

AGENDA

**Regular Meeting
Euless Planning and Zoning Commission
Tuesday, September 15, 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

Vice Chair Portugal

PLEDGE OF ALLEGIANCE

Commissioner Prater

- 1. TRIBUTE FOR PLANNING AND ZONING COMMISSION CHAIR TROY MENNIS**
- 2. CONSIDER APPROVAL OF PLANNING AND ZONING COMMISSION MINUTES**
Regular Meeting of August 18, 2026
- 3. HOLD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-08-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding the request for a Specific Use Permit (SUP) to continue operating Motel 6 at Municipal Service Company of Texas Addition, Tract A-R at 110 W. Airport Freeway in the Community Business (C-2) zoning district, and consider a recommendation for approval of an Ordinance.

- 4. HOLD A PUBLIC HEARING FOR SPECIFIC USE PERMIT NO. 26-09-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding the request for a Specific Use Permit (SUP) for continued Auto Body Repair at SW Mills Addition, Block 2, Lots 4R & 5R located at 605 & 607 W. Euless 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 CASE NO. 26-10-SUP AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**
Receive public input regarding the request for a Specific Use Permit (SUP) for a Place of Worship at Harwood / 360 Addition, Block A, Lot 1 at 901 E. Harwood Road, Suite 300 in the Community Business (C-2) zoning district, and consider recommendation for an Ordinance.
- 6. ADJOURN**

**POSTED THIS
SEPTEMBER 2, 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, October 6, 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 18, 2026
MINUTES**

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

During the Pre-Session Meeting:

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

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

STAFF PRESENT

Reagan Rothenberger, Director of Planning and Economic Development
Major Jones, Director of Public Works and Engineering
Lisa Payne, Assistant Director of Planning and Economic Development
David Pendley, Building Official
Drew Washington, Division Chief / Fire Marshal
Yvonne Garcia, Administrative Assistant II of Planning and Economic Development

VISITORS PRESENT

Clark Miller

INVOCATION

Commissioner Koren gave the invocation.

THE PLEDGE OF ALLEGIANCE

Vice Chair Portugal 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 on

August 4, 2026. Commissioner Flannery seconded the motion.

The vote was as follows.

Ayes: Vice Chair Portugal, and Commissioners Brown, Crites, Flannery, and Koren

Nays: None

Abstention: None

Vice Chair Portugal declared the motion carried. (5-0-0)

ITEM 2. RECOMMENDED APPROVAL OF SITE PLAN CASE NO. 26-02-SP

Assistant Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Kevin Patel, representing Triangle Engineering, has requested approval of a Site Plan to construct two 5,960.5 square foot one-story flex industrial tenant buildings on a 1.03-acre property.

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.

Clark Miller, representing the applicant, was present and available for any questions.

There were no questions or comments presented by the Commission.

Commissioner Crites made a motion to recommend approval of Case No. 26-02-SP for 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.

Commissioner Koren seconded the motion.

The vote was as follows.

Ayes: Vice Chair Portugal and Commissioners Brown, Crites, Flannery, and Koren

Nays: None

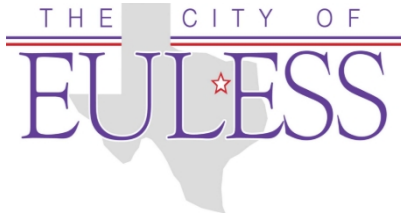
Abstention: None

Vice Chair Portugal declared the motion carried. (5-0-0)

ITEM 4. ADJOURN

There being no further business, the meeting was adjourned at 6:37 p.m.

Vice Chair Portugal



PLANNING AND ZONING COMMISSION COMMUNICATION

September 15, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-08-SUP and Consider Recommendation for an Ordinance

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

REFERENCE NO: 26-08-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit (SUP) to continue operating Motel 6 at Municipal Service Company of Texas Addition, Tract A-R at 110 W. Airport Freeway in the Community Business (C-2) zoning district, and consider a recommendation for approval of an Ordinance.

ALTERNATIVES:

- Table the request
- Recommend denial

SUMMARY OF SUBJECT:

Applicant: Ashwini Patel, representing Motel 6

Location / Zoning: The subject property is located at 110 W. Airport Freeway and is zoned Community Business (C-2).

Project Summary: The applicant recently purchased the existing Motel 6 that's situated north of State Highway 183 and approximately 150 feet west of N. Main Street. She intends to continue operating the hotel in the same manner, but a new Specific Use Permit (SUP) is required to operate in the C-2 district when there is an owner change.

Motel 6 Euless has 89 guest rooms, 107 parking spaces, and a pool monitored by ten employees. Overnight and weekly accommodations are offered to customers, but monthly lodging is specifically not an option.

The Development Services Group certified the request on August 4, 2026. Public hearing notification letters were mailed to all property owners within 200 feet of the subject property and a zoning 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, Motel 6;
2. The Specific Use Permit is tied to the business owner, AKHope Hospitality LLC;
3. The hotel will be maintained in accordance with the City of Euless Property Maintenance Code and inspected by the City of Euless based on applicable provisions of the Property Maintenance Code and International Building Code. Information about hotel inspection standards is provided to the owner and operator; and
4. 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. Exhibit
4. Map 1 and Map 2

ORDINANCE NO. XXXX

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT TO CONTINUE OPERATING A HOTEL IN THE COMMUNITY BUSINESS (C-2) ZONING DISTRICT LOCATED AT MUNICIPAL SERVICE COMPANY OF TEXAS ADDITION, TRACT A-R AT 110 W. AIRPORT FREEWAY; 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 September 15, 2026, in conjunction with Specific Use Permit Case No. 26-08-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 October 13, 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 hotel and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at Municipal Service Company of Texas Addition, Tract A-R at 110 W. Airport Freeway.

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 11, 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 October 13, 2026, by a vote of ____ ayes, ____ nays, and ____ abstentions.

APPROVED:

Tim Stinneford, Mayor

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

APPLICATION DETAILS

City of Euless

26-08-SUP

110 W AIRPORT FRWY, Euless, TX,

Case #: 26-08-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 110 W AIRPORT FRWY, Euless, TX, 76039

Case Status: IN REVIEW

Description/Tag: Motel 6 Euless

Initiated On: 07/08/2026

Issued Date:

Individuals listed on the record:

Applicant

Ashwini Patel
110 W Airport Fwy
Euless, TX 76039

Home Phone: 9403721240
Work Phone: 9402849576
Cell Phone: 9403721240

Contractors:

:

Data Details:

Abstract (Legal Description)	
Total Acreage	1.84
Addition Name (Legal Description)	Euless
Block	
Description of Request	The applicant requests approval of a change in ownership for the existing Motel 6. No changes are proposed to the approved Specific Use Permit, site plan, building footprint, parking, signage, or hours of operation. The property will continue to operate as a motel under the existing Specific Use Permit conditions.
Existing Zoning	C-2 Community business district
Lot	
Project Name	Change of Ownership only. No change to the approved use, building, parking, signage, or operations.
Proposed Use	Existing Motel (Motel 6) – Ownership Change Only
Proposed Zoning	C-2 Community business district
Survey (Legal Description)	
TAD ID	
Total # of Lots	1.00

BUSINESS NARRATIVE

Specific Use Permit (SUP) Application

Business Name: AKHope Hospitality LLC

Business Owner Name: Ashwini Rajesh Patel

Business Address: 110 Airport Fwy, Euless, TX 76039

To Whom It May Concern:

This letter is in support of the Specific Use Permit Form which was filled for the purpose of Owner change of existing property.

Motel 6 Euless is a hospitality business located at 110 Airport Fwy, Euless, Texas 76039. The business provides lodging and hospitality services to travelers, visitors, and guests. Motel 6 Euless operates as a lodging establishment providing overnight and weekly accommodations and related guest services. Overnight rates average \$66+Tax(Varies on weekend). Weekly rate \$528+Tax.

