

AGENDA

**Regular Meeting
Euless Planning and Zoning Commission
Tuesday, August 18, 2026
201 N. Ector Drive, Council Chambers, City Hall**

**6:00 p.m. CALL TO ORDER – CITY HALL – PRECOUNCIL ROOM
PRE-SESSION DISCUSSION ITEMS:**

- Review Agenda Items
- Development Updates

CLOSED SESSION – Deliberation authorized by the Texas Government Code:

The Planning and Zoning Commission reserves the right to adjourn into Closed Session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on the agenda, as authorized by Section 551.071, Texas Government Code.

REGULAR AGENDA

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

INVOCATION

Commissioner Koren

PLEDGE OF ALLEGIANCE

Chairman Mennis

- 1. CONSIDER APPROVAL OF PLANNING AND ZONING COMMISSION MINUTES**
- 2. CONSIDER APPROVAL FOR SITE PLAN CASE NO. 26-02-SP**
Recommend approval of a Site Plan for warehouses at John A. Groves Survey, Abstract 599, Tracts 3G & 3G1 located north of South Pipeline Road and approximately 1,750 feet west of Westpark Way.
- 3. ADJOURN**

**POSTED THIS
AUGUST 12, 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, September 1, 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
AUGUST 4, 2026
MINUTES**

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

During the Pre-Session Meeting:

- Assistant Director of Planning and Economic Development Lisa Payne reviewed agenda items number 2 and number 3.

**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 Chairman Mennis at 6:30 p.m. in the Council Chambers at City Hall, 201 North Ector Drive.

STAFF PRESENT

Reagan Rothenberger, Director of Planning and Economic Development
Lisa Payne, Assistant Director of Planning and Economic Development
Drew Washington, Division Chief / Fire Marshal
Yvonne Garcia, Administrative Assistant II of Planning and Economic Development

VISITORS PRESENT

INVOCATION

Commissioner Crites gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Flannery led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING COMMISSION MINUTES

Commissioner Crites made a motion to approve the minutes of the regular meeting July 21, 2026. Commissioner Koren seconded the motion.

The vote was as follows.

Ayes: Chairman Mennis, Vice Chair Portugal, and Commissioners Crites,
Flannery, and Koren

Nays: None

Abstention: None

Chairman Mennis declared the motion carried. (5-0-0)

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-05-SUP AND ACCEPTED THE APPLICANT'S WITHDRAWAL

Chairman Mennis informed the Commissioners that the applicant for this case located at 230 Vine Street withdrew their application. Due to this item being included on the published agenda before the applicant withdrew, Chairman Mennis opened the public hearing at 6:34 p.m.

There being no persons to be heard, Chairman Mennis closed the public hearing at 6:35 p.m.

Chairman Mennis noted no action was needed due to the withdrawal.

ITEM 3. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 25-08-SUP AND RECOMMENDED AN ORDINANCE

Chairman Mennis opened the public hearing at 6:36 p.m.

Assistant Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Salesi Ahokovi, representing Tafenga Ofa Kalapu, is requesting a Specific Use Permit for a nonprofit private membership organization located at Andrew Huitt Survey, Abstract 684, Tract 1H2 at 221 Martha Street in the Texas Highway 10 Multi-Use (TX-10) zoning district.

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

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

1. The Specific Use Permit is tied to the business name, Tafenga Ofa Kalapu;
2. The Specific Use Permit is tied to the business owner, Salesi Ahokovi; 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.

Salesi Ahokovi, applicant, was available for questions.

Chairman Mennis asked to hear from anyone who wished to speak on this case.

There being no persons to be heard, Chairman Mennis closed the public hearing at 6:40 p.m.

Chairman Mennis thanked the applicant for attending the meeting. He asked the applicant if they expect more members to join the organization. Mr. Ahokovi answered not at this time.

Commissioner Koren asked for the ages of the youth that are mentored due to the late hours the organization keeps. Mr. Ahokovi answered that they would mentor Jr. High to adult young men, and the hours are flexible and they may open early to accommodate.

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

Vice Chair Portugal made a motion to recommend approval of Case No. 25-08-SUP for a Specific Use Permit (SUP) for a nonprofit private membership organization located at Andrew Huitt Survey, Abstract 684, Tract 1H2 at 221 Martha Street in the Texas Highway 10 Multi-Use (TX-10) zoning district, with the conditions as presented.

Commissioner Crites seconded the motion.

The vote was as follows.

Ayes: Chairman Mennis, Vice Chair Portugal, and Commissioners Crites, Flannery, and Koren

Nays: None

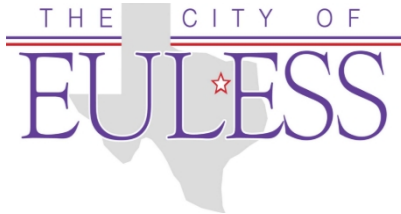
Abstention: None

Chairman Mennis declared the motion carried. (5-0-0)

ITEM 4. ADJOURN

There being no further business, the meeting was adjourned at 6:47 p.m.

Chairman Mennis



PLANNING AND ZONING COMMISSION COMMUNICATION

August 18, 2026

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 26-02-SP

ACTION REQUESTED:

Recommend approval of a Site Plan for warehouses at John A. Groves Survey, Abstract 599, Tracts 3G & 3G1 located north of South Pipeline Road and approximately 1,750 feet west of Westpark Way.

ALTERNATIVES:

- Table the request

SUMMARY OF SUBJECT:

Applicant: Kevin Patel, representing Triangle Engineering

Location / Zoning: The subject property is located north of South Pipeline Road and approximately 1,750 feet west of Westpark Way, and is in the Light Industrial (I-1) zoning district.

