

**MINUTES OF THE PRECOUNCIL AND REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, June 23, 2026**

The precouncil meeting of the Euless City Council was called to order by Mayor Tim Stinneford at 4:30 p.m. on Tuesday, June 23, 2026, in the Precouncil Conference Room at City Hall, 201 North Ector Drive. Those present included Mayor Tim Stinneford, Mayor Pro Tem Perry Bynum, Council Members Zariyan Stark, Jeremy Tompkins, Eddie Price, Annabel Eads, and Tika Paudel.

During the Precouncil meeting:

- City Manager Chris Barker reminded the City Council of the Linda L. Martin Fire Administration Building dedication ceremony to be held Saturday, June 27, 2026, 10 a.m. at Euless City Hall.
- Fire Chief Chanc Bennett introduced Alexis Abart, who recently joined the Fire Marshal's staff as a Fire Inspector I.
- City Manager Barker reviewed the regular agenda.
- Director of Planning and Economic Development Reagan Rothenberger presented a Home Occupations Ordinance update. He advised of recently passed legislation (House Bill 2464 – 89R) which limits municipal authority to regulate home-based businesses that qualify as “no-impact”. An ordinance amending the City Code will be presented to the City Council in August 2026 to regulate the use in accordance with the updated legislation.
- Director of Planning and Economic Development Rothenberger presented a Development update and advised that a Temporary Use Permit was not administratively approved for the Argentina restaurant located on Glade Road.

Additionally, Mr. Rothenberger presented the history of the Euless Comprehensive Land Development Plan and reviewed the goals, process, and proposed timeline for updating the Plan. He advised that staff will evaluate the nine Requests for Qualifications (RFQs) received in response to the solicitation and will proceed with selecting a consultant. The proposed timeline includes adoption of the Comprehensive Land Development Plan in late 2027, followed by an update to the Unified Development Code (UDC) in early 2028.

- Director of Finance Janina Jewell presented a Financial report for the period ending May 31, 2026. She advised that sales tax collection for April was up 12.5 percent and 11 percent year-to-date, and car rental tax collection was up nine percent over the same period in the prior year and is up six percent year-to-date.

- Assistant City Manager Lawrence Bryant presented a Capital Projects update and advised that the Texas Department of Transportation (TxDOT) has notified the City of a milling and overlay project on Highway 10 between Westpark Way and State Highway 183. He stated that work is slated to begin this week, with TxDOT authorizing the contractor to perform the work between the hours of 9 a.m. and 3 p.m. The project is expected to be completed within 80 days.
- City Manager Barker presented a Transportation update and advised that the Harwood Road extension into DFW Airport has been opened to the public.

CLOSED SESSION

Although posted, no closed session was held.

Mayor Stinneford recessed the precouncil meeting at 5:50 p.m.

COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

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

STAFF MEMBERS PRESENT

City Manager Chris Barker
Assistant City Manager Lawrence Bryant
Assistant City Manager Steven Viera
City Attorney Cara Leahy-White
City Secretary/Chief Governance Officer Kim Sutter
Fire Chief Chanc Bennett
Director of Finance Janina Jewell
Library Director Angela Jones
Police Chief Gary Landers
Director of Human Resources and Risk Management Heather Moorhead
Director of Fleet and Facilities Scott Peterson
Director of Planning and Economic Development Reagan Rothenberger
Director of Parks and Community Services Duane Strawn
Municipal Court Manager Claudia Quintero
Texas Star General Manager Glenda Hartsell-Shelton
Computer Support Specialist II Brett Bennett

VISITORS

Loretta Doty
Steve Doty
Brenda Dyer
Lee Ann Folau
Terry Huecher

Randy Jones
Barbara Kayster
Matai LaBrie
Michael LaBrie
David Mischkot

Patty Mischkot
Jud Park
Gabriel Rosas
Ambarin Sawja

INVOCATION

Council Member Eddie Price gave the Invocation.

PLEDGES OF ALLEGIANCE

Council Member Tika Paudel led the pledges of allegiance to the flags of the United States and Texas.

ITEM NO. 1. PRESENTATION OF EMPLOYEE OF THE MONTH FOR JULY 2026

Assistant City Manager Lawrence Bryant introduced Administrative Assistant Kelli Brodhagen. Mayor Stinneford presented Kelli with a plaque commemorating her selection as Employee of the Month for July 2026.

ITEM NO. 2. PRESENTATION OF EMPLOYEE SERVICE PINS

Police Chief Gary Landers introduced Police Lieutenant Derick Rodgers. Derick was accompanied by members of the Police Department. Mayor Stinneford presented Derick with a service pin commemorating his 15 years of service with the City.

Library Director Angela Jones and Library Services Supervisor Mollie Myers introduced Librarian Assistant Kelly LaBrie. Kelly was accompanied by her family and members of the Library staff. Mayor Stinneford presented Kelly with a service pin commemorating her 20 years of service with the City.

