning	TX 10 Texas Highway 10 multi-use district
Lot	Lot A4-3R, Block 1 Corner lot of Vine Street & Euless Blvd
Project Name	Total Collision Care
Proposed Use	Body Shop
Proposed Zoning	TX 10 Texas Highway 10 multi-use district
Survey (Legal Description)	Lot A4-3R, Block 1 Corner lot of Vine Street & Euless Blvd
TAD ID	05790433
Total # of Lots	1.00



TOTAL COLLISION CARE

WWW.TOTALCOLLISIONCARE.COM

Letter of Intent for Specific Use Permit (SUP) Request

To Whom It May Concern,

We respectfully submit this Letter of Intent to request a Specific Use Permit (SUP) for our property located at 230 Vine St, Euless, TX 76040. Below, we outline the details of our request, justification, and the value this project will bring to the local community.

Property Details

- Address: 230 Vine St, Euless, TX 76040
- Acreage: Approximately 0.35 acres
- Current Zoning: TX-10
- Proposed Use: Automobile Body Shop
- Maintenance and Repair Area: 2,050.5
- Parts Storage Area: 530.6
- Office: 504.75
- Reception and Individual Office Area: 515.02
- Total Square Footage: 3,600

Background and Reason for Request

Total Collision Care is a locally owned collision repair center co-owned by three partners — Hayder Altufaili, Ameen Almasri, and Jonathan Urbina — who together bring a shared commitment to quality workmanship and community service.

This property is well suited to our operational model. The building has previously housed an automotive repair business, and as such it is already built with the foundational pieces needed to support this type of work — large open service areas, high ceilings, insulated walls, durable construction, and accessibility for vehicles and equipment. Because an auto repair operation was already established here, the structure requires minimal modification to transition into a collision repair facility, making it an ideal home for Total Collision Care.

We are also proud to share that our next-door neighbor is our landlord, Aqeel, who operates a mechanic shop. We work hand in hand with one another, and together we plan to create an environment that welcomes everyone in Euless. Whether a customer needs something as simple as an inspection or as involved as major collision work, they can have their vehicle fully taken care of in one place — a place they can count on, with people they can trust.

Justification for the SUP Request

1. **Strategic Fit for the Location:** Situated within a TX-10 zoned area already suited for such uses, this location supports businesses with similar logistical and operational

requirements. Total Collision Care's presence will not only harmonize with neighboring properties but will also enhance the area's profile as a hub for high-standard service businesses.

2. **Economic Value to the Community:**

- **Job Creation:** Total Collision Care will create skilled employment opportunities in collision repair and customer service, strengthening the local workforce.
- **Community Service:** As a locally owned business, Total Collision Care brings a commitment to excellence in customer care and service. Its presence will provide local residents with reliable, high-quality repair services, reducing the need to travel out of the area for similar services.
- **Tax Revenue and Momentum for Growth:** The addition of a reputable business like Total Collision Care will not only generate significant tax revenue for the city but will also attract further business investments, spurring economic growth and revitalizing the local business community.

3. **Optimal Utilization of Space:** Total Collision Care's requirements for service bays, office spaces, and customer areas are perfectly matched to the design and layout of the existing building. This ensures minimal structural modifications, allowing for an efficient and seamless transition into the space.

4. **Preservation of Aesthetics and Functionality:** The existing design and layout of the property meets Total Collision Care's operational and visual requirements. This ensures that the project adheres to the established aesthetic and functionality of the area while maintaining its character.

5. **Environmental and Safety Standards:** Total Collision Care will comply with stringent environmental and safety regulations, including state-of-the-art waste disposal systems, advanced air quality management, and noise reduction measures.

Noise Reduction: The building is already well equipped for sound control. It was constructed with thick, insulated walls designed for shop use, and the prior tenant operated a heavy mechanic shop — an operation considerably louder than a body shop. As a result, the existing structure already exceeds the sound-control needs of our quieter operation. To further minimize noise, the air compressor will sit on a foam vibration-dampening mat and will be housed in the building's existing enclosed compressor space; because this area is fully closed off, compressor noise is significantly contained. Sound-deadening curtains will also be hung in the louder work areas to absorb noise generated during active repair work. Together, these measures ensure that day-to-day operations produce minimal noise impact on neighboring properties.

Paint Booth and Fume Ventilation: All painting will be performed inside an enclosed Col-Met paint booth equipped with a built-in exhaust fan. The booth captures, filters, and exhausts paint fumes and overspray, preventing the escape of airborne contaminants into the surrounding area and maintaining clean air quality both inside and outside the building. All employees performing paint work are required to wear respirator masks and all other safety equipment mandated for paint operations. This system ensures that fumes, odors, and particulates are properly managed and that the facility meets all applicable State and Federal air-quality and safety standards.

With compliance built into its operational model, Total Collision Care's operations will ensure minimal impact on the surrounding community and set a benchmark for responsible business practices in the area.

Proposed Business Operations

Approx. number of employees:

5

Hours of operation:

Monday – Saturday, 9 am – 6 pm

Where will the work be performed?

All repair and servicing of vehicles is performed entirely inside the enclosed building. The only outdoor activity is detailing, which takes place in the rear of the property, and the staging of completed vehicles. Once a vehicle is finished and detailed, it is parked in the front customer parking area for pickup.

Where will vehicles that are pending work be stored?

No vehicle will be parked outside between the front face of a building and the public street when inoperable.

Where will the vehicles that are ready to be picked up be stored?

Completed and detailed vehicles are parked in the front customer-only parking area for pickup.

Where will the equipment, materials, and parts be stored?

Storage of vehicle parts, including wheels and tires, is within the enclosed building.

Are disabled vehicles brought in by tow trucks? If so, where are they dropped off?

Yes; will be parked in the parking behind the building.

Provide details on business operations for nuisances arising from noise, smoke, odor, dust, vibration, or illumination:

All equipment will have the proper fire suppression, ventilation, and meet Total Collision Care requirements that follow strict State/Federal regulations.

What is the estimated amount of time a vehicle is stored on the property?

1 week on average; 4 weeks max depending on the job.

List all of the work that this company will perform:

Paint and body collision repair for automobiles.

Security cameras:

Security cameras will be installed only for the property of the tenant and no auditory devices will be in use for the exterior of the building.

Conclusion

This SUP request is driven by our commitment to identifying and operating a business that maximizes the value of the property while enhancing the economic vitality of the community. Total Collision Care's operational needs and the intended use of the existing building align perfectly, creating a sustainable, practical, and community-enhancing development.

We appreciate your consideration of this request and are confident that the proposed use will provide long-term benefits to the city, residents, and surrounding businesses. Please do not hesitate to contact us for additional details or to arrange a meeting to discuss this proposal further.