Project Description: The applicant intends to construct two 5,960.5 square foot one-story flex industrial tenant buildings on a 1.03-acre property.

Access and Parking: A 24-foot mutual emergency access, drainage, and utility easement (MEADUE) will extend north from South Pipeline Road and culminate at the northern property line. Using the drive aisle that projects west from the MEADUE between the two proposed buildings, a hammerhead was designed for fire apparatus turnaround. Directly east of the hammerhead, the 6-foot masonry dumpster enclosure will be constructed. Twelve parking spaces are required for the development, and twenty spaces are provided. In lieu of a sidewalk along South Pipeline Road, escrow funds will be collected in order for the City to construct the sidewalk when needed. At the rear of the property, fenced outdoor storage is proposed behind the northern building.

Landscaping: Six canopy trees consisting of Cedar Elms and Live Oaks are proposed along South Pipeline Road, and one more canopy tree is planned for a landscape island near the rear of the property. In addition, Dwarf Wax Myrtle and Wintercreeper are proposed between the parking lot and the street, and evergreen Nellie R. Stevens are planned to be planted around the masonry dumpster enclosure. Gravel is proposed for the outdoor storage area at the back of the site. Bermuda grass will cover the remainder of the property.

Building Construction: The proposed buildings will contain a total of 11,921 square feet and will be oriented toward each other, sharing the loading areas and common drive aisle. Each building will have two 12'x12' roll-up doors facing the loading area and have a pitched roof measuring 17'-3" at the highest point. The proposed exterior building material is corrugated metal panels.

Photometric Plan: Eleven shielded wall packs are proposed to be mounted at 10-feet high on the north, east, and south sides of both buildings to provide adequate parking lot and loading area lighting. The proposed photometric plan meets the requirements for parking lot and site lighting as established by Section 84-201(i) of the Unified Development Code.

The Development Services Group reviewed the site plan and certified on July 28, 2026 that all applicable provisions for access, parking, landscaping, elevations, photometrics, and drainage contained in the Unified Development Code have been met or exceeded.

Staff recommends approval.

SUPPORTING DOCUMENTS:

1. Application
2. Exhibits
3. Map 1 and Map 2

APPLICATION DETAILS

City of Euless
26-02-SP
2622 S PIPELINE RD W

Case #: 26-02-SP
Case Type: Site Plan
Case SubType:
Location: 2622 S PIPELINE RD W

Case Status: IN REVIEW
Description/Tag: AUU Flex Storage - Two
Warehouses on S Pipeline Rd
Initiated On: 04/30/2026
Issued Date:

Individuals listed on the record:

Applicant

Kevin Patel
1782 W McDermott Drive
Allen, TX 75013

Home Phone:
Work Phone: 4693318566
Cell Phone:

Contractors:

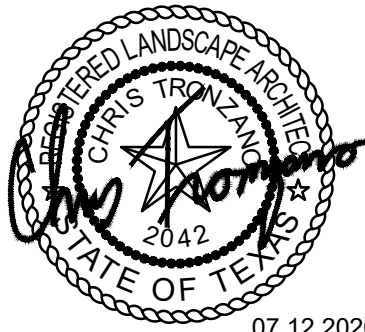
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Data Details:

Abstract (Legal Description)	599
Total Acreage	1.03
Addition Name (Legal Description)	
Block	
Description of Request	Site plan review and approval for a proposed warehouse improvements
Existing Zoning	I-1 Light industrial district
Lot	
Project Name	Warehouse at 2672 S Pipeline Road
Proposed Use	Warehouse
Proposed Zoning	I-1 Light industrial district
Survey (Legal Description)	John Groves Survey
TAD ID	3905691 & 3905705
Total # of Lots	1.00

