



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** March 19, 2026

**SUBJECT:** ZC25-0149 Public hearing and consideration of a request from Electrify America LLC for a special use permit for an accessory non-required off-street parking lot for electric vehicle charging at 6421 Precinct Line Road, being 0.975 acres described as Lot 17R, Block 1, Thompson Park Estates.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of Asset Lending Partners (owner) and Electrify America LLC (developer), Black & Veatch is requesting a special use permit for an accessory non-required off-street parking lot for electric vehicle charging on a 0.975-acre property located at 6421 Precinct Line Road.

### **GENERAL DESCRIPTION:**

The property is in the southwest quadrant of Precinct Line Road and Martin Drive. The vacant site is located behind (to the west of) the Starbucks and Shipley Do-Nut restaurant sites, and is bordered on the south by the Home Depot parking lot and on the north/northwest by two existing single-family residences. The developer, [Electrify America LLC](#), proposes to construct an electric vehicle charging parking lot on the property.

A site plan for the property is attached. The applicant proposes to develop the site as a stand-alone parking lot for electric vehicle charging. The design includes 24 parking spaces with charging dispensers and associated site landscaping and improvements. Since portions of the site are adjacent to existing residences on Martin Drive, a buffer yard and masonry screening wall would be constructed. Parking lot lighting is proposed to be constructed, with light fixtures at 18-foot mounting height.

The site does not have direct access to Precinct Line Road or Martin Drive. The entrance into the property is on a driving aisle contained in an access easement located behind the adjacent restaurants. This driving aisle connects the Home Depot parking lot to Martin Drive and provides access to the restaurant sites. A sidewalk would be constructed on the property adjacent to the access drive. There are not any buildings proposed for the property.



The property is zoned C-2 (Commercial). An electric vehicle charging lot is not a specifically listed land use but is similar in nature to an accessory non-required off-street parking lot in terms of operational characteristics and service demands. Since this parking lot use requires approval of a special use permit (SUP) in this zoning district, the application is being processed in a similar manner to provide an opportunity to review the suitability of the proposed development use at this location.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant’s proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council.

**VISION2030 COMPREHENSIVE PLAN:** This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

**CURRENT ZONING:** The property is zoned C-1 (Commercial). This district is intended to provide for development of retail service, and office uses principally serving community and regional needs. This C-1 (Commercial) district should be located on the periphery of residential neighborhoods and be confined to intersections of major arterial streets. It is also appropriate for major retail corridors as shown on the comprehensive plan.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 (Single-Family Residential) PD (Planned Development)	Low Density Residential Retail Commercial	Single-family residence Restaurant use (Andy’s Frozen Custard)
WEST	R-1 (Single-Family Residential) PD (Planned Development)	Low Density Residential Retail Commercial	Single-family residence Retail use (Home Depot)
SOUTH	PD (Planned Development)	Retail Commercial	Retail use parking lot (Home Depot)
EAST	PD (Planned Development) C-1 (Commercial)	Retail Commercial	Restaurant uses (Starbucks / Shipley Do-Nuts)

**PLAT STATUS:** The property is platted as Lot 17R, Block 1, Thompson Park Estates.

**PUBLIC INPUT:** The Planning & Zoning Division received input regarding the zoning change request. A copy of all correspondence is included in the Public Input attachment. Any additional correspondence received after the publication of this report will be distributed to the Planning and Zoning Commission prior to the public hearing.



**CITY COUNCIL:** The City Council will consider this request at the April 13, 2026, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Conduct a public hearing and consider ZC25-0149.