Sincerely,



Hayder Altufaili

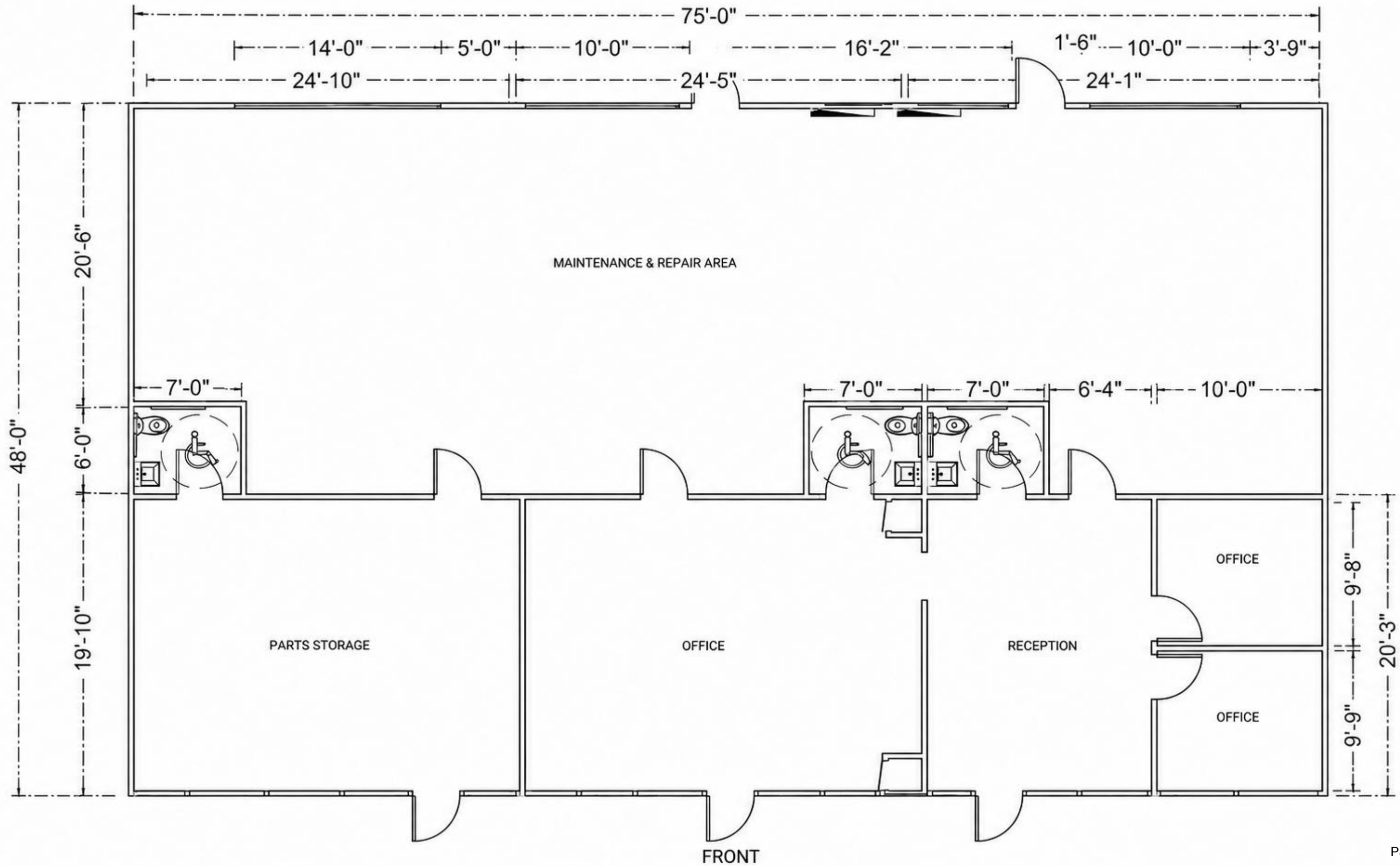
Total Collision Care

230 Vine St, Euless, TX 76040

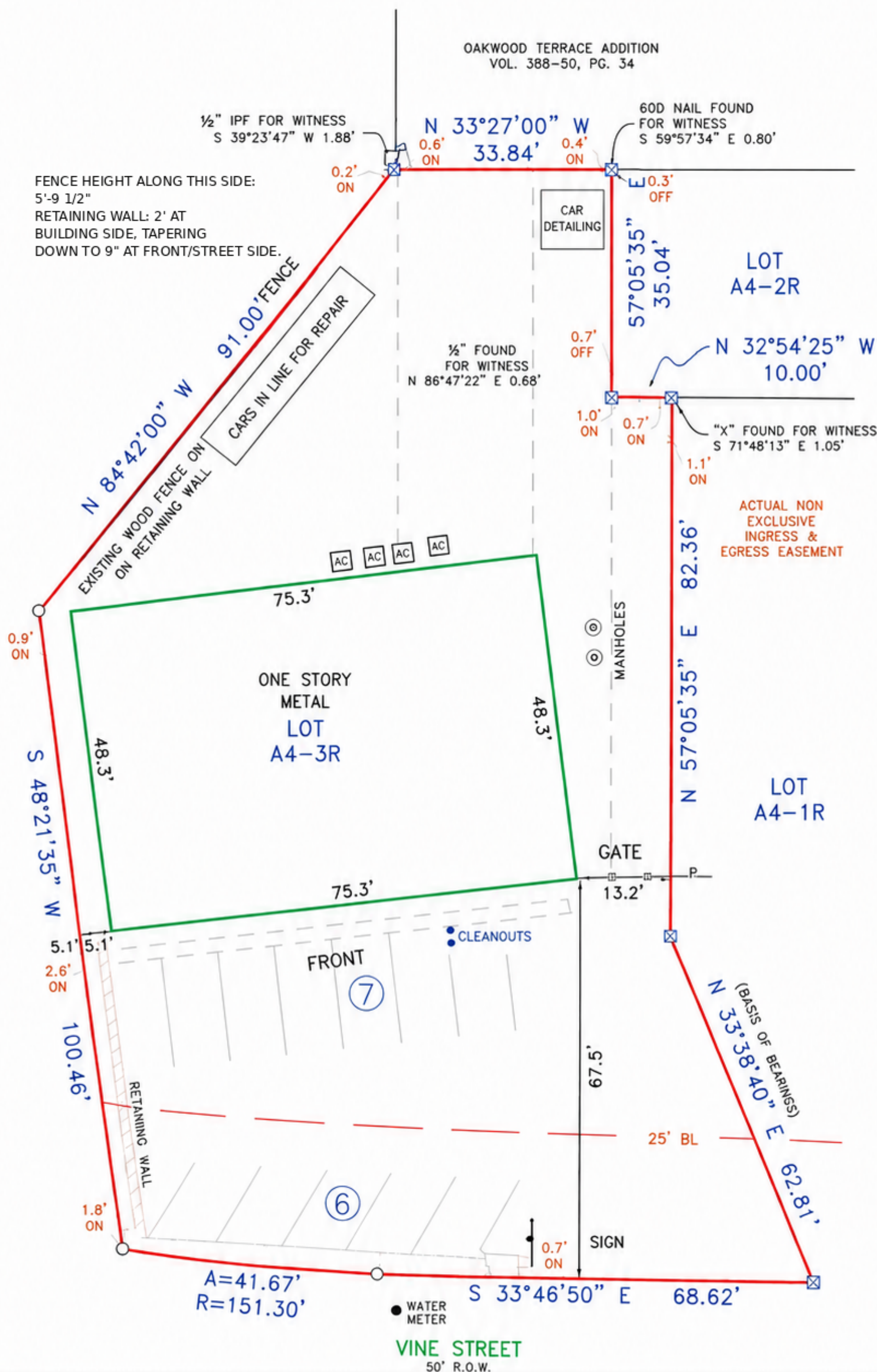
(817) 233-7940 | totalcollisioncare@gmail.com

www.totalcollisioncare.com

TOTAL COLLISION CARE, LLC | WWW.TOTALCOLLISIONCARE.COM



OAKWOOD TERRACE ADDITION
VOL. 388-50, PG. 34



TOTAL COLLISION CARE

Fire Lane Improvement Commitment Statement

Date: July 6, 2026	Project Address: 230 Vine Street, Euless, TX
To: City of Euless Fire Marshal's Office	Contacted: C.D. Washington - cdwashington@eulesstx.gov

Statement: Total Collision Care confirms its intent to build the required fire lane to the standard required by the City of Euless Fire Marshal and any final written instructions provided by the Fire Marshal's Office.