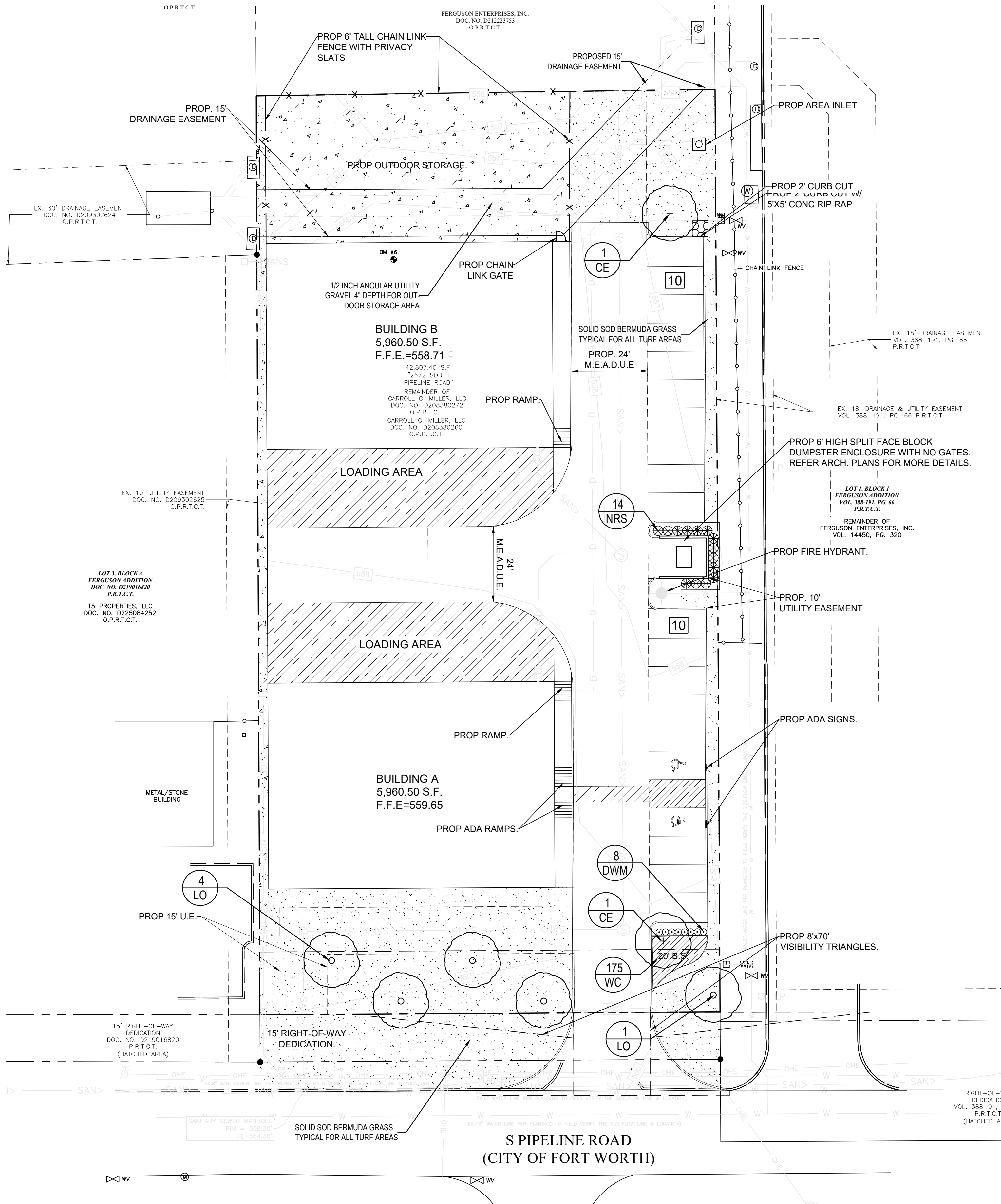


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MODERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



AUU FLEX STORAGE

2622 S. SOUTH PIPELINE ROAD
EULESS, TEXAS



LANDSCAPE TABULATIONS

AREA REQUIREMENT:
ON ALL LOTS, NOT LESS THAN (15) FIFTEEN PERCENT OF THE
AREA OF STREET YARD SHALL BE LANDSCAPE.

STREET YARD AREA - 5,852 S.F.

REQUIRED: 878 S.F. (15%) PROVIDED: 1,624 S.F. (28%)

TREE REQUIREMENT:
STREET YARDS LESS THAN 10,000 SQUARE FEET. IN STREET
YARDS OF LESS THAN 10,000 SQUARE FEET, ONE TREE PER 1,000
SQUARE FEET, OR FRACTION THEREOF, OF STREET YARD SHALL
BE MAINTAINED.

REQUIRED: 6 TREES (3" CAL.) PROVIDED: 6 TREES (3" CAL.)

SHRUB REQUIREMENT:
STREET YARDS OF LESS THAN 10,000 SQUARE FEET. IN STREET
YARDS OF LESS THAN 10,000 SQUARE FEET, NOT LESS THAN ONE
SHRUB SHALL BE MAINTAINED FOR EVERY 50 SQUARE FEET OF
THE AREA REQUIRED TO BE LANDSCAPED.

REQUIRED: 18 SHRUBS PROVIDED: 52 SHRUBS

GROUND COVER REQUIREMENT:
STREET YARDS LESS THAN 10,000 SQUARE FEET. IN STREET
YARDS OF LESS THAN 10,000 SQUARE FEET, NOT LESS THAN TEN
PERCENT OF THE LAND AREA REQUIRED TO BE LANDSCAPED
SHALL BE MAINTAINED IN GROUND COVER.

REQUIRED: 88 S.F. GROUND COVER PROVIDED: 175 S.F. GROUND COVER

PARKING LOT REQUIREMENT:
THE MINIMUM TOTAL AREA IN SUCH ISLANDS, PENINSULAS AND
MEDJANS IN THE STREET YARD SHALL BE 90 SQUARE FEET FOR
EACH 12 PARKING SPACES.

PROVIDED PARKING - 1 SPACES IN STREET YARD

REQUIRED: 90 S.F. LANDSCAPE AREA PROVIDED: 250 S.F. LANDSCAPE AREA

ALL OUTDOOR HVAC, METERS, UTILITY EQUIPMENT ETC. MUST BE SCREENED WITH
EVERGREEN SHRUBS. THE SHRUBS MUST BE A MINIMUM OF 3' TALL AT THE TIME OF
PLANTING. LARGER SHRUBS MAY BE REQUIRED TO SCREEN UTILITY EQUIPMENT AND
METERS THAT ARE MOUNTED ON THE BUILDING.

PLANT MATERIAL SCHEDULE:

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	2	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 12' ht., 4' spread min., 5' clear trunk
LO	5	Live Oak	Quercus virginiana	3" cal.	B&B, 12' ht., 4' spread min., 5' clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	52	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	container, 24" ht., 20" spread
NRS	14	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 24" spread
GROUND COVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WC	175	Wintercreeper '419' Bermudagrass	Euvonymus fortunei	4" pots	selection by owner, 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE
ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY
DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND
NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE
CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED
LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL
STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL
EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR
CURBS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE
SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A
QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE
NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL
PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM
BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF
SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES
AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM
OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE
OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE
REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY,
TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES,
CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES
COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S
CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS,
CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING
TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON
ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE
AREAS TO RECEIVE TOPSOIL. 3" BELOW FINAL DESIRED GRADE IN
PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM
BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF
SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES
AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM
OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE
OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION
MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY.
INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND
WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE
FROM UNNATURAL UNDLATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL
ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING,
WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD
OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE
TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF
NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1,
ALL SOD AREAS TO BE OVER-SEEDDED WITH WINTER RYEGRASS, AT A
RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