The motel contains 89 guest rooms and employs approximately 10 employees. Employees support the day-to-day operation of the hospitality business, including front desk and guest services, housekeeping, maintenance, management, and other operational functions.

Motel 6 Euless operates seven days per week, 24 hours per day, with front desk and guest services available to accommodate guests. The business provides overnight lodging and related hospitality services.

The property consists of a one-story commercial building of approximately 51,688 square feet. The property is situated on approximately 1.801 acres of land. The motel operates within the existing building and associated site.

The property provides approximately 107 parking spaces for guests, employees, and other authorized users of the property.

A labeled floor plan of the motel building and a labeled site plan showing the building, property layout, access points, parking areas, and other relevant exterior site features will be submitted with the Specific Use Permit application.

Respectfully submitted,

Ashwini Patel

Authorized Representative

Motel 6 Euless

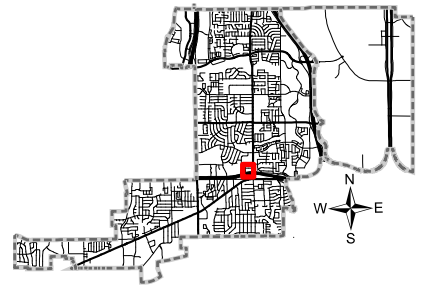
26-08-SUP Zoning Exhibit:

Municipal Service Co of Texas
Lot AR

110 W Airport Frwy



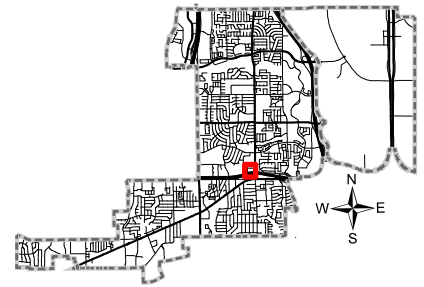
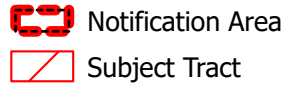
- Notification Area
- Subject Tract
- Zoning Districts



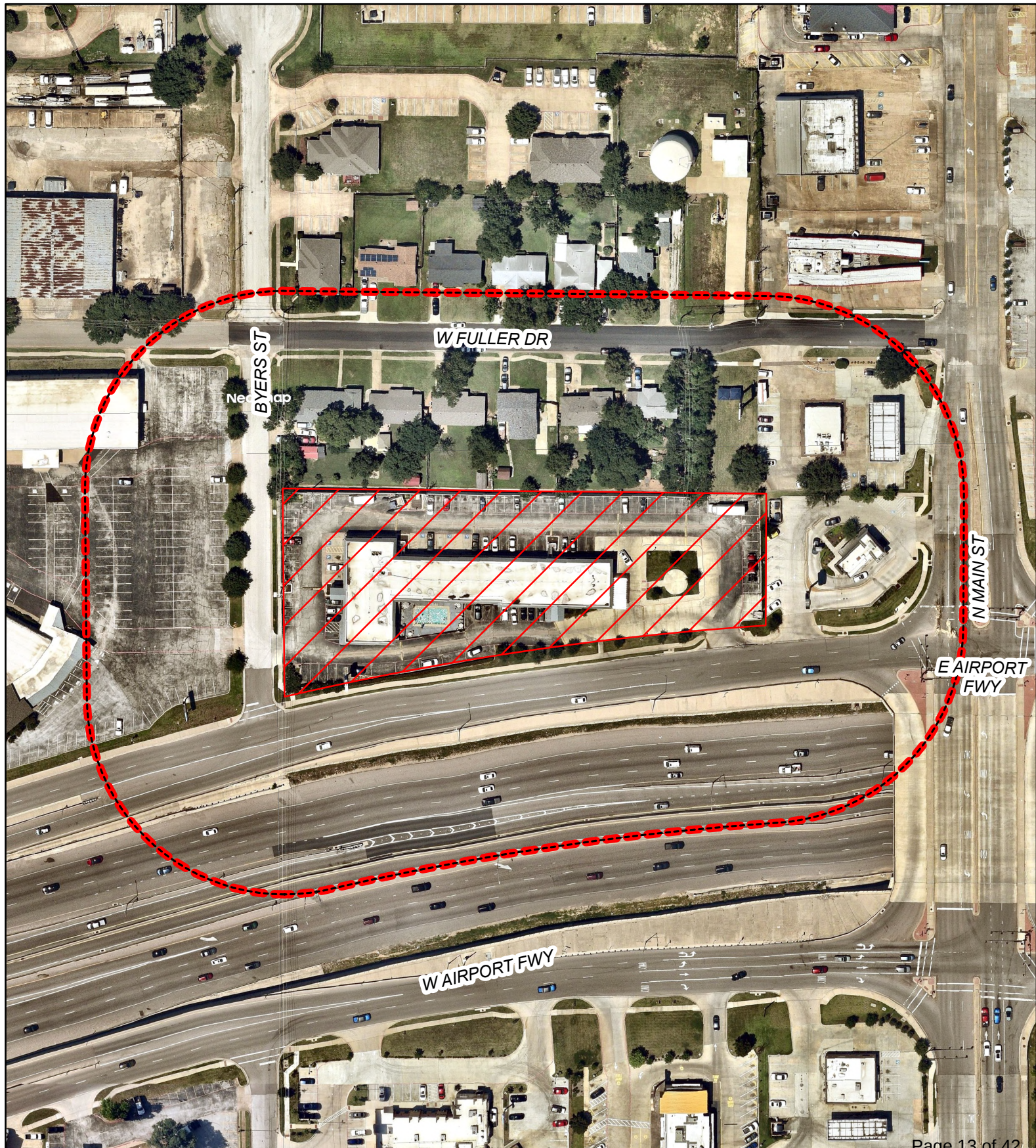
26-08-SUP

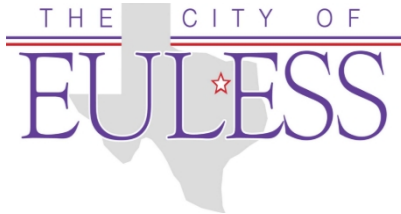
Location Exhibit:

Municipal Service Co of Texas
Lot AR



110 W Airport Frwy





PLANNING AND ZONING COMMISSION COMMUNICATION

September 15, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-09-SUP and Consider Recommendation for an Ordinance

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

REFERENCE NO: 26-09-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit (SUP) for continued Auto Body Repair at SW Mills Addition, Block 2, Lots 4R & 5R located at 605 & 607 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: Colette Bruce, representing JHCC Texas Holdings LLC

Location / Zoning: The subject property is located at 605 & 607 W. Euless Boulevard and is in the Texas Highway 10 Multi-Use (TX-10) zoning district.

Project Summary: On January 23, 2024, an SUP was approved by Ordinance No. 2371 to allow Joe Hudson's Collision Center to operate as an auto body repair shop. The on-site business previously operated as JHCC Texas Holdings LLC, dba Joe Hudson's Collision Center and will now operate as JHCC Texas Holdings LLC, dba Gerber Collision & Glass. The applicant proposes to continue operating an auto body repair shop under the same ownership, but a new Specific Use Permit (SUP) is required to operate in the TX-10 district when there is a business name change.

The owner will be operating Gerber Collision & Glass exactly the same way Joe Hudson's Collision Center functioned, by providing automotive

collision, paint, and body repair for vehicles that have sustained collision or exterior body damage. There is existing outdoor storage that is screened from adjacent properties and the right-of-way (ROW) by a mix of 8-foot-tall masonry panels, corrugated steel panels, and chain link fencing with screening slats. In addition, about half of the outdoor storage area is covered by metal canopies. Gerber has approximately 10 employees and is open for business Monday through Friday from 8:00 AM to 5:00 PM.

