

Item G-2

Consider an ordinance approving a Specific Use Permit (SUP) for an automobile electric charging station, on approximately 11.96 acres, located on the southeastern corner of the intersection of Keller Parkway and Rufe Snow Drive, legally described as Lot 1R, Block A of the Keller Town Center Addition, zoned Town Center (TC) and addressed 1000 Keller Parkway. Meghan Youngbar, Applicant. Regency Centers LP, Owner. (SUP-2505-0019)

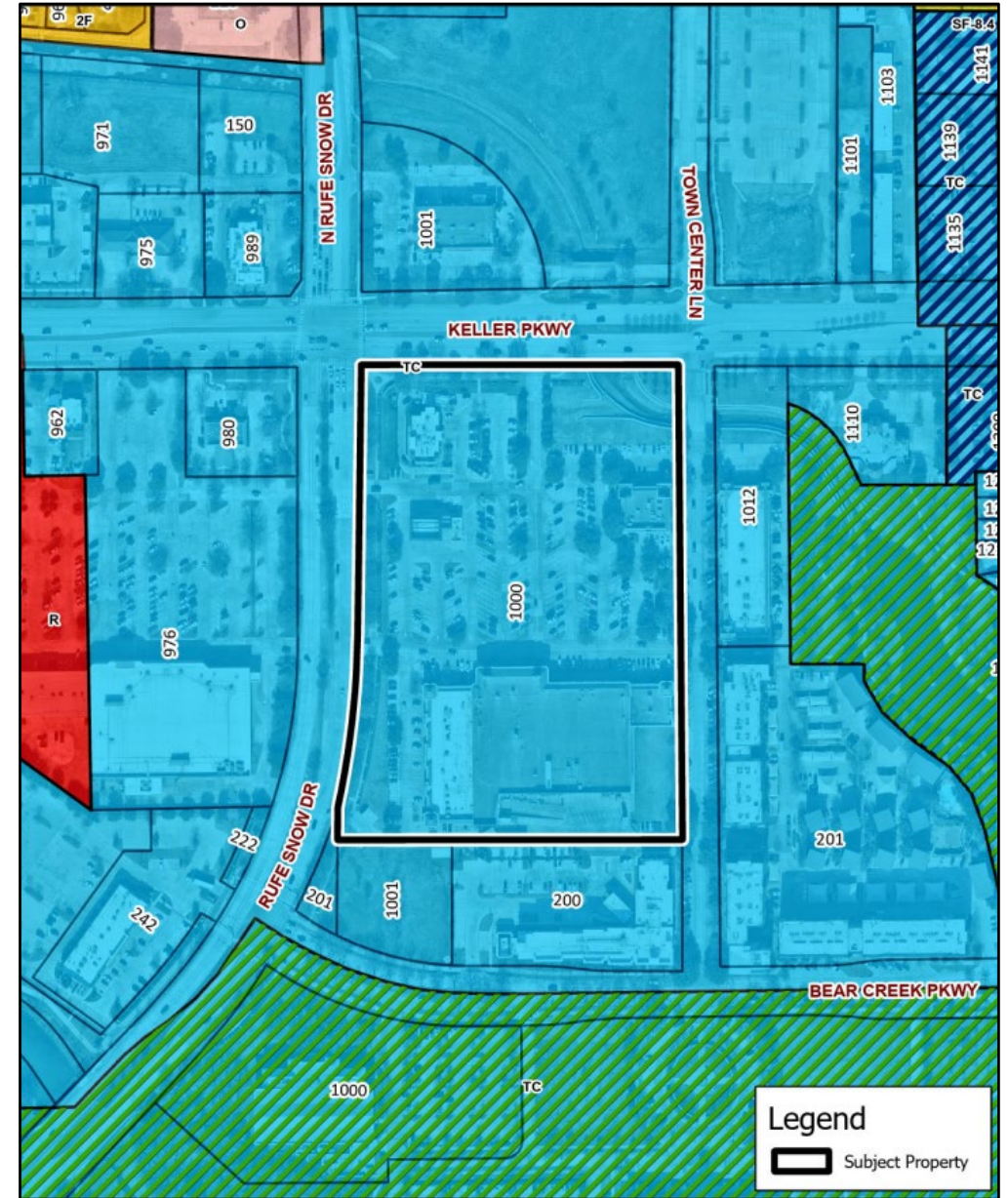
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Aerial Map



↑ N
Town
Center
(TC)

Zoning Map



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Background:

The Applicant is requesting an SUP to install a charging station for electric vehicles in the existing parking area of the property located at 1000 Keller Parkway.