I have already contacted Fire Marshal C.D. Washington by email at cdwashington@eulesstx.gov and am awaiting the proper instructions, requirements, and preferred submittal format. Due to the recent holiday schedule, I have not yet received a response.

The proposed fire lane area is shown in **Exhibit A**. The intended work area is the larger red rectangle in the center of the image. Existing concrete in that area will be removed as required, new concrete will be poured to the correct standard, and the required fire lane striping/painted lines and markings will be completed.

If approved at or following the **August 11 meeting**, Total Collision Care plans to begin this work during the week of August 11, 2026, subject to the Fire Marshal's final requirements and instructions. Once those instructions are received, an updated version of this statement and any revised exhibit or construction details will be uploaded.

Note: This is an interim commitment statement and does not replace final Fire Marshal approval, final construction requirements, or any engineered plans that may be requested.

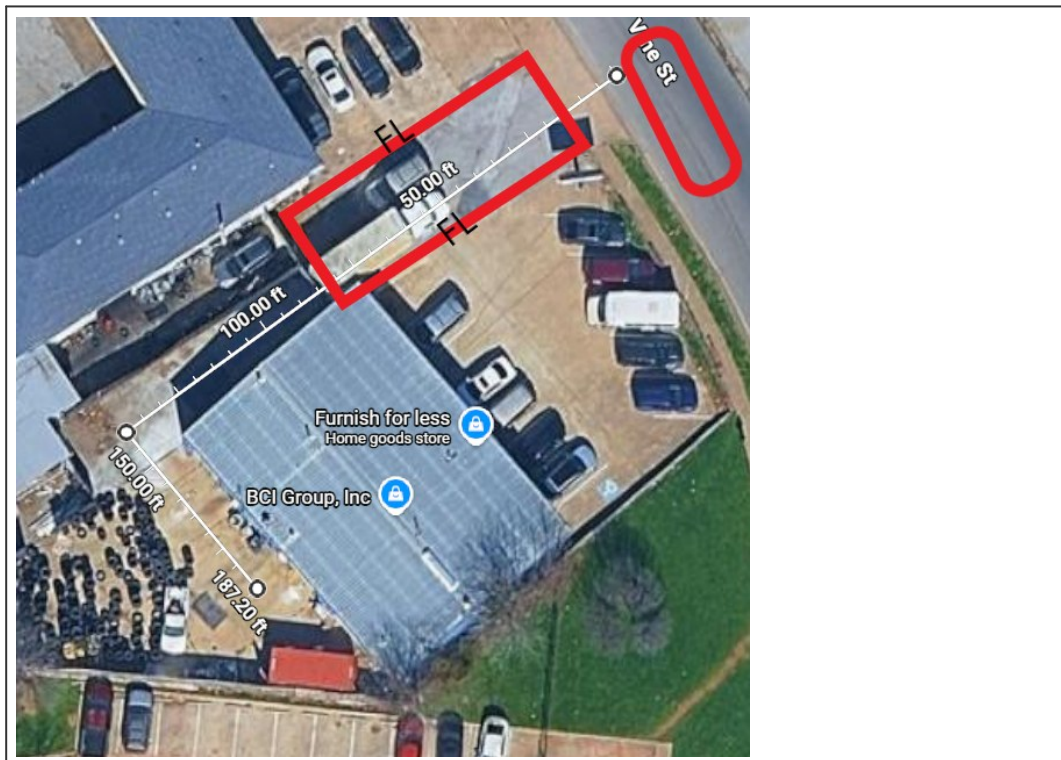
Submitted by:

Total Collision Care

Authorized Representative: 

Date: 7/6/26

Exhibit A - Proposed Fire Lane Location



Larger red rectangle indicates the intended fire lane construction area.

26-05-SUP

Zoning Exhibit:

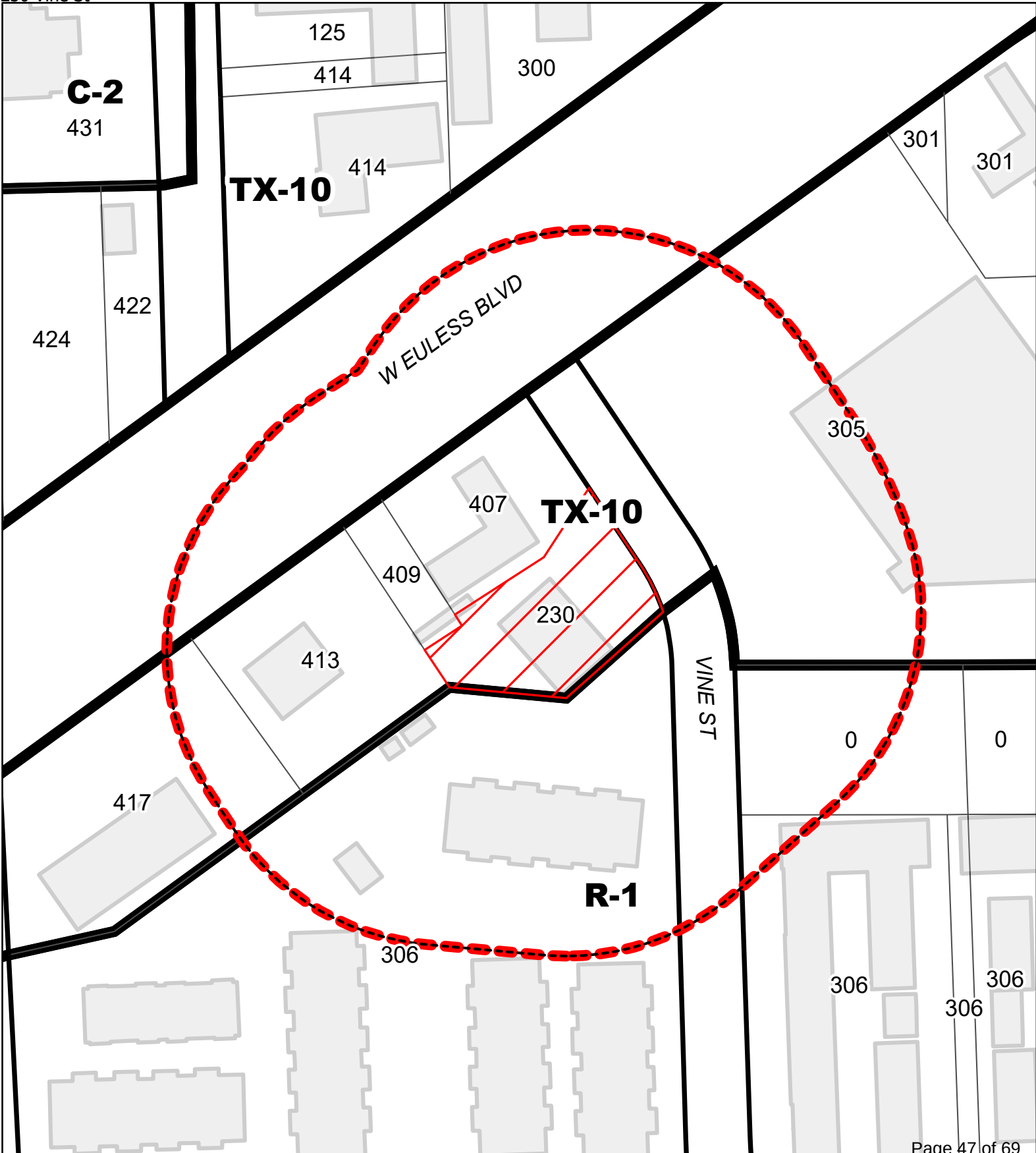
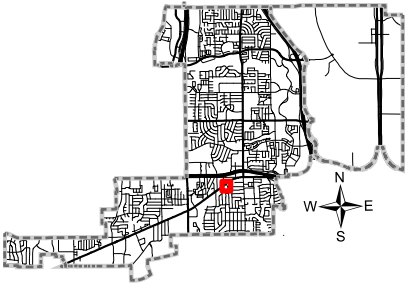
Oakwood Terrace Addition