ISSUE:

FOR APPROVAL: 02.06.2026
CITY COMMENTS: 05.29.2026
CITY COMMENTS: 06.26.2026
CITY COMMENTS: 07.12.2026

DATE:

07.12.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

CITY CASE #:
26-02-SP

SECTION 02800 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4 x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, limbs, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

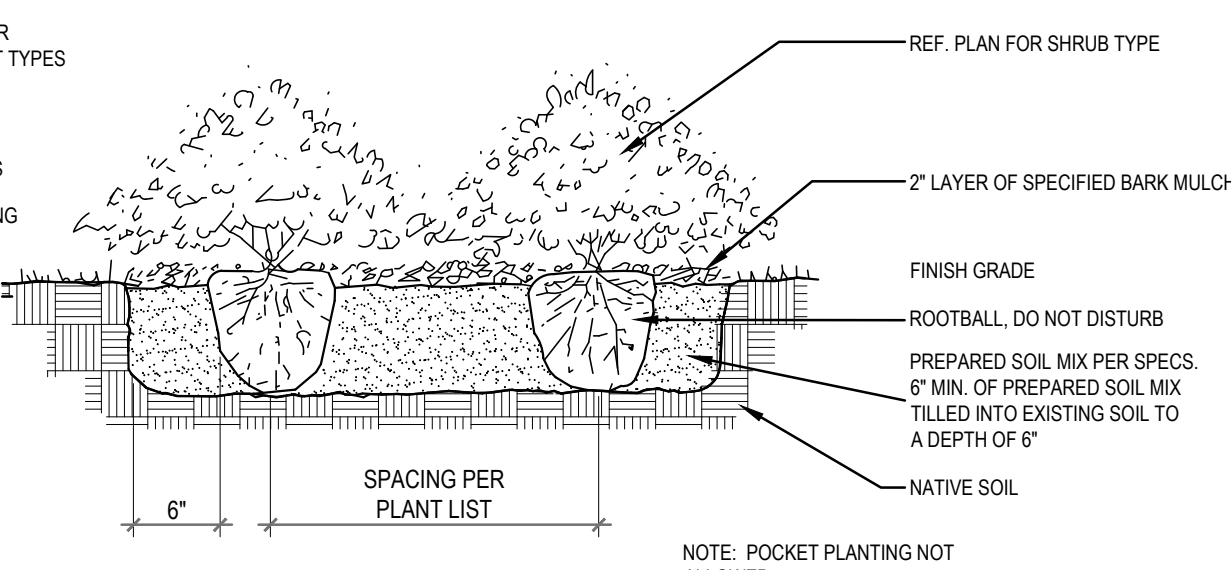
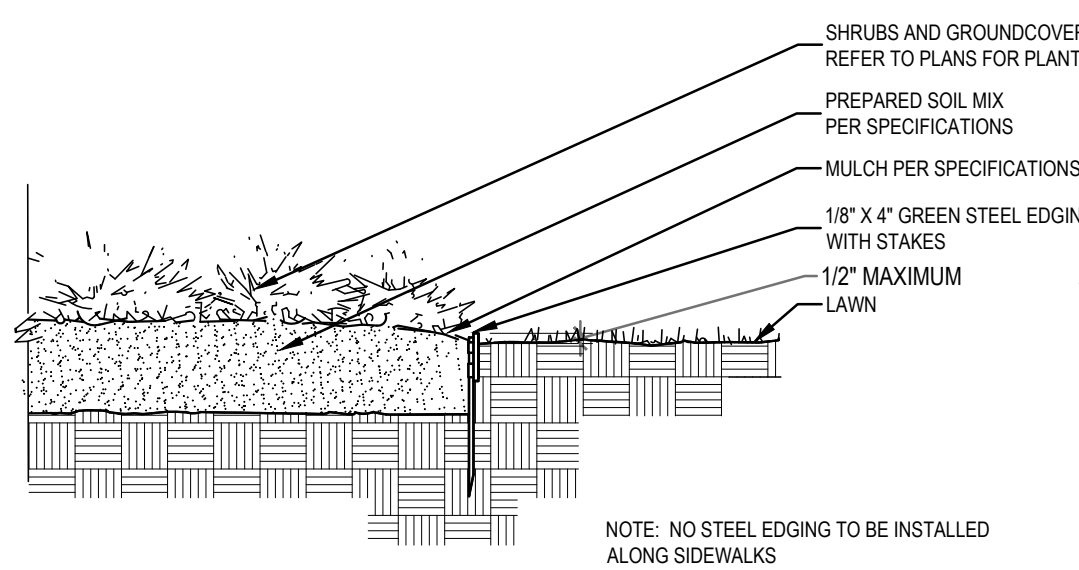
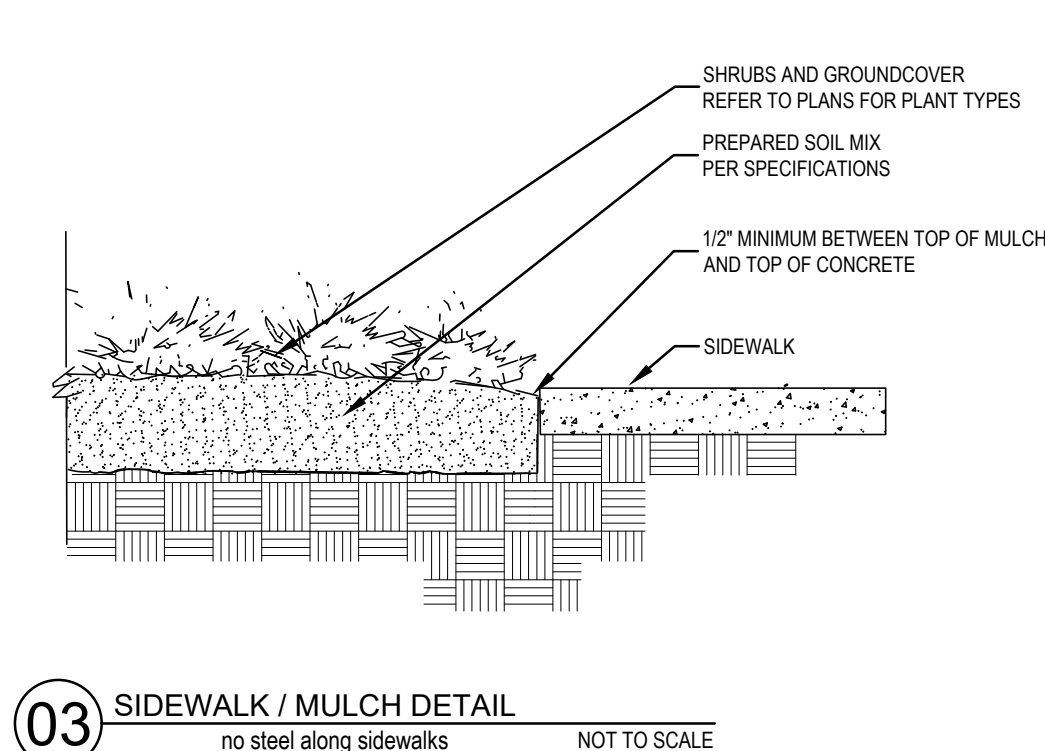
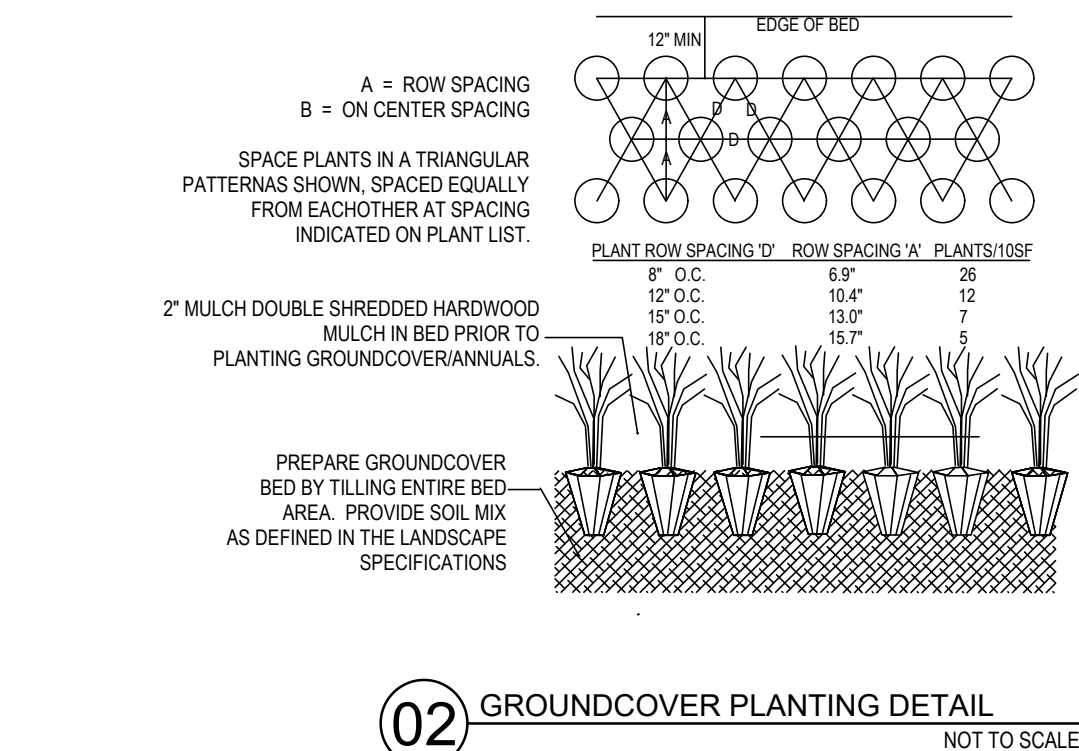
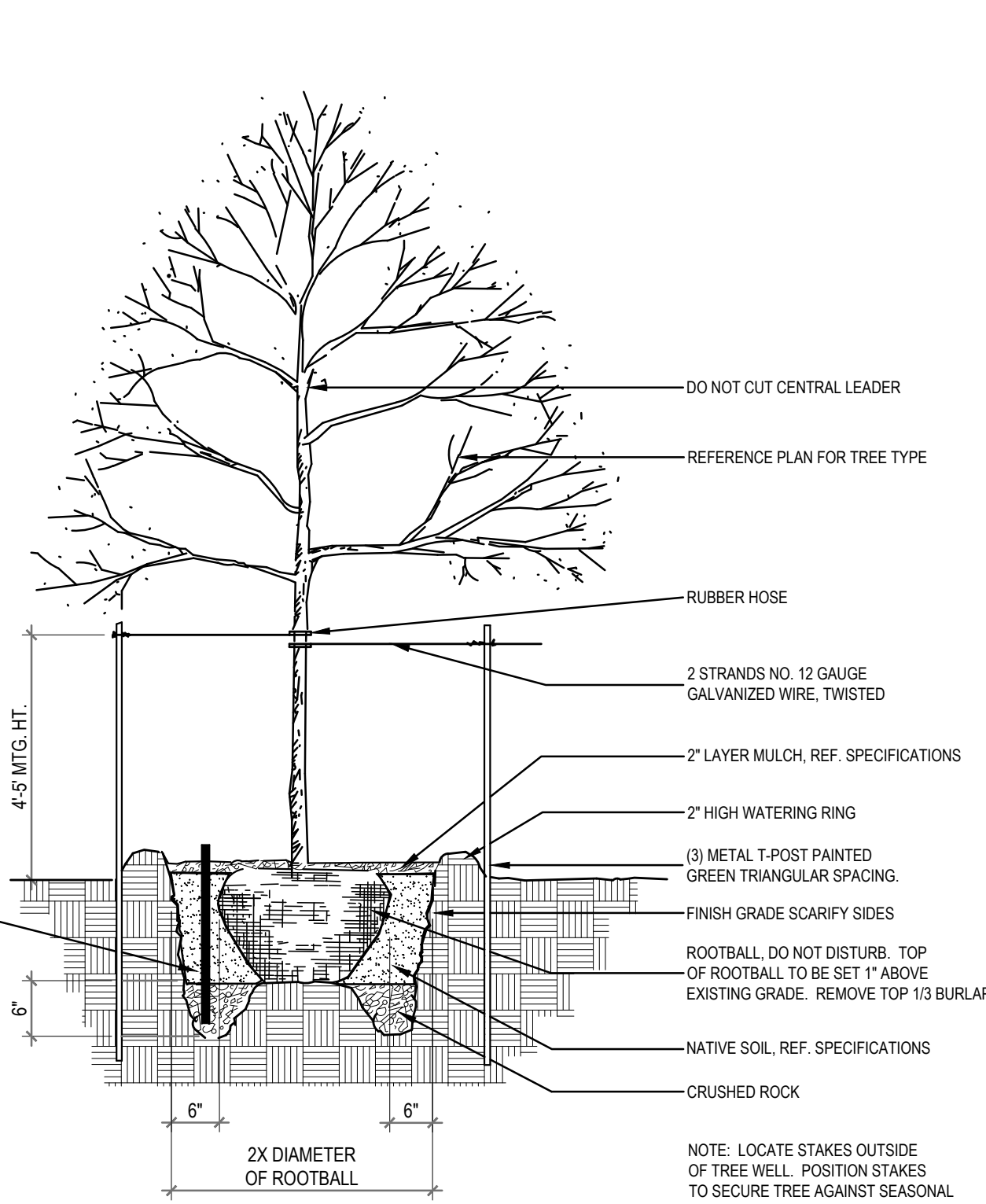
- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on any. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafl 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