In the Town Center (TC) Zoning District, an SUP is required for automobile electric charging stations.



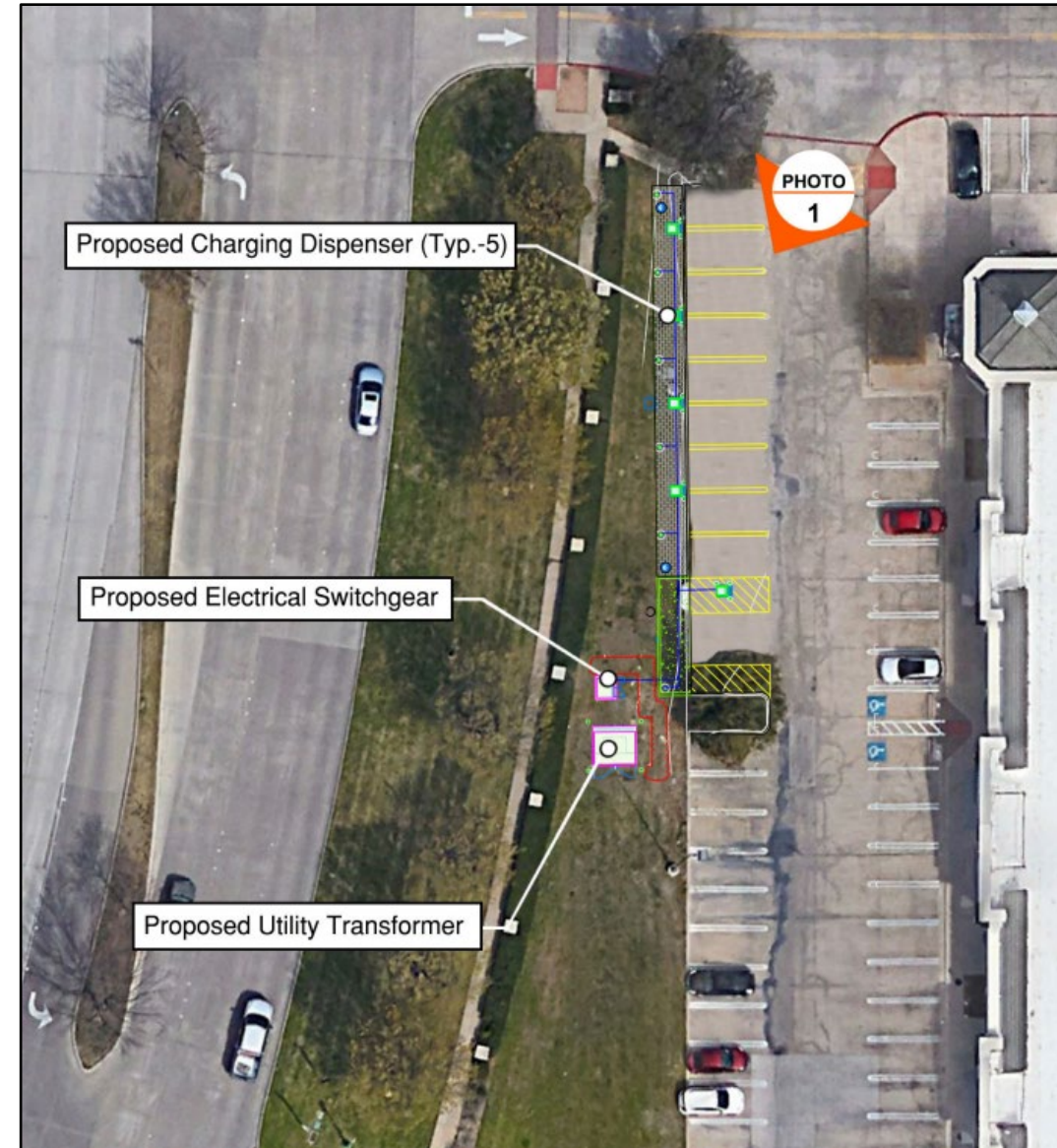
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Charging Station Details:

The charging station will be comprised of 9 standard charging stalls and 1 accessible charging stall serviced by 5 Alpitronic HYC400 dual-port dispensers. The installation will also include 6 smart poles, 1 electrical switchboard, 1 utility transformer and 2 trash cans.

The Applicant has proposed landscape screening around the utility transformer.

The charging station will be located adjacent to Rufe Snow Drive on the southwestern side of the property.



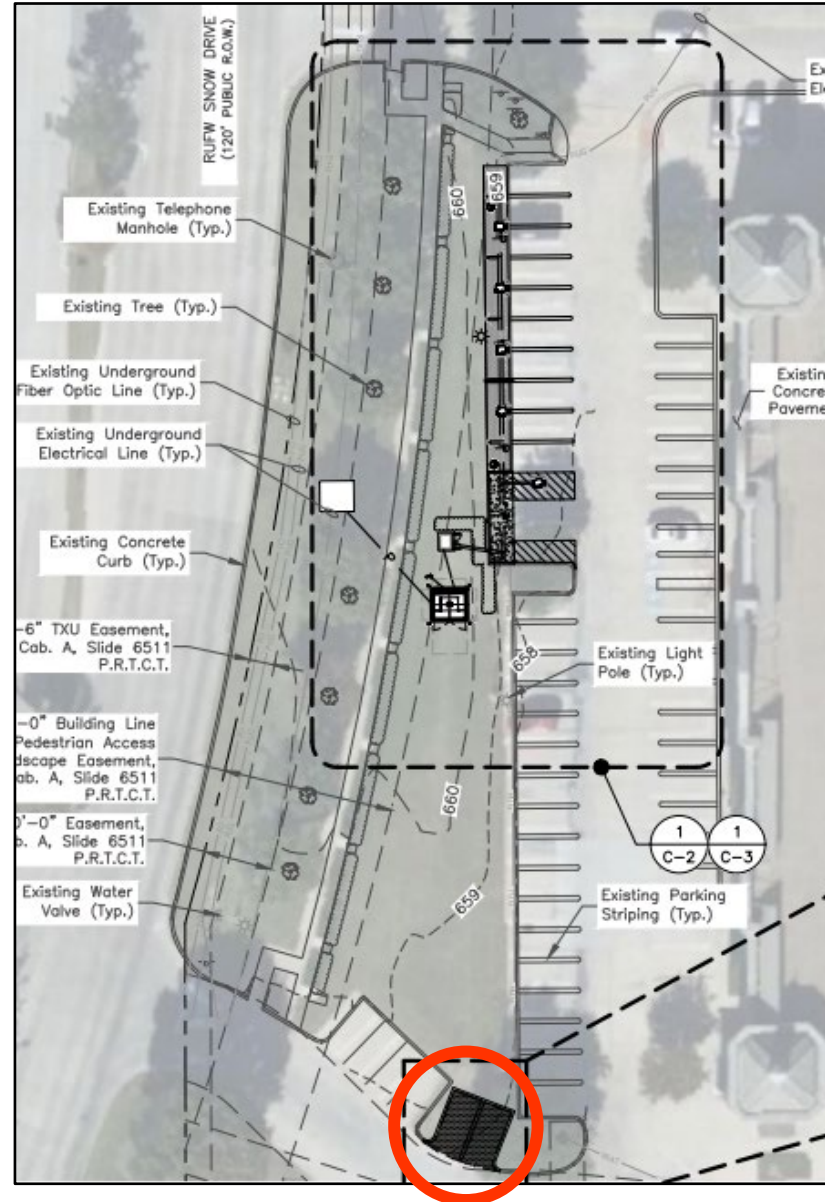
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Revised Proposal:

The Applicant has submitted revisions to their original application that indicate a reduced parking space width to allow 1 additional space to remain as a regular parking space.