Block 1, Lot A43R

230 Vine St



- Notification Area
- Subject Tract
- Zoning Districts



26-05-SUP

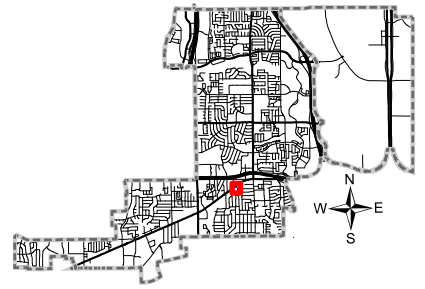
Location Exhibit:

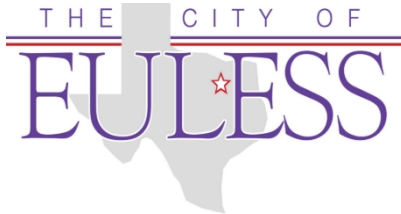
Oakwood Terrace Addition
Block 1, Lot A43R

230 Vine St



-  Notification Area
-  Subject Tract





PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-06-SUP and Consider Recommendation for an Ordinance

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

REFERENCE NO: 26-06-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit (SUP) for a tanning and skin wellness salon located at Shops at Vineyard Village Addition, Block A, Lot 3 at 2750 State Highway 121, Suite 300 in the 121 Gateway (TX-121) zoning district, and consider recommendation for an Ordinance.

ALTERNATIVES:

- Table the request
- Recommend denial

SUMMARY OF SUBJECT:

Applicant: Onyi Odunukwe, representing GNOT INC, LLC

Location / Zoning: The subject property is located at 2750 State Highway 121, Suite 300 and is in the 121 Gateway (TX-121) zoning district.

Project Summary: The applicant intends to offer indoor tanning and skin wellness services. A tanning salon is categorized as “Miscellaneous Personal Services, Not Elsewhere Classified” in the 121 Gateway District Use Table and is only permitted in the TX-121 zoning district with the approval of a Specific Use Permit (SUP).

Glo Tanning is a nation-wide company that offers ultraviolet tanning, automated spray tanning, red light therapy, hydration pods, and massage chairs. The applicant proposes to operate in a 2,275 square foot tenant suite comprising of fifteen private rooms for various services, plus a lobby, restrooms, and laundry room.

Glo Tanning is expected to employ enough people to have a maximum of four employees on shift, and they will have the operating hours of Monday through

Friday at 9:00 AM to 9:00 PM, Saturday at 9:00 AM to 8:00 PM, and Sunday at 10:00 AM to 6:00 PM. They will not be open late-night or 24-hours.

The Development Services Group certified the request on June 16, 2026. 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 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:

1. The Specific Use Permit is tied to the business name, Glo Tanning;
2. The Specific Use Permit is tied to the business owner, GNOT INC, LLC;
and
3. 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 No 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 TANNING AND SKIN WELLNESS SALON IN THE 121 GATEWAY (TX-121) ZONING DISTRICT LOCATED AT SHOPS AT VINEYARD VILLAGE ADDITION, BLOCK A, LOT 3 AT 2750 STATE HIGHWAY 121, SUITE 300; 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 July 21, 2026, in conjunction with Specific Use Permit Case No. 26-06-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 August 11, 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. A tanning and skin wellness salon and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at Shops at Vineyard Village Addition, Block A, Lot 3 at 2750 State Highway 121, Suite 300.

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," Euless 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 Euless, in compliance with the provisions of Article II, Section 12, of the Euless 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 Euless City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on August 11, 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

26-06-SUP

2750 STATE HIGHWAY 121, #300

Case #: 26-06-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 2750 STATE HIGHWAY 121, #300

Case Status: IN REVIEW

Description/Tag: Glo Tanning Euless

Initiated On: 06/02/2026

Issued Date:

Individuals listed on the record:

Applicant

Onyi Odunukwe
2741 E Beltline Rd
Carrollton, TX 75006

Home Phone:
Work Phone: 9728018277
Cell Phone:
E-Mail:

Contractors:

:

Data Details:

Abstract (Legal Description)	
Total Acreage	1.00
Addition Name (Legal Description)	
Block	
Description of Request	Old tenant was a tanning salon, requesting same usage be permitted again for Glo Tanning
Existing Zoning	C-2 Community business district
Lot	
Project Name	Glo Tanning Euless
Proposed Use	Tanning Salon
Proposed Zoning	C-2 Community business district
Survey (Legal Description)	
TAD ID	
Total # of Lots	1.00

SPECIAL USE PERMIT

Project Narrative / Letter of Intent

Glo Tanning Euless

2750 State Highway 121, Suite #300, Euless, Texas

Submitted to: City of Euless – Planning & Development Services Department

This narrative is submitted in support of an application for a Special Use Permit (SUP) to operate an indoor tanning and skin-wellness salon at the address referenced above. The following information describes the applicant, the proposed business, its operations, and an analysis of any potential off-site impacts.

1. Applicant and Business Information

Business / Applicant Entity: GNOT INC, LLC

Doing Business As (DBA): Glo Tanning Euless

Business Owner: GNOT INC, LLC (owner/applicant of record)

Business Address: 2750 State Highway 121, Suite #300, Euless, Texas

Use Type: Personal-service retail – indoor tanning and skin-wellness salon

2. Description of the Business

Glo Tanning Euless is an upscale, climate-controlled indoor tanning and skin-wellness salon operating under the nationally recognized Glo Tanning brand. The salon offers ultraviolet (UV) tanning, automated sunless (spray) tanning, red light therapy, and related skin-wellness services in a clean, modern, professionally staffed environment. All services are provided indoors within individual, private treatment rooms.

The business serves customers on both a membership and a walk-in basis and functions as a low-intensity personal-service retail use that is fully consistent with the surrounding commercial corridor. There is no outdoor activity, no outdoor storage, no manufacturing, and no industrial process associated with the use. The salon operates in compliance with all applicable State of Texas tanning-facility licensing and operating requirements.