ITEM NO. 3. PRESENTATION OF PROCLAMATION

Council Member Stark presented a proclamation proclaiming July 2026 as Parks and Recreation Month to Director of Parks and Community Services Duane Strawn. Mr. Strawn was accompanied by Parks and Leisure Services Board Members Brenda Dyer, Steve Doty, Randy Jones, Barbara Kayster, Gabriel Rosas and members of the Parks and Community Services Department.

CONSENT AGENDA (items 4 and 5)

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

Council Member Stark motioned to approve the consent agenda items number 4 and 5.

Council Member Tompkins seconded the motion.

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

Nays: None

Mayor Stinneford declared the motion carried.

ITEM NO. 4. AUTHORIZED THE MAYOR TO ENTER INTO A JOINT ADMINISTRATIVE AGREEMENT WITH TARRANT COUNTY

Authorized the Mayor to renew the Joint Administrative Agreement with Tarrant County to continue participation in the County's Community Development Block Grant (CDBG) program as a metropolitan city eligible to receive direct entitlement of the funds for FY2027, FY2028, and FY2029 program years. The County, through this agreement, agrees to administer on behalf of the City all activities and requirements of federal, state, and local law, and rules and procedures of the United States Department of Housing and Urban Development (HUD). The City will approve all City CDBG entitlement program funding decisions and will determine specific programs, projects, or any other uses to the extent permitted and consistent with HUD eligible activities.

ITEM NO. 5. APPROVED CITY COUNCIL MINUTES

Approved City Council minutes of the precouncil and regular meeting of June 9, 2026, and the special called meeting of June 11, 2026.

REGULAR AGENDA

ITEM NO. 6. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-04-SUP AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 2453

Mayor Stinneford opened the public hearing at 7:19 p.m.

Director of Planning and Economic Development Reagan Rothenberger presented the case to the City Council and advised that the applicant is seeking a Specific Use Permit (SUP) for a food store larger than 5,000 square feet to be located at QuikTrip Addition, Block A, Lot 3, and Timber Ridge Addition, Block 1, Lot A, 1010 West Harwood Road. The Planning and Zoning Commission held a public hearing on June 2, 2026, and voted 6-1-0 to recommend approval of the SUP with the following conditions:

1. Cap the square footage of the building to a maximum of 8,000 square feet;
2. Increase the rear and side setbacks to 15 feet;
3. The dumpster enclosures are required to be on the west side of the property (as shown on the concept plan);
4. The Specific Use Permit is tied to the business name, India Bazaar;
5. The Specific Use Permit is tied to the business owner, Eulless Grocery, LLC;
6. There shall be no outdoor storage of merchandise or materials; and
7. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Ambarin Sawja, Attorney, Bhojani Law, PLLC., was present to address any questions regarding the case.

Mayor Stinneford asked to hear from any proponents followed by opponents of the case.

Patty and David Mischkot, 1103 Timber Ridge Drive, expressed their concern related to the clearing of the trees on the property as well as the need for adequate drainage.

Terry Huecker, 1101 Timber Ridge Drive, expressed his concern regarding the potential for flooding of the neighboring properties and the increase in traffic.

Mr. Rothenberger advised that the drainage will be addressed during the development process and a complete site plan, including engineer drawings, will be presented for consideration.

City Manager Chris Barker stated that the concerns related to drainage, traffic, and removal of the trees will be addressed in the next phase of the development in accordance with City regulations.

There being no others wishing to speak, Mayor Stinneford closed the public hearing at 7:34 p.m.

Mayor Pro Tem Bynum motioned to approve Ordinance No. 2453, authorizing issuance of a Specific Use Permit for a food store larger than 5,000 square feet to be located at QuikTrip Addition, Block A, Lot 3, and Timber Ridge Addition, Block 1, Lot A, 1010 West Harwood Road, in the Neighborhood Business (C-1) zoning district, with the conditions presented and recommended by the Planning and Zoning Commission.

Council Member Paudel seconded the motion.

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

Nays: None

Mayor Stinneford declared the motion carried.

ITEM NO. 7. PUBLIC COMMENTS

No public comments.

ITEM NO. 8. REPORTS

Staff Report

No report given.

City Attorney

No report given.

City Manager

No report given.

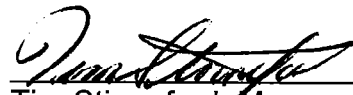
City Council

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

ITEM NO. 9. ADJOURN

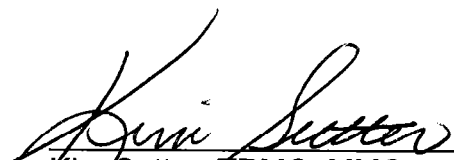
Mayor Stinneford adjourned the meeting at 7:36 p.m.

APPROVED:



Tim Stinneford, Mayor

ATTEST:



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