The plans also indicate the addition of 2 new parking spaces proposed to be located on the property, allowing for the number of existing parking spaces to be maintained.

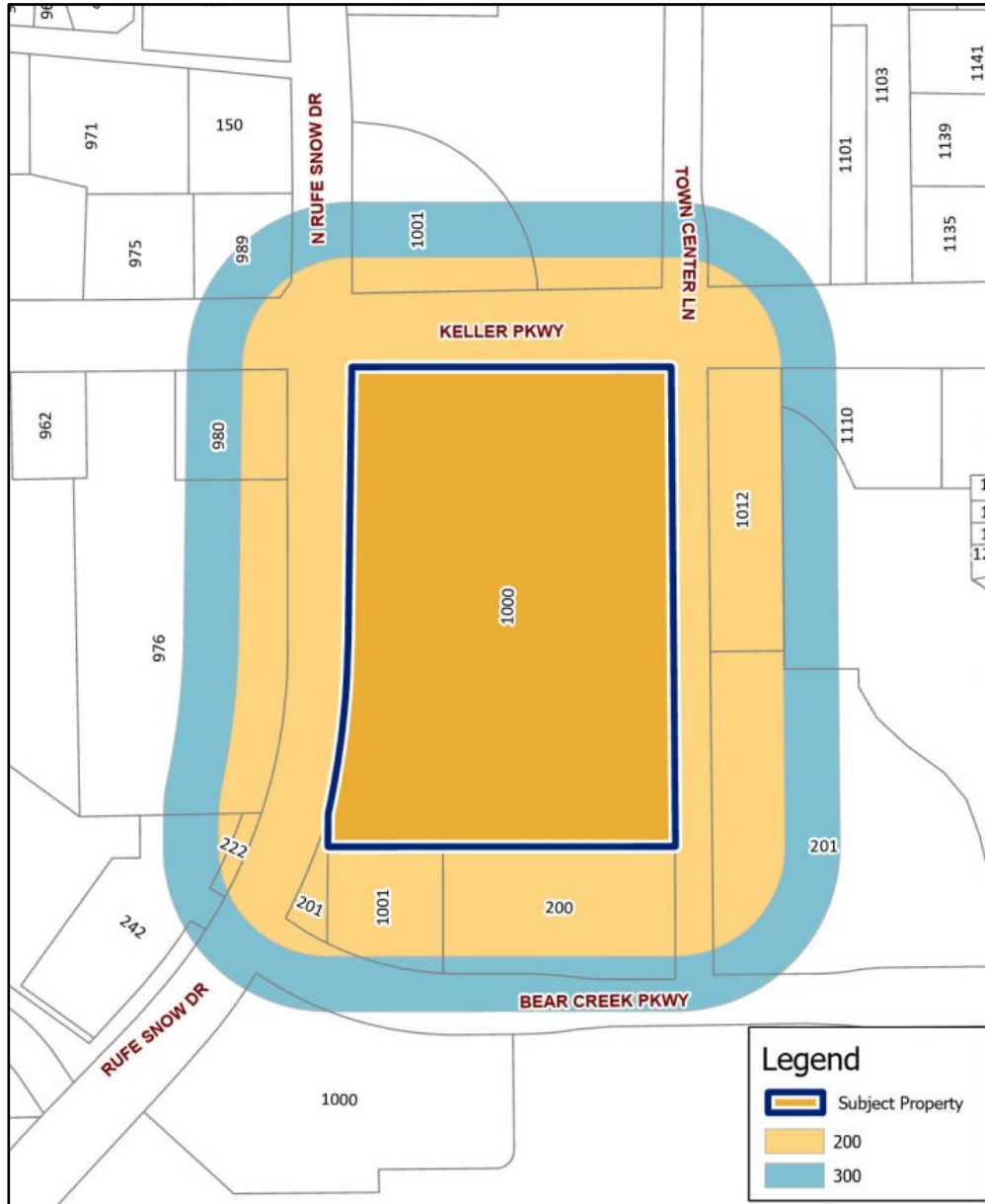
The revised application packet also includes proposed signage to indicate usage timing for non-electric vehicles.