3. Existing Related Businesses

The ownership group operates twenty (20) additional Glo Tanning locations across the United States. This established, multi-site operating history demonstrates a proven, well-managed, and standardized business model with consistent operating procedures, professional staff training, and a strong record of operating compatibly within commercial and retail settings. The Euless location will be operated to the same standards as the applicant's existing portfolio of stores.

4. Hours of Operation

The proposed hours of operation are as follows:

- **Monday – Friday:** 9:00 AM – 9:00 PM
- **Saturday:** 9:00 AM – 8:00 PM
- **Sunday:** 10:00 AM – 6:00 PM

The salon does not operate on a 24-hour basis and conducts no late-night operations beyond standard retail hours.

5. Products Sold

Retail products offered for sale are limited to professional cosmetic and skin-care items that support the salon's services, including:

- Professional indoor tanning lotions, bronzers, and tanning accelerators
- Tan-extending moisturizers and after-tan skin-care products
- Sunless / spray-tan preparation products, such as pH-balancing cleansers and barrier creams
- Protective eyewear required for UV tanning sessions
- Related cosmetic and skin-care retail items and membership / session packages

6. Services Offered

The salon provides the following personal-care services, each performed within a private, individual room:

- **UV Tanning:** Indoor tanning across multiple equipment levels, from entry-level to high-performance sunbeds and stand-up booths.
- **Sunless / Spray Tanning:** Automated, booth-based application of cosmetic spray-tan solution for a UV-free tan.
- **Red Light Therapy:** Non-UV red light sessions intended to support skin appearance and wellness.
- **Skin-Wellness / Hydration:** Non-UV, spa-style hydration and skin-conditioning sessions using enclosed Skin Wellness Pro capsules – which combine low-level radiant heat, vitamin-infused steam, LED light, and a gentle vibration massage – each provided in a private room.
- **Relaxation / Massage:** Self-service massage-chair relaxation provided in a dedicated lounge room.

7. Equipment Provided for Services

Equipment is installed within the individual service rooms as shown on the approved floor plan, and consists of professional, commercial-grade salon units:

- **UV Sunbeds and Booths (seven rooms):** Professional KBL and Ergoline lay-down and stand-up tanning systems, housed in rooms identified on the floor plan as TLT (101), 1600 (102), KBL (103), Spirit (104), Wave (105), 480 (108), and Prestige (115).
- **Red Light Therapy Units (two rooms):** Non-UV red light beds in the Revive Stand-Up (106) and Revive Laydown (107) rooms.
- **Sunless Spray-Tan Units (two rooms):** Two enclosed, automated VersaSpa Pro spray-tan booths (Versa 109 and 110), each finished with cleanable, moisture-resistant wall and floor surfaces.
- **Skin Wellness Pro Hydration Pods (three rooms):** Three Skin Wellness Pro capsules located in rooms 111, 112, and 113. The Skin Wellness Pro is a non-UV spa-wellness unit that combines low-level radiant heat, vitamin-infused steam, LED color light, and a gentle vibration massage within an enclosed capsule to hydrate and condition the skin; sessions typically run approximately 20 minutes.
- **Relaxation / Massage Room (one room):** A relaxation room (Serenity, 114) furnished with massage chairs for client use.
- **Support Equipment:** A reception / point-of-sale counter, and a commercial washer and dryer in the on-site laundry room used solely for salon towels and linens.

8. Suite Configuration and Square Footage

Suite Square Footage: Approximately 2,275 square feet (suite dimensions of 63'5" × 35'10½").

Number of Service Rooms: Fifteen (15) individual, private service rooms, comprising:

- Seven (7) UV tanning rooms
- Two (2) sunless / spray-tanning rooms
- Two (2) red light therapy rooms
- Three (3) Skin Wellness Pro hydration rooms
- One (1) relaxation / massage-chair room (Serenity)

Support Areas: Reception / lobby, two (2) restrooms, an on-site laundry room, an electrical room, and connecting hallways. Customer access is provided through a single front entry.

9. Number of Employees

The salon is operated by a small staff, with a maximum of four (4) employees on site during any given shift. Staffing levels generate only minimal parking demand and traffic, consistent with a typical small personal-service retail business.

10. Nuisance and Impact Analysis

The proposed use is a clean, low-impact personal-service operation that does not create any objectionable off-site nuisance. Potential impact categories are addressed below:

- **Odor and Fumes:** No cooking, combustion, or hazardous chemical processing occurs on the premises. Spray-tan sessions use cosmetic, water-based solutions applied within enclosed, individually ventilated spray rooms, and the Skin Wellness Pro hydration capsules produce only warm water vapor and a light cosmetic scent from skin-care solutions. In both cases the vapor and any faint scent are contained within the enclosed equipment and the treatment rooms, are managed by the building HVAC system, dissipate quickly, and do not extend off-site. No toxic, noxious, or hazardous fumes are produced, emitted, or stored.
- **Noise:** All activity takes place indoors. The only sound sources are equipment cooling fans, the enclosed wellness capsules, and standard HVAC systems, which are contained within the tenant space. There is no amplified outdoor sound, no loading dock, and no mechanical or industrial process.
- **Light and Glare:** All UV equipment is fully enclosed within interior, windowless treatment rooms. The use produces no exterior light spill or glare.
- **Traffic and Parking:** Customer visits are distributed throughout the day via appointments and walk-ins, with no unusual peak demand. Parking and traffic generation are typical of, or lower than, comparable personal-service retail tenants.
- **Waste:** The business generates only ordinary commercial waste. Towels and linens are laundered on-site. No medical, biohazard, or industrial waste is produced.
- **Hours / Outdoor Activity:** Operations are confined to standard retail hours, entirely indoors, with no outdoor storage, display, or activity.

11. Conclusion

Glo Tanning Euless is a clean, professionally operated, low-impact personal-service and retail use that is compatible with the surrounding commercial corridor and produces no objectionable smell, fumes, noise, glare, traffic, or other nuisance. The applicant operates twenty (20) other Glo Tanning locations nationwide and will operate the Euless location to the same established standards. The applicant respectfully requests approval of the Special Use Permit for this location.