The Development Services Group certified the request on August 4, 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, Gerber Collision & Glass;
2. The Specific Use Permit is tied to the business owner, JHCC Texas Holdings LLC, dba Gerber Collision & Glass;
3. There shall be no outdoor service or repair to any vehicle;
4. All stored vehicles, car parts (including tires), equipment, and merchandise shall be fully screened from adjacent properties and the right-of-way (ROW); and additionally, all tires shall be stored indoors or under a cover so as not to collect rainwater;
5. Vehicles awaiting repair shall be parked in the screened area;
6. A repaired vehicle may be moved from the screened area to the front parking lot only on the day it will be retrieved by its owner;
7. 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;
8. There shall be no overhauls of engines or transmissions performed on any vehicle; 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 TO CONTINUE OPERATING AUTO BODY REPAIR IN THE TEXAS HIGHWAY 10 MULTI-USE (TX-10) ZONING DISTRICT LOCATED AT SW MILLS ADDITION, BLOCK 2, LOTS 4R & 5R AT 605 & 607 W. 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 September 15, 2026, in conjunction with Specific Use Permit Case No. 26-09-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 October 13, 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 body repair and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at SW Mills Addition, Block 2, Lots 4R & 5R at 605 & 607 W. 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 11, 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 October 13, 2026, by a vote of ____ ayes, ____ nays, and ____ abstentions.

APPROVED:

Tim Stinneford, Mayor

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

APPLICATION DETAILS

City of Euless

26-09-SUP

605 W EULESS BLVD

Case #: 26-09-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 605 W EULESS BLVD

Case Status: IN REVIEW

Description/Tag: Gerber Collision & Glass

Initiated On: 07/23/2026

Issued Date:

Individuals listed on the record:

Applicant

Colette Bruce
16076 Foster St.
OVERLAND PARK, KS 66085

Home Phone:
Work Phone: 9137073974
Cell Phone:

Property Owner

Magaha Autobody Inc.
605 W. Euless
Euless, TX 76040

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

Contractors:

:

Data Details:

Abstract (Legal Description)	S. W. Mills Subdivision, Block 2, Lot 5R
Total Acreage	0.41
Addition Name (Legal Description)	S. W. Mills Subdivision, Block 2, Lot 5R
Block	2
Description of Request	Continue use from previous CO
Existing Zoning	TX 10 Texas Highway 10 multi-use district
Lot	5R
Project Name	Gerber Collision & Glass (605)
Proposed Use	Auto Body Repair
Proposed Zoning	TX 10 Texas Highway 10 multi-use district
Survey (Legal Description)	S. W. Mills Subdivision, Block 2, Lot 5R
TAD ID	01784110
Total # of Lots	1.00

Operational Narrative – Specific Use Permit

Case #: 26-09-SUP

Gerber Collision & Glass
605 and 607 W. Eules Blvd.
Eules, Texas

July 23, 2026

To Whom It May Concern:

JHCC Texas Holdings LLC, dba **Gerber Collision & Glass**, operates an existing automotive collision, paint, and body repair facility located at 605 and 607 W. Eules Blvd., Eules, Texas, within the **TX-10 zoning district**.

The **property owner is McGaha Auto Body Inc.** The required Owner Acknowledgement form has been signed by the property owner and uploaded to the City portal in connection with this Specific Use Permit application.

The business owner and operator is **JHCC Texas Holdings LLC, dba Gerber Collision & Glass**. The Specific Use Permit (SUP) is being requested in connection with the change in the business name/DBA of the existing auto paint and body center. The business previously operated as **JHCC Texas Holdings LLC, dba Joe Hudson's Collision Center**, and will now operate as **JHCC Texas Holdings LLC, dba Gerber Collision & Glass**. The legal business entity remains JHCC Texas Holdings LLC; therefore, the change is a change in the DBA/business name rather than a change in the legal operating entity. The existing use of the property will continue as an automotive collision, paint, and body repair facility.

Normal business hours are **Monday through Friday from 8:00 AM to 5:00 PM**. The facility employs approximately **10 employees**. Customer vehicle intake, repair scheduling, and completed vehicle deliveries are handled by appointment.

Property, Building, and Outdoor Areas

The property consists of approximately **40,000 square feet of total parcel area**.

The existing buildings contain approximately **7,960 gross square feet of indoor building area**.

Approximately **18,000 square feet of the property is designated for screened outdoor vehicle storage**.

The remaining portions of the parcel are utilized for customer and employee parking, vehicle circulation and maneuvering, access drives, and other normal site functions associated with the existing business.

The **color-coded site plan was provided by the City** and accurately reflects the existing site conditions and current use of the property, including the buildings, fencing and gates, covered and uncovered outdoor storage areas, parking, and related site improvements. To the best of the applicant's knowledge, no physical changes have been made to the areas depicted on the City-provided color-coded site plan as a result of the change from Joe Hudson's Collision Center to Gerber Collision & Glass.

Fencing, Screening, and Outdoor Storage

The designated outdoor storage area is completely enclosed and screened from adjacent properties and the public right-of-way by an existing approximately **8-foot-high screening fence and gate system**.

The existing fencing consists of a variety of screening materials, including **chain-link fencing with screening slats, corrugated steel, wood, and brick**. The fencing and gate provide continuous screening of the outdoor storage area so that vehicles and other permitted outdoor storage are screened from adjacent properties and the public right-of-way.

The existing gate material is to be confirmed and will be identified in accordance with the City's request.

All vehicles, equipment, parts, merchandise, and other items stored outdoors will be maintained below the height of the screening fence.

The approximately **18,000-square-foot outdoor storage area** is used primarily for temporary vehicle storage associated with the collision repair operation. Vehicles stored within this area include:

1. **Vehicles received by scheduled appointment that are awaiting processing, inspection, or entry into the collision repair process;**
2. **Vehicles that have been towed to the facility and are waiting to be processed; and**
3. **Total-loss vehicles awaiting pickup or removal from the property.**

Vehicles awaiting repair or processing will be parked within the designated screened storage area.

Any vehicle parts, tires, equipment, or merchandise stored outdoors will be maintained within the screened storage area and in accordance with the SUP conditions. **Tires will be stored indoors or under cover so that they do not collect rainwater.**

Vehicles that have completed repairs will not be routinely stored in the front customer parking area. A repaired vehicle may be moved to the front parking lot **only on the day it is scheduled to be retrieved by its owner or customer.**

Services and Operations

The facility provides automotive collision, paint, and body repair services for vehicles that have sustained collision or exterior body damage. The services performed as part of the repair process include the following:

1. **Vehicle Inspection and Damage Assessment** – Vehicles are inspected for visible collision and exterior body damage. Damaged areas are documented, photographs may be taken, and a repair estimate is prepared.
2. **Insurance Coordination** – Facility personnel coordinate with insurance carriers regarding repair estimates, documentation, repair authorization, supplemental damage, and other matters associated with collision repair claims.
3. **Scheduled Vehicle Intake** – Vehicles are received by appointment, the vehicle's condition is documented, authorized repairs are confirmed, and the vehicle is entered into the repair process.
4. **Vehicle Disassembly / Takedown** – Damaged or affected vehicle components are removed as necessary to identify hidden collision damage and provide access to areas requiring repair. Components may include bumpers, body panels, trim, lamps, brackets, and related exterior components.
5. **Collision and Body Damage Repair** – Dents and damaged vehicle body areas are repaired. Damaged exterior sheet metal, body panels, bumpers, brackets, and other collision-damaged components may be repaired or replaced as necessary.
6. **Automotive Painting and Refinishing** – Repaired or replacement body panels and exterior vehicle surfaces are prepared and refinished using automotive coating materials as part of the collision repair process.
7. **Parts Installation and Vehicle Reassembly** – Repaired and replacement components are installed, and body panels, bumpers, trim, lamps, hardware, and other components removed during the repair process are reassembled.
8. **Repair Quality Inspection** – Completed repairs and reassembled areas are inspected to verify that the authorized collision repairs have been completed and repaired or replaced components have been properly installed.
9. **Vehicle Cleanup** – Vehicles are cleaned following completion of the repair process, including removal of repair-related dust, debris, and materials.
10. **Scheduled Customer Delivery** – Completed vehicles undergo a final review and are returned to customers by scheduled appointment.