3.3 CLEANUP AND ACCEPTANCE

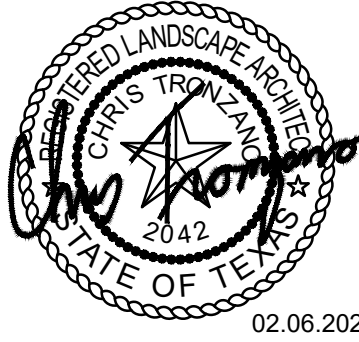
- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448

CHRIS@STUDIOGREENSPOT.COM



02.06.2026

WAREHOUSE
SOUTH PIPELINE ROAD
EULESS, TEXAS

ISSUE:

FOR APPROVAL: 02.06.2026

DATE:

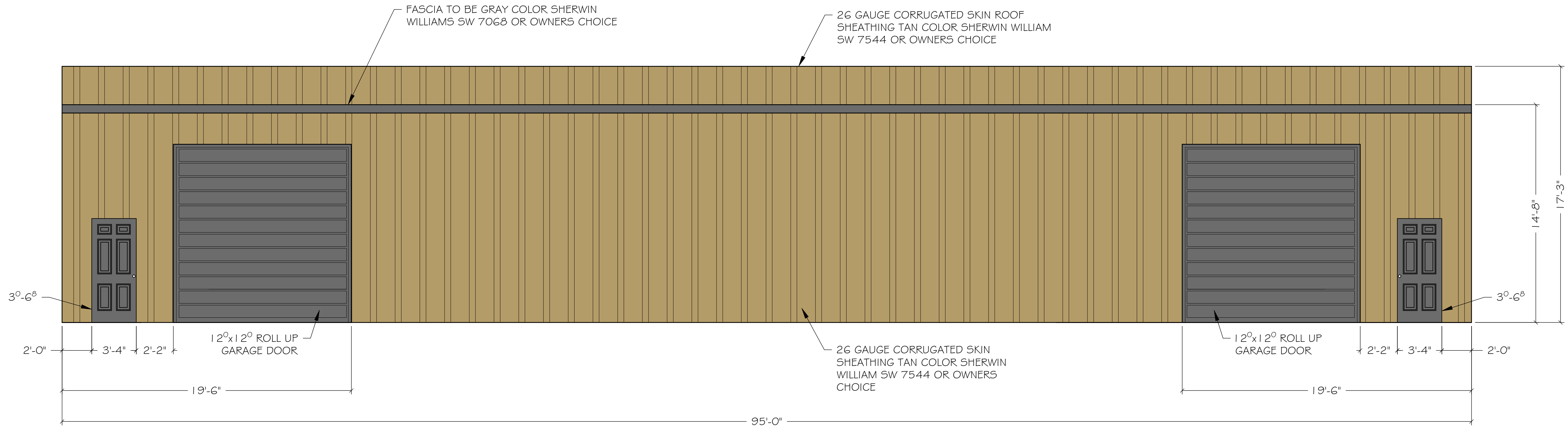
02.06.2026

SHEET NAME:

LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3



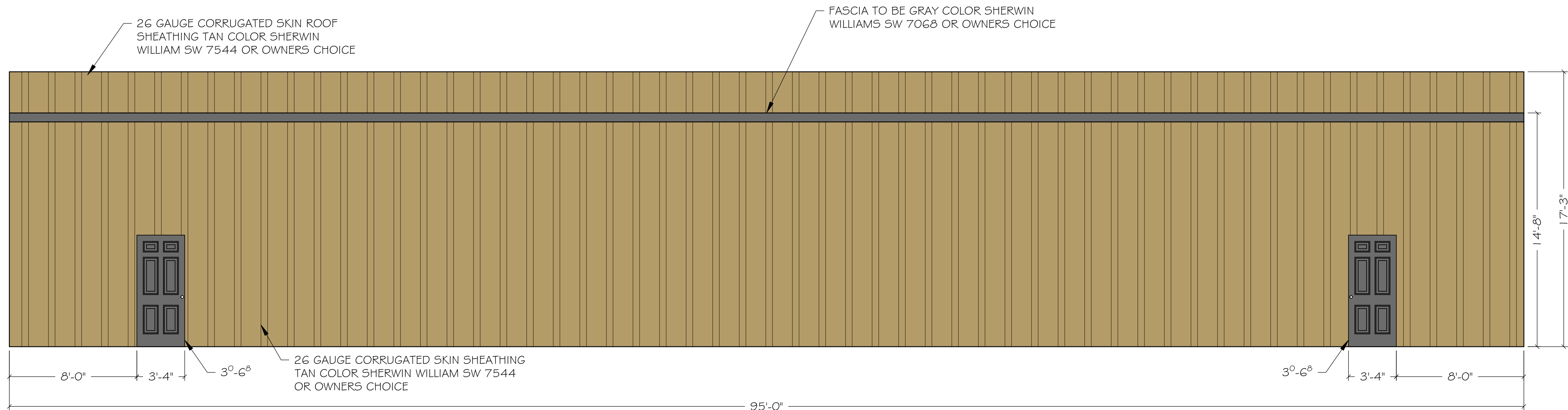
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING A (NORTH) & B (SOUTH) FACE
EACH OTHER AT THE LOADING ZONE

NOTE:

- ROLL UP DOORS AND ENTRY DOORS ARE GRAY COLOR SHERWIN WILLIAMS SW 7068 OR OWNERS CHOICE.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING A (SOUTH) & BUILDING B (NORTH)

SHEET NUMBER

4



PHONE: 817-371-0895
817-239-6050

DRAWN O. ELSAAD
CHECKED A. EL-SAAD

NO.	DATE	REVISION OR CHANGE	ORDER DESCRIPTION

APPLICANT	N/A
ARCHITECT	N/A
ENGINEER	O. ELSAAD
DEVELOPER	N/A
OWNER	C. MILLER

PROJECT:

AUU FLEX STORAGE

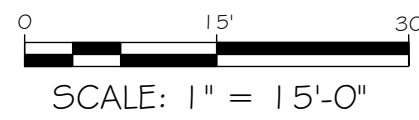
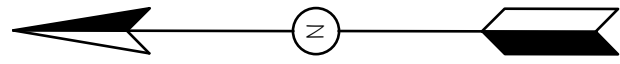
SOUTH PIPELINE ROAD, EULESSA, TX 76040

TARRANT COUNTY

CITY CASE # 26-02-SP

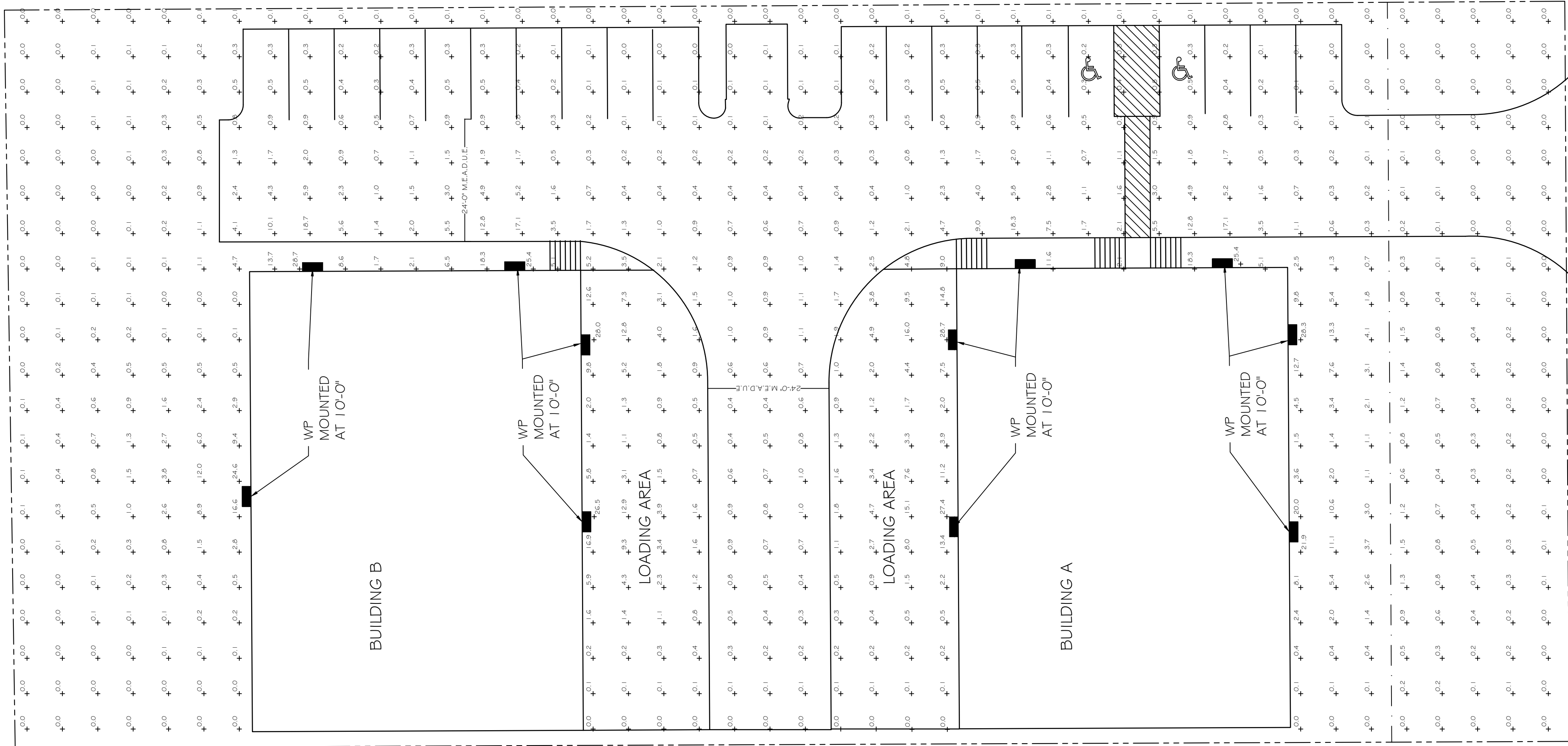
SHEET TITLE:

BUILDING A & B
ELEVATIONS



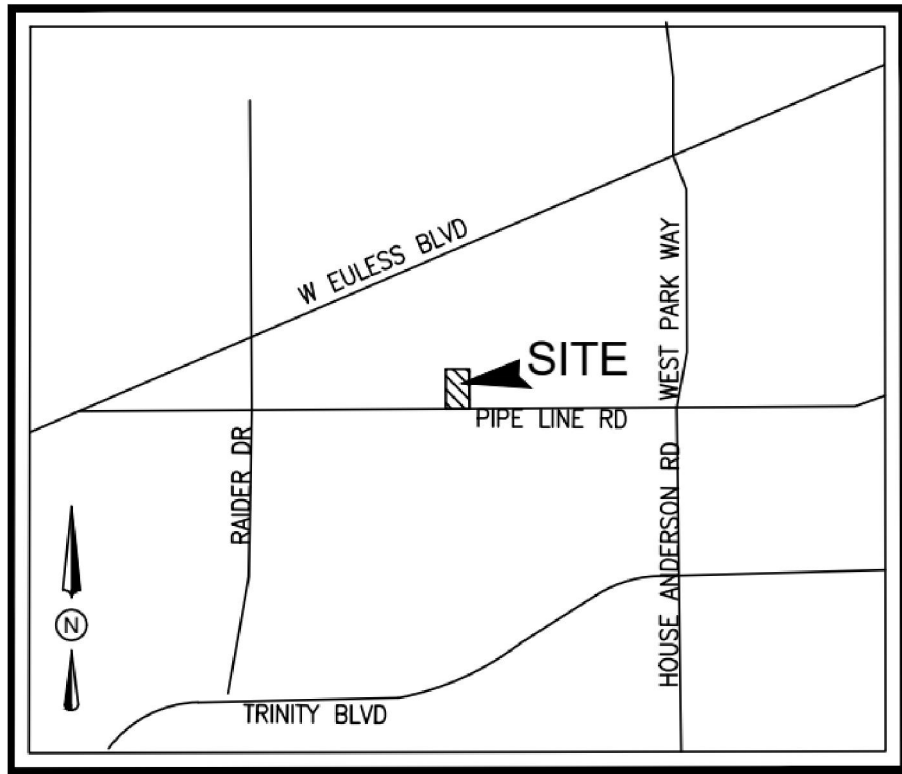
NOTES:

- THE PROPERTY REPRESENTED ON THIS PLAN CONFORMS WITH THE PARKING LOT LIGHTING REQUIREMENTS OF SECTION 84-201 (I) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS.
- ALL WALL PACKS SHALL BE SHIELDED.



LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	LUMENS	LLF	WATTS	DESCRIPTION
	11	WP	WALL MOUNT	11,200	0.6	80	LS-FWP80W

CALCULATION SUMMARY								
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	
Paved Driveway and Parking	ILLUMINANCE	FC	1.9	28.7	0.0	N/A	N/A	



VICINITY MAP

SOUTH PIPELINE ROAD

SHEET TITLE:

PHOTOMETRIC PLAN

PROJECT:

AUU FLEX STORAGE

SOUTH PIPELINE ROAD, EULESS, TX 76040
TARRANT COUNTY
CITY CASE # 26-02-SP

APPLICANT	N/A
ARCHITECT	N/A
ENGINEER	O.ELSAAD
DEVELOPER	N/A
OWNER	C. MILLER

1	6/26/26	DATE	REVISION OR CHANGE ORDER DESCRIPTION
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SITE PLAN UPDATE

DRAWN	O. EL-SAAD
CHECKED	A. EL-SAAD



PHONE: 817-371-0895
817-239-6050

SHEET NUMBER

6

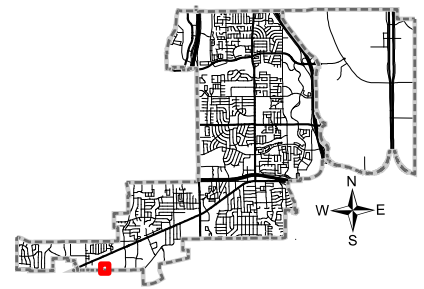
26-02-SP

Location Exhibit:

John A. Groves Survey
A-599, Tract 3G & 3G1



 Subject Tract



26-02-SP

Zoning Exhibit:

John A. Groves Survey
A-599, Tract 3G & 3G1



-  Subject Tract
-  Zoning Districts