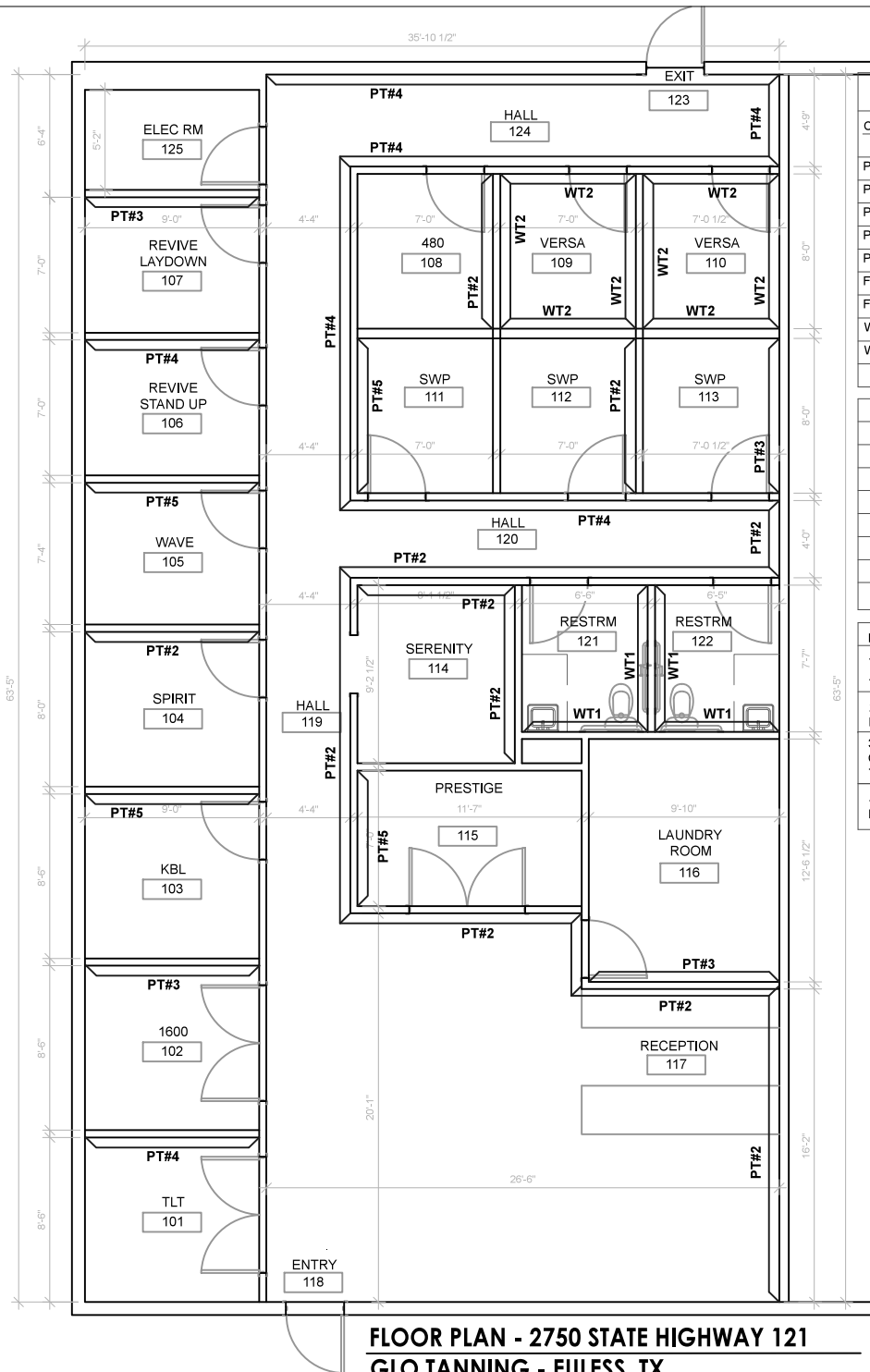
Respectfully submitted,

Onyi Odunukwe

Authorized Representative

GNOT INC, LLC – dba Glo Tanning Euless

Date: 6/2/26



FINISH SCHEDULE - GLO TANNING

CODE	MANUFACTURER	NUMBER / COLOR / FINISH
PT1	BENJAMIN MOORE	#2108-50 SILVER FOX / INTERIOR LATEX SATIN
PT2	BENJAMIN MOORE	#2122-40 SMOKE / INTERIOR LATEX SATIN
PT3	BENJAMIN MOORE	#HC-141 HOLLINGSWORTH GREEN/ INT. LATEX SATIN
PT4	BENJAMIN MOORE	#1164 COASTAL COTTAGE / INT. LATEX SATIN
PT5	BENJAMIN MOORE	#2102-70 FIRST LIGHT / INTERIOR LATEX SATIN
FLT1	FLOOR & DECOR	MONTEVINO ONYX POLISHED PORCELAIN TILE
FLT2	FLOOR & DECOR	TORRE GRAY POLISHED PORCELAIN TILE
WT1	FLOOR & DECOR	MONTEVINO ONYX POLISHED PORCELAIN TILE
WT2	FLOOR & DECOR	TORRE GRAY POLISHED PORCELAIN TILE

LOCATION
PAINT #1 THROUGHOUT UNLESS NOTED OTHERWISE
PAINT #2 AS NOTED ON PLAN
PAINT #3 AS NOTED ON PLAN
PAINT #4 AS NOTED ON PLAN
PAINT #5 AS NOTED ON PLAN
FLT1 FLOOR TILE THROUGHOUT, EXCEPT SPRAY TANNING TO BE FLT2
WT1 AS NOTED ON THE RESTROOM WALLS
WT2 AS NOTED ON PLAN IN ALL SPRAY TANNING ROOMS

NOTES:

- ALL PAINT TO BE WASHABLE, STAIN RESISTANT AND CONTAIN ANTI-MICROBIAL PROPERTIES
- ALL DOORS AND TRIM TO BE ALKYD SEMI-GLOSS. COLOR: BENJAMIN MOORE PILGRIM HAZE #2132-50
- ALL RESTROOM, BREAKROOM & SPRAY TAN WALLS TO BE SATIN ENAMEL. COLOR 1, 2 & #5 NOTED ABOVE TO BE SATIN ENAMEL WHEN PAINTED IN THESE AREAS
- RECEPTION COUNTER AND CABINETS TO BE ALKYD SEMI-GLOSS. COLOR: BENJAMIN MOORE PILGRIM HAZE #2132-50