All automotive service, collision repair, body repair, painting, refinishing, disassembly, reassembly, and related repair activities are performed indoors within the building. No vehicle service or repair is performed outdoors.

The facility does **not** perform engine repair, engine rebuilding, transmission repair, or transmission rebuilding. Engine and transmission repair work outside the normal scope of collision repair is not offered at this facility.

Agreement to Specific Use Permit Conditions

JHCC Texas Holdings LLC, dba Gerber Collision & Glass, understands that when this application is presented to the Planning and Zoning Commission and City Council for approval, conditions will be placed on the Specific Use Permit. **The applicant acknowledges and agrees to comply with the following conditions:**

- a. The Specific Use Permit shall be tied to the business name **Gerber Collision & Glass**.
- b. The Specific Use Permit shall be tied to the business owner/operator, **JHCC Texas Holdings LLC, dba Gerber Collision & Glass**, which is the legal operating entity and business name intended to be reflected on the future Certificate of Occupancy, subject to the City's final confirmation.
- c. There shall be **no outdoor service or repair of any vehicle**.
- d. All stored vehicles, car parts, including tires, equipment, and merchandise shall be screened from adjacent properties and the public right-of-way (ROW). In addition, all tires shall be stored indoors or under cover so as not to collect rainwater.
- e. Vehicles, equipment, and all other outdoor storage shall not extend above the height of the screening fence.
- f. Vehicles awaiting repair shall be parked within the designated screened storage area.
- g. A repaired vehicle may be moved to the front parking lot only on the day it will be retrieved by its owner or customer.
- h. The fuel contained in each vehicle fuel tank located inside the building shall not exceed **one-quarter (1/4) of a tank or five (5) gallons, whichever is less**, and the cumulative total of fuel contained in vehicles located inside the building shall not exceed **thirty (30) gallons**.
- i. The applicant understands that the **Specific Use Permit may be revoked if one or more of the conditions imposed by the permit have not been met or have been violated**.

JHCC Texas Holdings LLC, dba Gerber Collision & Glass, agrees to operate the facility in compliance with these conditions for the duration of the Specific Use Permit.

Planning and Zoning Commission and City Council Criteria

The applicant understands that Specific Use Permits require approval by the **Planning and Zoning Commission and City Council** and that the following thirteen criteria established by City ordinance will be considered as part of the SUP review.

The applicant acknowledges these criteria and is prepared to address them as they apply to the property and continued operation of the existing automotive collision, paint, and body repair facility:

1. **Zoning Compliance** – The proposed use complies with the requirements of the zoning district in which the Specific Use Permit is located.
2. **General Welfare and Convenience** – The proposed use, as located and configured, will contribute to or promote the general welfare and convenience of the City.
3. **Community Benefits and Impacts** – The benefits to the City from the proposed use outweigh potential loss or damage to homes, businesses, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, natural or scenic resources, and any personal or economic disruption to surrounding properties or businesses.
4. **Utilities and Supporting Facilities** – Adequate utilities, roadway access, drainage, and other necessary supporting facilities have been or will be provided.
5. **Safe Vehicular and Pedestrian Movement** – The design, location, and arrangement of public and private streets, driveways, parking spaces, entrances, and exits provide for safe and convenient vehicular and pedestrian movement without adversely affecting the public or adjacent developments.
6. **Development of Neighboring Property** – Issuance of the Specific Use Permit will not impede the normal and orderly development or improvement of neighboring vacant property.
7. **Scale of Buildings and Screening** – The location, nature, and height of buildings, structures, walls, and fences are not out of scale with the surrounding neighborhood.
8. **Compatibility with Neighboring Properties** – The continued use will be compatible with and not injurious to the use and enjoyment of neighboring property and will not significantly diminish or impair property values within the vicinity.
9. **Nuisance Prevention** – Adequate measures have been or will be maintained to prevent or control offensive odors, fumes, dust, noise, vibration, and visual blight. All collision repair and refinishing work will be performed indoors, and outdoor storage will remain screened.
10. **Site Lighting** – Sufficient on-site lighting will be maintained for the safety of patrons, employees, and property, with lighting appropriately shielded or directed so as not to adversely affect neighboring properties.
11. **Landscaping and Screening** – Sufficient landscaping and screening will be maintained to promote harmony and compatibility with adjacent properties. The outdoor storage area is enclosed by an approximately 8-foot-high screening fence and gate system.
12. **Consistency with Submitted Plans** – The operation will remain consistent with the applicant's submitted plans and representations, including the City-provided color-coded site plan and the operational narrative submitted in support of the SUP.
13. **Comprehensive Plan** – The continued use will be operated in accordance with the City's applicable comprehensive planning and land-use requirements.

Conclusion

The property has historically operated as an automotive collision, paint, and body repair center, previously under the Joe Hudson's Collision Center name. The requested SUP will allow the existing operation to continue under the **Gerber Collision & Glass** business name.

There is no proposed change to the fundamental use of the property. The business will continue to utilize the existing buildings, parking areas, screened outdoor storage areas, fencing, gates, access points, and related site improvements shown on the **City-provided color-coded site plan**.

The applicant agrees to maintain the required screening, conduct all vehicle repair and service activities indoors, properly manage vehicles awaiting repair and completed vehicles, comply with the fuel-storage limitations applicable to vehicles inside the building, and comply with all other conditions imposed by the approved Specific Use Permit.

Please contact me directly with any additional questions regarding the operations conducted at this facility.

Colette Bruce

Team Safety L.L.C.

16076 Foster St.

Overland Park, KS 66085

Phone: 913-685-0375

Fax: 800-925-4294

Email: colette@teamsafety.us

Submitted By:

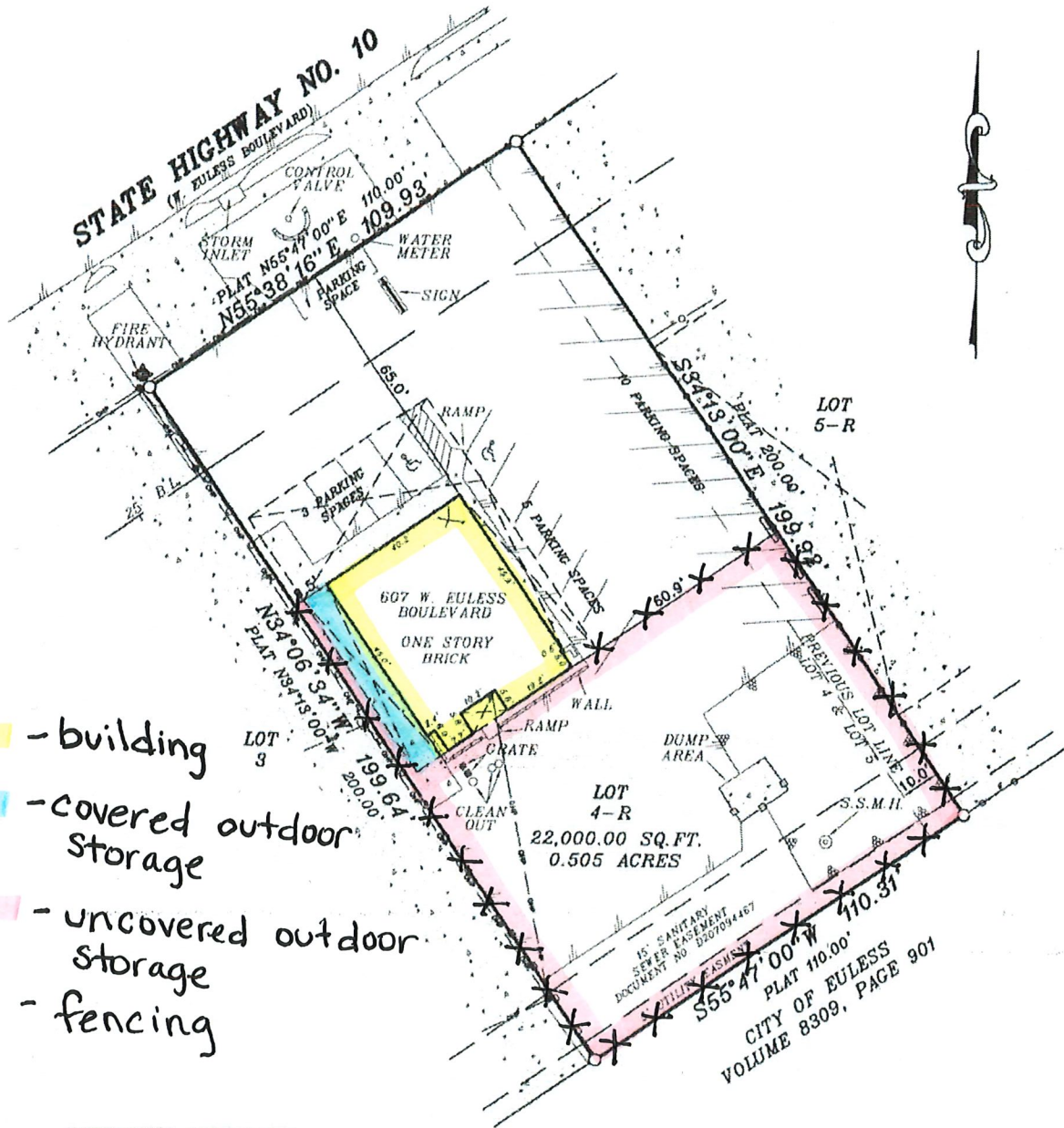
Colette Bruce

Authorized Representative for JHCC Texas Holdings LLC, dba Gerber Collision & Glass

SURVEY PLAT

PROPERTY DESCRIPTION

LOCATED AT 607 W. EULESS BOULEVARD, IN THE CITY OF EULESS, TARRANT COUNTY, TEXAS,
 LOT NO. 4-R BLOCK NO. 2
 OF S.W. MILLS SUBDIVISION
 TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF
 RECORDED IN VOLUME 388-201 AT PAGE 49 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO THE CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 14-195239-GV THAT, THIS SURVEY AND THE DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY; SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION; ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; THE DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND; THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 18TH DAY OF SEPTEMBER, 2014

Brian Gallia

BRIAN GALLIA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY:

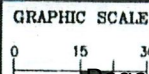
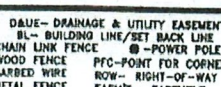
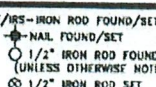
SIGNATURE

DATE

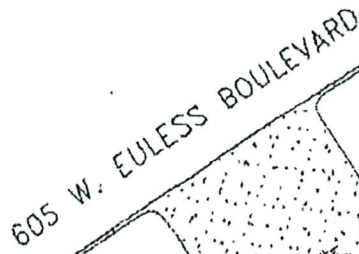
SIGNATURE

DATE

NOTE: ACCORDING TO THE F.L.R.M. IN COMMUNITY PANEL NO. 484380230K THIS PROPERTY APPEARS TO BE IN ZONE X AND APPEARS NOT TO BE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



THIS SURVEY WAS CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA BRIAN GALLIA AND ASSOCIATES HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALWAYS CALL BEFORE YOU DIG, DIAL 811 (TEXAS EXCAVATION SAFETY SYSTEM)



- 25' BUILDING
LINE

6
388-J/7

4-R
388-201/49

- building
- covered outdoor storage
- uncovered outdoor storage
- fencing

LEGEND

FENCE	OVERHEAD ELEC.
TELEPHONE	
CONCRETE	IRON
BRICK WALL	STONE WALL
* = (CONTROL, MONUMENT)	

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM
DATA PROVIDED BY THE RECORDED PLAT.

NOTE: FENCES OFF LINE
AS SHOWN.

PROPERTY DESCRIPTION: Being Lot 5-R Block 2 of S.W. MILLS SUBDIVISION, an Addition to the City of EULESS, TARRANT County, Texas, according to the corrected Plat thereof recorded in Volume 388-201, Page 49, Plat Records, TARRANT County, Texas.

According to the Flood Insurance Rate Map 48439C0330 J Dated 8-23-00, this property is not located in a designated special flood hazard area. This property is located in zone "X".
REFERENCE NO: 85454

REFERENCE NO: 86454

LENDER: BANK ONE, N.A.

SURVEYORS CERTIFICATION

The undersigned Registered Professional Land Surveyor certifies to purchaser, lender and title company as named that: (A) this plot of survey and the property description set forth herein are a true representation to facts found

26-09-SUP

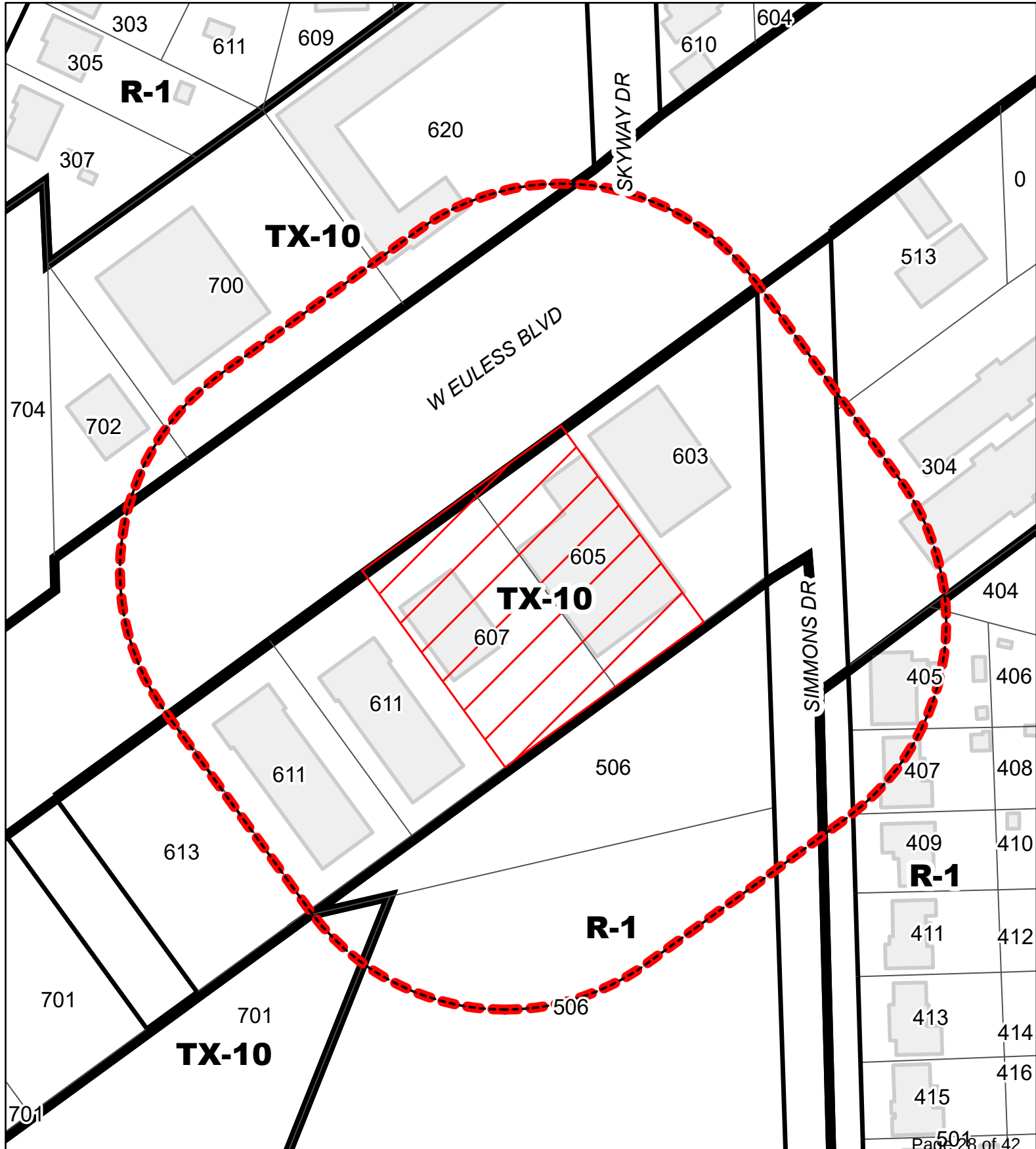
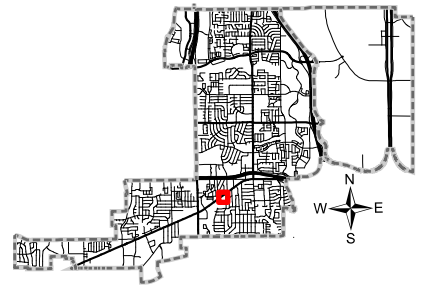
Zoning Exhibit:

S W Mills Addition
Block 2, Lots 4R & 5R

605 W Euleless Blvd



- Notification Area
- Subject Tract
- Zoning Districts

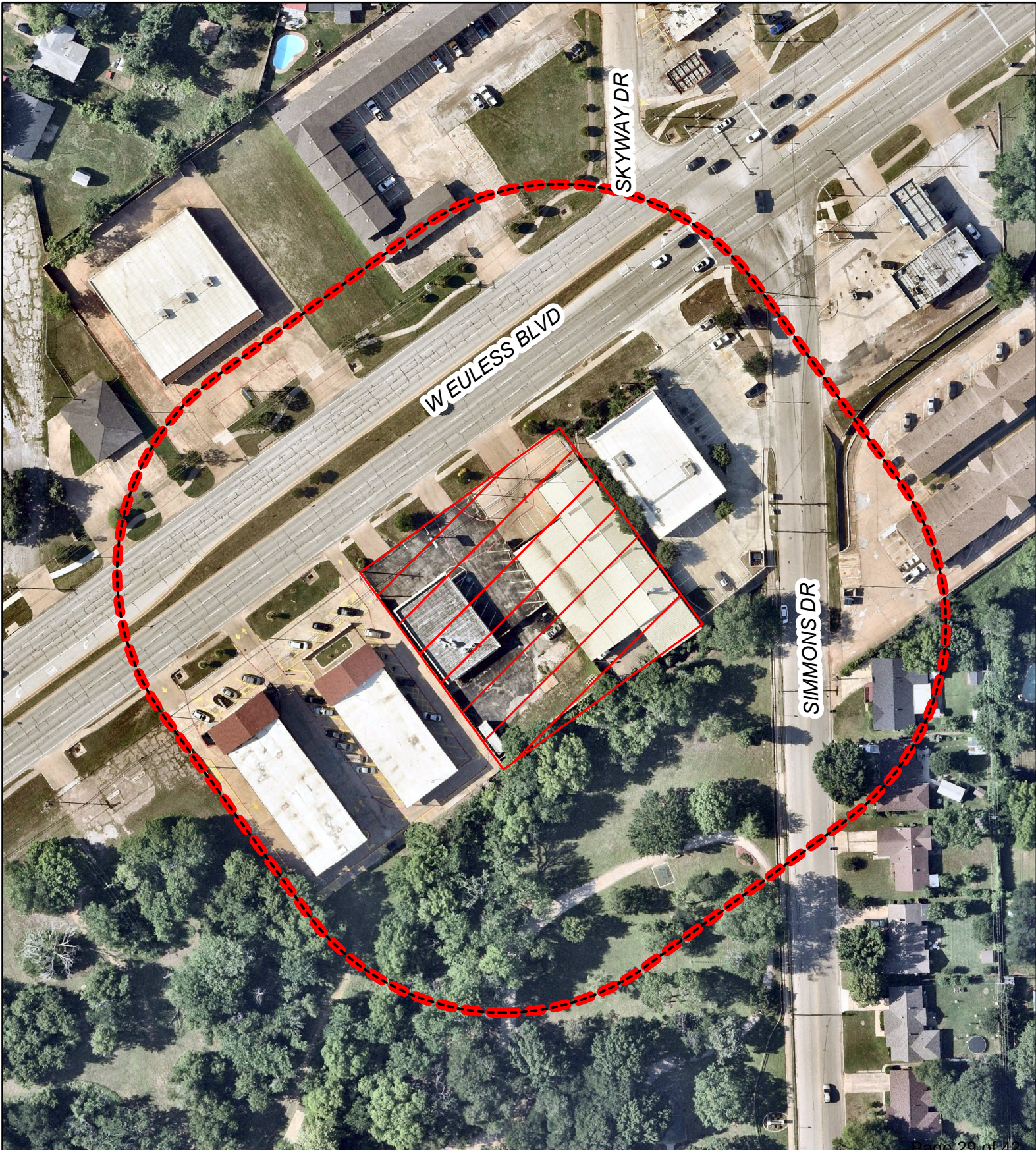
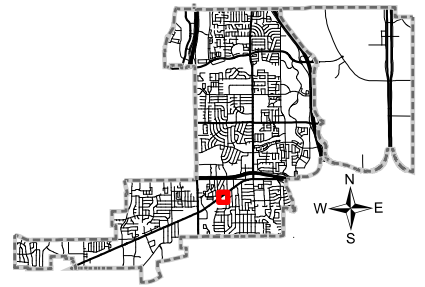
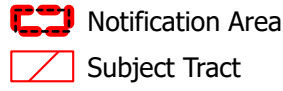


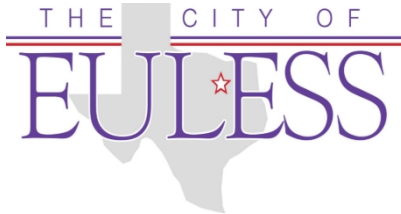
26-09-SUP

Location Exhibit:

S W Mills Addition
Block 2, Lots 4R & 5R

605 W Euless Blvd





PLANNING AND ZONING COMMISSION COMMUNICATION

September 15, 2026

SUBJECT: Hold a Public Hearing for Specific Use Permit Case No. 26-10-SUP and Consider Recommendation for an Ordinance

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

REFERENCE NO: 26-10-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit (SUP) for a Place of Worship at Harwood / 360 Addition, Block A, Lot 1 at 901 E. Harwood Road, Suite 300 in the Community Business (C-2) zoning district, and consider recommendation for an Ordinance.

ALTERNATIVES:

- Table the request
- Recommend denial

SUMMARY OF SUBJECT:

Applicant: Jeneviv Vargas, representing Restore Destiny Church

Location / Zoning: The subject property is located at 901 E. Harwood Road, Suite 300 and is in the Community Business (C-2) zoning district.