26-06-SUP

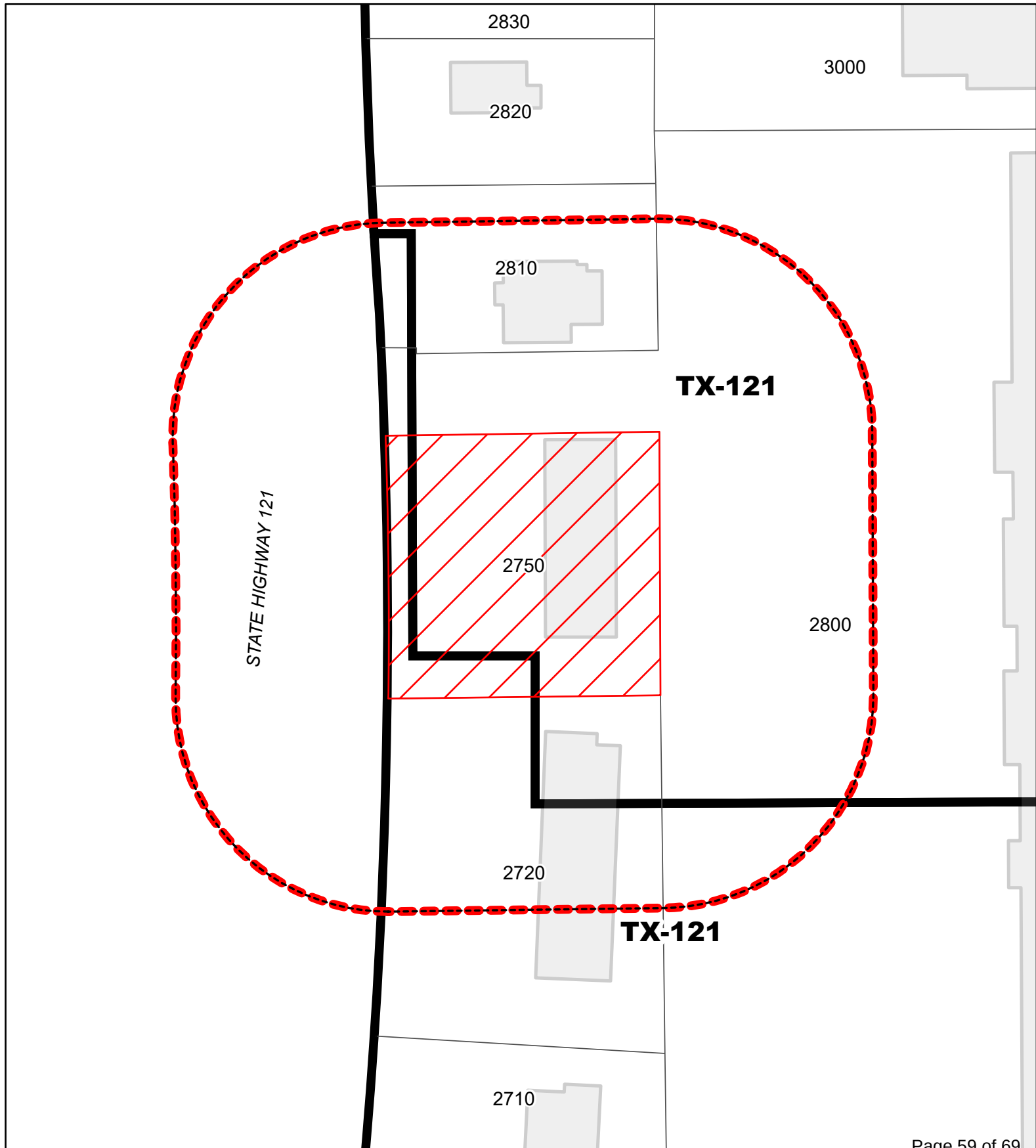
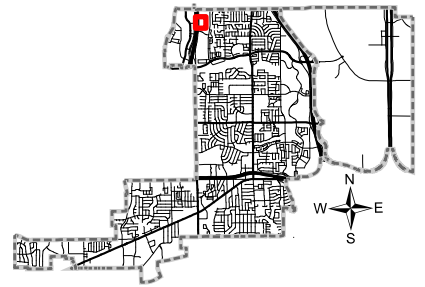
Zoning Exhibit:

Shops at Vinyard Village Addition
Block A, Lot 3

2750 State Hwy 121



- Notification Area
- Subject Tract
- Zoning Districts

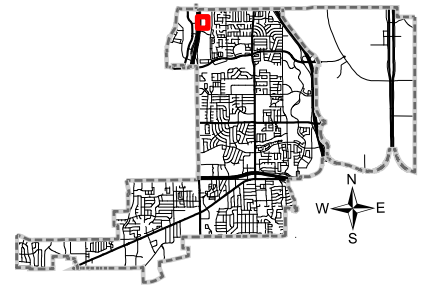
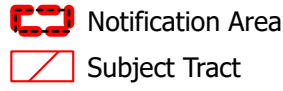


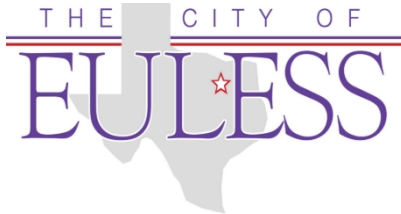
26-06-SUP

Location Exhibit:

Shops at Vineyard Village Addition
Block A, Lot 3

2750 State Hwy 121





PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2026

SUBJECT: Amending Chapter 84 of the Code of Ordinances to amend Section 84-7 "Definitions and Word Usage" and Section 84-85, "Special Conditions By Use Type", amending the definition of "Home Occupation" and providing regulations for home-based businesses that are incidental and subordinate to the primary residential use.

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

REFERENCE NO: 26-05-CC

ACTION REQUESTED:

Receive public input regarding an ordinance amending Chapter 84 of the Code of Ordinances to amend Section 84-7 "Definitions and Word Usage" and Section 84-85, "Special Conditions By Use Type", amending the definition of "Home Occupation" and providing regulations for home-based businesses that are incidental and subordinate to the primary residential use.

ALTERNATIVES:

- Table the request
- Propose amendments
- Recommend denial

SUMMARY OF SUBJECT:

The 89th Texas Legislature (2025) passed House Bill (HB) 2464, which affects cities' ability to regulate "home-based businesses", often referred to as "home occupations." Cities have traditionally regulated home-based businesses in a standard manner of listing what specific kinds of business uses can and cannot be active within a residential district. HB 2464 requires that cities permit "no-impact home-based businesses", meaning cities cannot regulate specific business if it has "no-impact".

However, cities may ensure businesses operate as a "no-impact home-based business" by adopting regulations related to traffic, visibility, parking, noise, etc. In order to bring this section of the existing ordinance into compliance with HB 2464, staff proposes a set of amendments that provide clearer regulations regarding parking, traffic, and when activities of the business may be visible from a neighboring street or

property.

Highlights of this ordinance include the following:

- Removes vague traffic language to establish a clear maximum amount of traffic permitted to be generated for the business
- Establishes a clear parking maximum for both on and off-street parking related to the business
- Establishes the limited ways in which business activity may be visible from a street or surrounding property
- Maintains language that restricts noise, vibrations, etc. in relation to business activity
- Removes specific uses listed in the ordinance that can no longer be strictly prohibited and other unenforcible regulations

The proposed language for the amendments is in Sections 1 and 2 of the attached ordinance. The current regulations for Home Occupations found in Section 84-85(n) are also provided in an attachment as a reference.

SUPPORTING DOCUMENTS:

1. Ordinance No. XXXX
2. Existing Home Occupation Language

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 84-7, "DEFINITIONS AND WORD USAGE," AND SECTION 84-85, "SPECIAL CONDITIONS BY USE TYPE," OF ARTICLE IV, "ZONING DISTRICT REGULATIONS," OF CHAPTER 84, "UNIFIED DEVELOPMENT CODE," OF THE CODE OF ORDINANCES, CITY OF EULESS, TEXAS, AMENDING THE DEFINITION OF "HOME OCCUPATION" AND PROVIDING REGULATIONS FOR HOME-BASED BUSINESSES THAT ARE INCIDENTAL AND SUBORDINATE TO THE PRIMARY RESIDENTIAL USE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Euless, Texas (the "City"), is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City of Euless has adopted a comprehensive zoning ordinance, codified in Chapter 84, "Unified Development Code," of the Code of Ordinances, City of Euless, Texas, (the "UDC") and map regulating the location and use of buildings, other structures, and land for business, industrial, residential, and other purposes, for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the City Council previously adopted regulations governing home occupations within the City; and

WHEREAS, the City Council desires to amend those regulations in accordance with HB 2464 of the 89th Legislative Session; and

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on July 21, 2026, in conjunction with the amendment herein, and has rendered a recommendation to the City Council with respect to this case; and

WHEREAS, the City Council has conducted a public hearing on _____, 2026, 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

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Texas Local Government Code.

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

SECTION 1.

Subsection (b), "Definitions," of Section 84-7, "Definitions and word usage," of Article I, "General Provisions," of Chapter 84, "Unified Development Code," of the Code of Ordinances, City of Euless, Texas, is amended by amending the definition of "home occupation" to read as follows:

"Home occupation"

means a home based business conducted by a resident owner or tenant of a residence that meets the standards set forth in Section 84-85, Subsection (n) of this Code."

SECTION 2.

Subsection (n) of Section 84-85, "Special conditions by use type," of Article IV, "Zoning District Regulations," of Chapter 84, "Unified Development Code," of the Code of Ordinances, City of Euless, Texas, is amended to read as follows:

"(n) Home occupations. Home occupations shall be permitted as a clearly incidental and subordinate use to the primary residential use of residences provided that they operate as a "no-impact home-based business" (HBB) as defined in Section 229.902 of the Texas Local Government Code with the following conditions and exceptions. The city council may, at any time, amend this section to terminate any or all conditions and exceptions herein, and any HBB permitted to be regulated by state statute, without creating nonconforming rights to the continuation of an HBB."

- (1)** The owner of the HBB shall be the resident owner or tenant of the residence in which it operates.
- (2)** Advertising, signage, or other exterior identification of the HBB is not permitted.
- (3)** Work being performed on the property to create, alter, or repair a product may only be performed in compliance with all standards set forth herein. Such work may be visible from a private street, public right-of-way, or adjacent property during the hours of 7:00 AM and 6:00 PM only if the work is performed under or within a form of shelter, such as an open or closed garage, that is not within a required front or side yard. In all other cases, work performed on site shall not be visible from surrounding properties

- (4) Exhibits or display of services, goods, wares or merchandise for sale shall not be visible from any private street or public right-of-way, or adjacent property, except for an incidental yard or garage sale as otherwise permitted by the UDC.
- (5) The HBB shall not generate noise, vibration, glare, fumes/odors, heat or electrical interference beyond what normally occurs within a residential district and shall not be discernable from the property boundaries where the use occurs.
- (6) Traffic generated by the HBB will not be in greater volume than would normally be expected in a residential neighborhood of like character and shall be calculated as follows: The total number of business related trips to a residential property during a 24-hour period shall not exceed a number equivalent to 100% of the average number of trips generated by the particular home type defined by the Institute of Transportation Engineers (ITE) Trip Generation Manual, rounded up to the nearest whole number. For example, if the ITE Manual states a certain type of residence should generate an average of 9.91 trips per day on average, the total number of business-related trips shall not exceed ten (10) per day. Furthermore, the HBB shall not require more than two deliveries per week by a tractor-trailer.
- (7) Parking.
- a. Resident-owned vehicles of which the primary purpose is for personal use shall be subject to standard parking requirements of the UDC.
 - b. Resident owned vehicles of which the primary purpose is to support the HBB, and non-resident vehicles arriving at the residence in relation to the HBB, shall park in the following manner:
 - 1. A maximum of two (2) vehicles may be permitted to park on the street between the hours of 7:00 AM and 6:00 PM.
 - 2. Vehicles parked on-site (off-street) shall not exceed 50% of the required parking for residential uses per the standard requirements of the UDC.
 - c. Any vehicle greater than 1-1/2 tons that is otherwise permitted in conformance with this section, shall only be parked in front of the home on the side of the street the home is located, for a maximum of two (2) hours in any 24-hour period.
- (8) The following businesses shall not be permitted as a HBB:

- a. a business that sells alcohol or illegal drugs;
 - b. a structured sober living home, unless otherwise permitted and approved pursuant to the UDC; or
 - c. a sexually oriented business as defined by Section 243.002 of the Texas Local Government Code.
- (9) This HBB ordinance does not amend any restriction imposed by a homeowner's association or other private agreement, nor does it amend any requirements found within the UDC regarding short-term rental units.
- (10) The residence in which the HBB operates shall be subject to all applicable ordinances and building, health, and fire safety codes.
- (11) See chapter 82, "Traffic and Motor Vehicles" for further regulations."

SECTION 3.

This Ordinance shall be cumulative of all provisions of the City Code and other ordinances of the City of Euless, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of other ordinances, in which event the conflicting provisions of the other ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or 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 invalid or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.

Any person, firm, or corporation violating any of the terms or provisions of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Section 1-12, "General Penalty," of the Code of Ordinances, City of Euless, Texas. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 6.

All rights and remedies of the City of Euless are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Euless, Texas or any other ordinances related to the subject matter herein that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

The City Secretary of the City of Euless is hereby directed to publish the caption and penalty clause of this Ordinance in the official newspaper of the City of Euless, as required by Section 11 of Article II of the Charter of the City of Euless.

SECTION 8.

This Ordinance shall be in full force and effect from and after its passage and publication, and it is so ordained.

PRESENTED AND PASSED this ____ day of _____, 2026, by a vote of ____ ayes, ____ nays, and ____ abstentions, at a regular meeting of the City of Euless, Texas.

Tim Stinneford, Mayor

ATTEST:

Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

Cara Leahy White, City Attorney

Section 84-85(n)

- (n) Home occupations. Occupations or activities clearly incidental and subordinate to the use of the premises for dwelling purposes may be conducted within a dwelling unit; provided that:
- (1) Orders previously made by telephone or at a sales party may be filled on the premises; other merchandise cannot be offered for sale on the premises.
 - (2) Stock in trade or commodities can be maintained if used in the production of a product.
 - (3) Family members residing on the premises can be employees, others not permitted.
 - (4) Advertising, signage, or other exterior identification of the home occupation is not permitted.
 - (5) Exhibits or display of services, goods, wares or merchandise will be permitted on the premises unless they are visible from any private street or public right-of-way, or adjacent property.
 - (6) Equipment may be used unless it creates offensive noises, vibrations, sound, smoke, dust, odors, heat, glare, X-ray, or electrical disturbance to radio or television.
 - (7) Motor vehicles registered to the occupant of the property, may be repaired on site unless it is a racing vehicle. Other motor vehicle repairs are not permitted.
 - (8) Home occupations will be conducted within the living portion of the dwelling unit or its garage. Accessory buildings or detached structures shall not be used in conjunction with the home occupation.
 - (9) Customers or clients are allowed only at the dwelling unit from 6:00 a.m. through 9:00 p.m. except day care.
 - (10) Day care for compensation is allowed for not more than five children under the age of 16 years or for no more than two adults or elderly, other than the ward or guardian or caretaker's family.
 - (11) Music teaching is allowed for no more than two students at any one time.
 - (12) Traffic generated by the home occupation will not be in greater volume than would normally be expected in a residential neighborhood of like character.
 - (13) Parking of vehicles shall be permitted only in the driveway of the dwelling unit or along the curb immediately adjacent to the premises.
 - (14) Parking for no more than one vehicle, the primary purpose of which is for use in support of the home occupation, may be overnight for a vehicle having a manufacturer's rated carrying capacity of 3,000 pounds (1-1/2 tons) or less. Larger vehicles may remain parked for only two hours in any 24-hour period.
 - (15) See chapter 82, "Traffic and Motor Vehicles" for further regulations.

Section 84-85(n)

A home based occupation is permitted only as an incidental use and is secondary to the use of the premises as a dwelling. As such, the city council may, at any time, amend this section to terminate any or all home occupations and home based business uses without creating nonconforming rights to the continuation of a home based business.