Project Summary: The applicant intends to operate Restore Destiny Church from a 1,690 sq. ft. suite in an existing single-story building in the northwest quadrant of the intersection of E. Harwood Road and State Highway 360. A place of worship is only permitted in the C-2 zoning district with the approval of a Specific Use Permit (SUP).

The church will operate in a building that also contains a dental implants provider and an optometrist, both of which are not open evenings or Sundays. Restore Destiny Church will hold small mid-week gatherings from 7:00 PM to 9:00 PM and worship services on Sunday from 10:00 AM to 12:00 PM. The church has an expected attendance on Sunday of approximately 25 to 50 people, which requires 7 to 13 parking spaces out of the 37 spaces on site.

The Development Services Group certified the request on August 25, 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, Restore Destiny Church;
2. The Specific Use Permit is tied to the business owner, Elvis Vargas; 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 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 PLACE OF WORSHIP IN THE COMMUNITY BUSINESS (C-2) ZONING DISTRICT LOCATED AT HARWOOD / 360 ADDITION, BLOCK A, LOT 1 AT 901 E. HARWOOD ROAD, 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 September 15, 2026, in conjunction with Specific Use Permit Case No. 26-10-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 October 13, 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 place of worship and conditions specifically described on the Specific Use Form (attached hereto and made a part hereof) shall be permitted at Harwood / 360 Addition, Block A, Lot 1 at 901 E. Harwood Road, 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 11, 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 October 13, 2026, by a vote of ____ ayes, ____ nays, and ____ abstentions.

APPROVED:

Tim Stinneford, Mayor

ATTEST:

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

APPROVED AS TO FORM:

City Attorney

APPLICATION DETAILS

City of Euless

26-10-SUP

901 E HARWOOD RD, SUITE 300

Case #: 26-10-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 901 E HARWOOD RD, SUITE 300

Case Status: IN REVIEW

Description/Tag: Restore Destiny Church

Initiated On: 08/04/2026

Issued Date:

Individuals listed on the record:

Applicant

Jeneviv Vargas

832 Santa Lucia Dr.

Anna, TX 75409

Home Phone:

Work Phone: 3237912904

Cell Phone: 3237912904

Property Owner

Str Euless Llc

14800 Quorum Dr. Ste. 269

Dallas, TX 75254

Home Phone:

Work Phone:

Cell Phone: 4694004225

Property Owner

Venkata Panchumarthi

14800 Quorum Drive, Suite # 269

Dallas, TX 75254

Home Phone:

Work Phone:

Cell Phone: 4694004225

Contractors:

:

APPLICATION DETAILS

City of Euless

26-10-SUP

901 E HARWOOD RD, SUITE 300

Case #: 26-10-SUP

Case Type: Specific Use Permit (SUP)

Case SubType:

Location: 901 E HARWOOD RD, SUITE 300

Case Status: IN REVIEW

Description/Tag: Restore Destiny Church

Initiated On: 08/04/2026

Issued Date:

Data Details:

Abstract (Legal Description)

Total Acreage 1.00

Addition Name (Legal Description)

Block

Description of Request

Restore Destiny Church respectfully requests approval of a Specific Use Permit (SUP) to operate a faith- based assembly at 901 E. Harwood Rd. Ste. 300. Our church seeks to utilize the existing building for weekly worship services, mid-week gatherings, youth ministry, and outreach programs.

The proposed use is low impact, family oriented, and consistent with the character of the surrounding area. All activities will occur indoors, and no exterior modifications are proposed at this time. Restore Destiny Church will comply with all City of Euless requirements related to parking, occupancy, fire safety, accessibility, and noise standards.

Existing Zoning

C-2 Community business district

Lot

Project Name

Restore Destiny Church

Proposed Use

Proposed Zoning

C-2 Community business district

Survey (Legal Description)

TAD ID

Total # of Lots 1.00

Restore Destiny Church

Specific Use Permit Narrative

901 E. Harwood Rd., Suite 300, Euless, Texas
Approx. 1,690 sq. ft.

Introduction

Restore Destiny Church proposes to establish a small, family-focused religious assembly within the existing commercial building located at 901 E. Harwood Rd., Suite 300, Euless, Texas. The leased suite measures approximately 1,690 square feet.

Restore Destiny Church is legally owned by Pastor Elvis Vargas, who will also be listed on the Certificate of Occupancy in accordance with city requirements. All church operations will be conducted indoors, and no exterior construction or major structural changes are planned. The church's operations are quiet, orderly, and compatible with surrounding commercial properties.

Project Overview

Restore Destiny Church intends to activate an underutilized commercial building by converting it into a modest worship and ministry facility. All activities will occur inside the building, and the project does not include expansions, additions, or site modifications.

Planned Uses

- Sunday worship services
- Mid-week Bible studies and prayer gatherings
- Children's and youth ministry
- Leadership meetings and volunteer coordination
- Community outreach programs, including counseling and family support

These uses fall under a standard religious assembly classification and align with the City of Euless's expectations for low-impact institutional uses.

Building Use & Interior Improvements

Only minor interior updates are proposed, including:

- Cosmetic improvements (paint, décor, seating layout)
- Non-structural room setup for children's ministry
- Installation of audio/visual equipment for indoor services
- Ensuring compliance with all life-safety requirements, including emergency lighting, exit signage, and ADA accessibility

No structural modifications or exterior changes are planned.

Attendance & Operational Characteristics

Restore Destiny Church is a small congregation with expected attendance ranging from 25–50 people depending on the service or event. This modest attendance level does not create significant noise, traffic, or parking demand.

Operating Hours

- Sunday services: 10 AM–12 PM
- Mid-week gatherings: typically, 7 PM–9 PM
- Occasional small special events during normal daytime/evening hours

The church does not host concerts, large conferences, or late-night activities.

Parking & Traffic

The existing parking lot provides more than adequate capacity for the proposed attendance. Traffic impact will be minimal and limited to short arrival and departure periods typical of small church operations. No changes to parking layout, drive aisles, or circulation patterns are proposed.

Site Conditions & Exterior Impact

The project does not include exterior construction or site disturbance. No changes are proposed to:

- Building footprint
- Landscaping
- Lighting
- Outdoor activity areas
- Signage (any future signage will be submitted separately for approval)

All church operations will remain indoors, ensuring minimal impact on adjacent properties.

Neighborhood Compatibility

The proposed use is quiet, family-friendly, and consistent with the commercial corridor. Restore Destiny Church will maintain a clean site, manage parking responsibly, and operate within typical commercial hours. The project enhances the area by bringing a stable, community-serving use to a currently underutilized building.

Community Benefit

Restore Destiny Church will provide positive contributions to the community through:

- Youth mentorship
- Family support programs

- Faith-based counseling
- Volunteer outreach
- Community service initiatives

These activities strengthen local support networks without creating burdens on infrastructure or neighboring businesses.

Specific Use Permit Conditions (City-Imposed)

Restore Destiny Church acknowledges and accepts the following conditions:

- The SUP is tied to the business name Restore Destiny Church.
- The SUP is tied to the business owner, Pastor Elvis Vargas.
- The SUP may be revoked if any conditions imposed by the permit are not met or are violated.

Ordinance Criteria Compliance

Restore Destiny Church meets all ordinance criteria required for SUP approval:

a. Zoning Compliance

The proposed church use complies fully with all requirements of the zoning district in which the property is located.

b. General Welfare & Convenience

Restore Destiny Church provides faith-based services, community support, outreach programs, and family resources that positively contribute to the welfare and convenience of the City of Euless.

c. Compatibility With Surrounding Uses

Church operations are low-impact, non-disruptive, and compatible with surrounding businesses, historical landmarks, cultural areas, and educational facilities. No detrimental effects are anticipated.

d. Adequate Access & Infrastructure

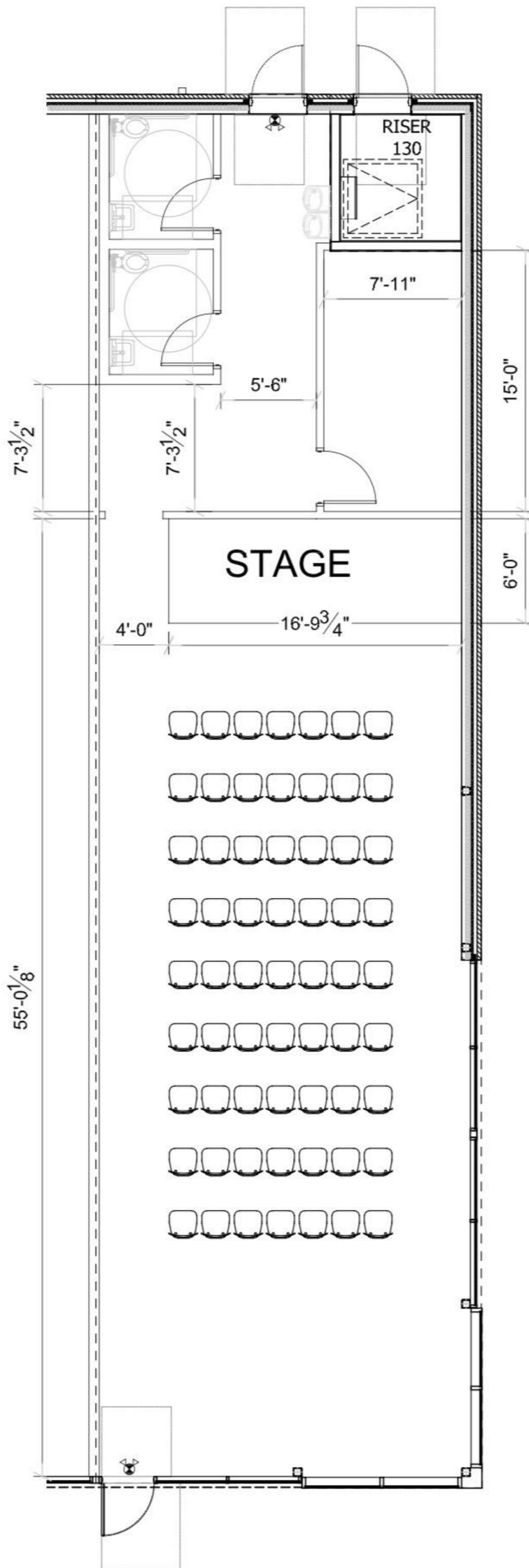
The site provides adequate ingress/egress, road access, drainage, and supporting facilities necessary for safe and efficient operation.

e. Safe Pedestrian & Vehicular Movement

The design, location, and arrangement of parking spaces, drive aisles, buildings, and pedestrian pathways support safe and convenient movement within the site and in relation to adjacent developments.

Compliance Commitment

Restore Destiny Church is committed to meeting all requirements of the City of Euless Planning & Zoning Commission, Building Inspections, and Fire Marshal. The project will operate safely, responsibly, and in full compliance with applicable codes and standards.



26-10-SUP

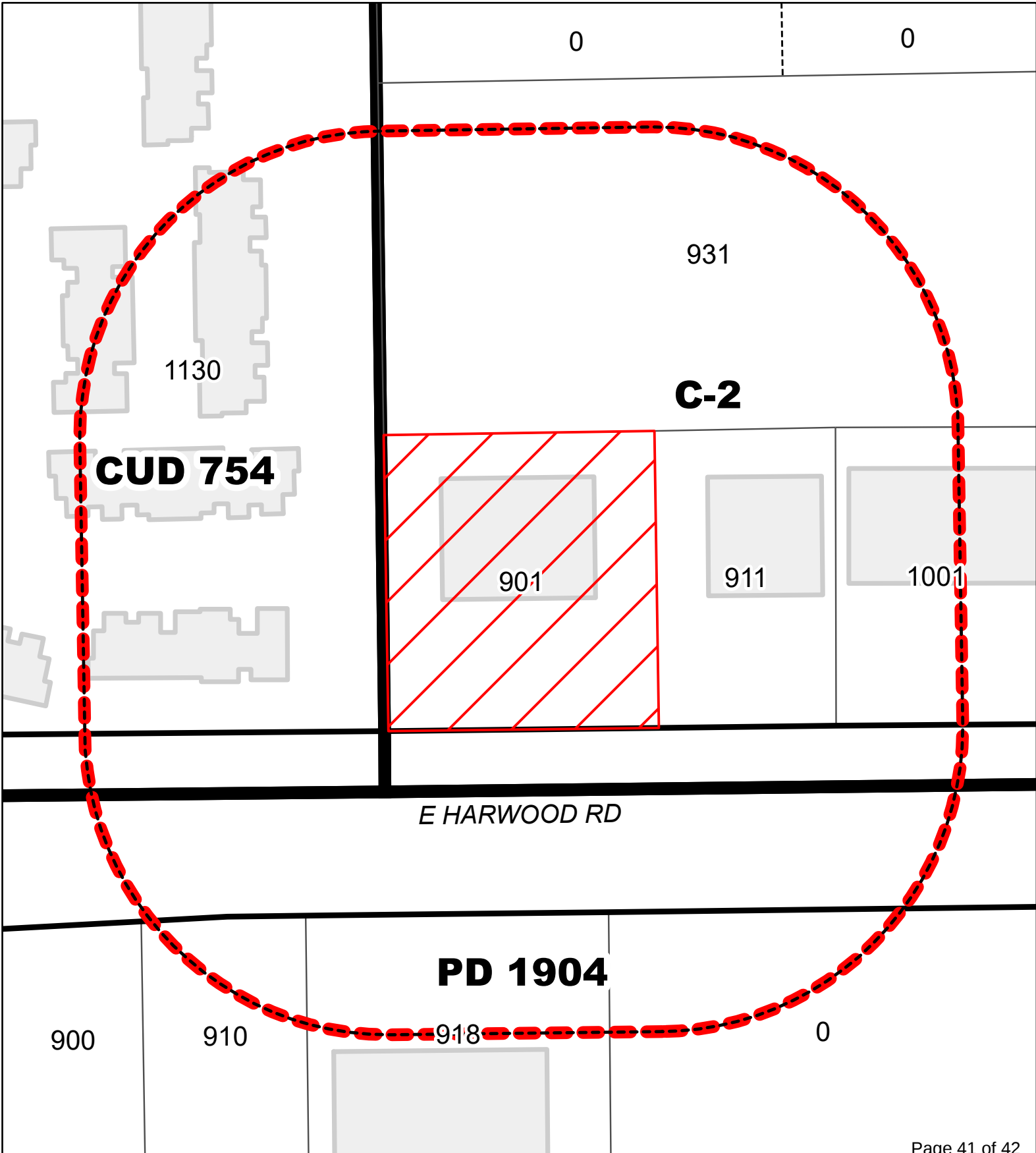
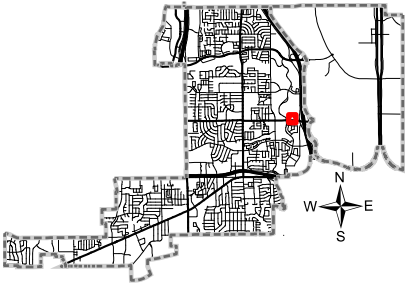
Zoning Exhibit:

Harwood/360 Addition
Block A, Lot 1

901 E Harwood Rd



- Notification Area
- Subject Tract
- Zoning Districts



26-10-SUP

Location Exhibit:

Harwood/360 Addition
Block A, Lot 1

901 E Harwood Rd