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On June 12, 2025, the City mailed 12 Letters of Notification for this Public Hearing to all property owners within three-hundred feet (300') of the subject site. A public hearing notice sign was posted on the site.

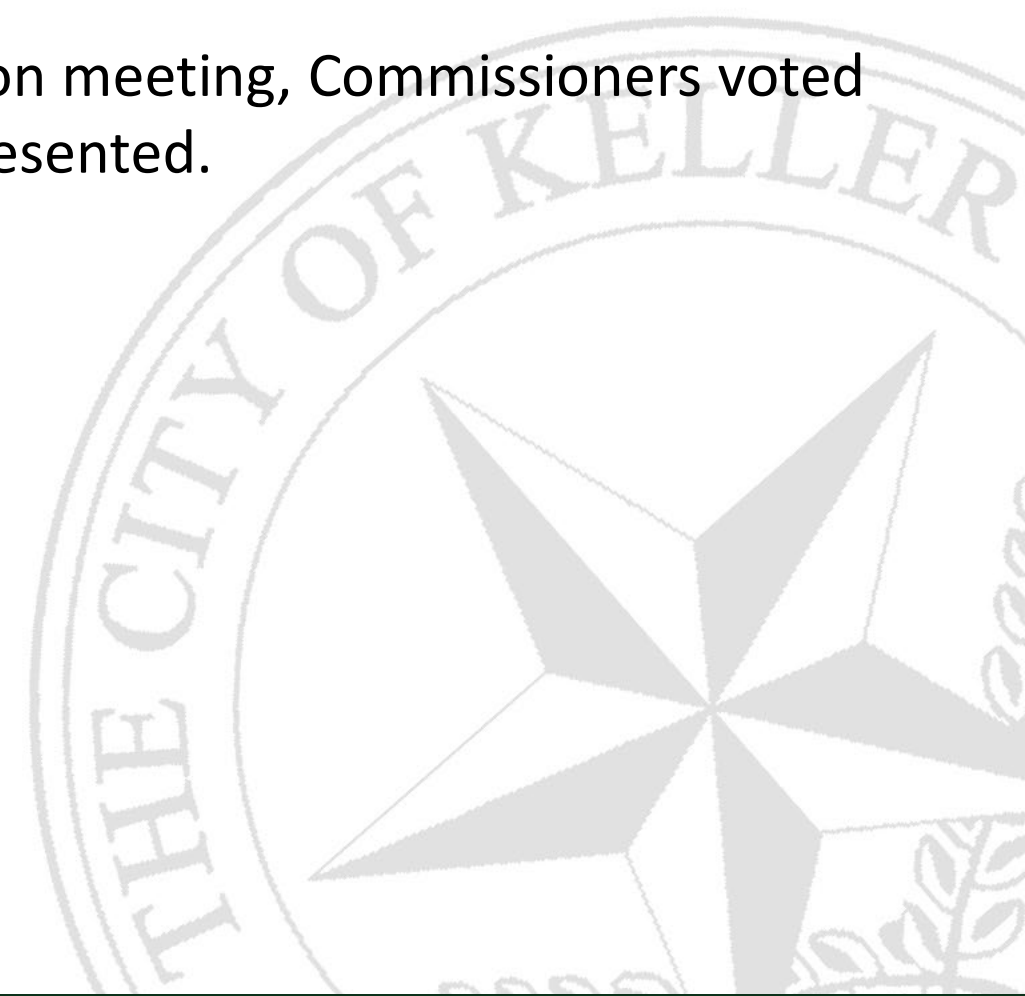
Staff has received 1 letter of opposition in response to this request.



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Planning and Zoning Commission Recommendation:

At the June 24, 2025, Planning and Zoning Commission meeting, Commissioners voted 5-2 to recommend approval of the SUP request as presented.



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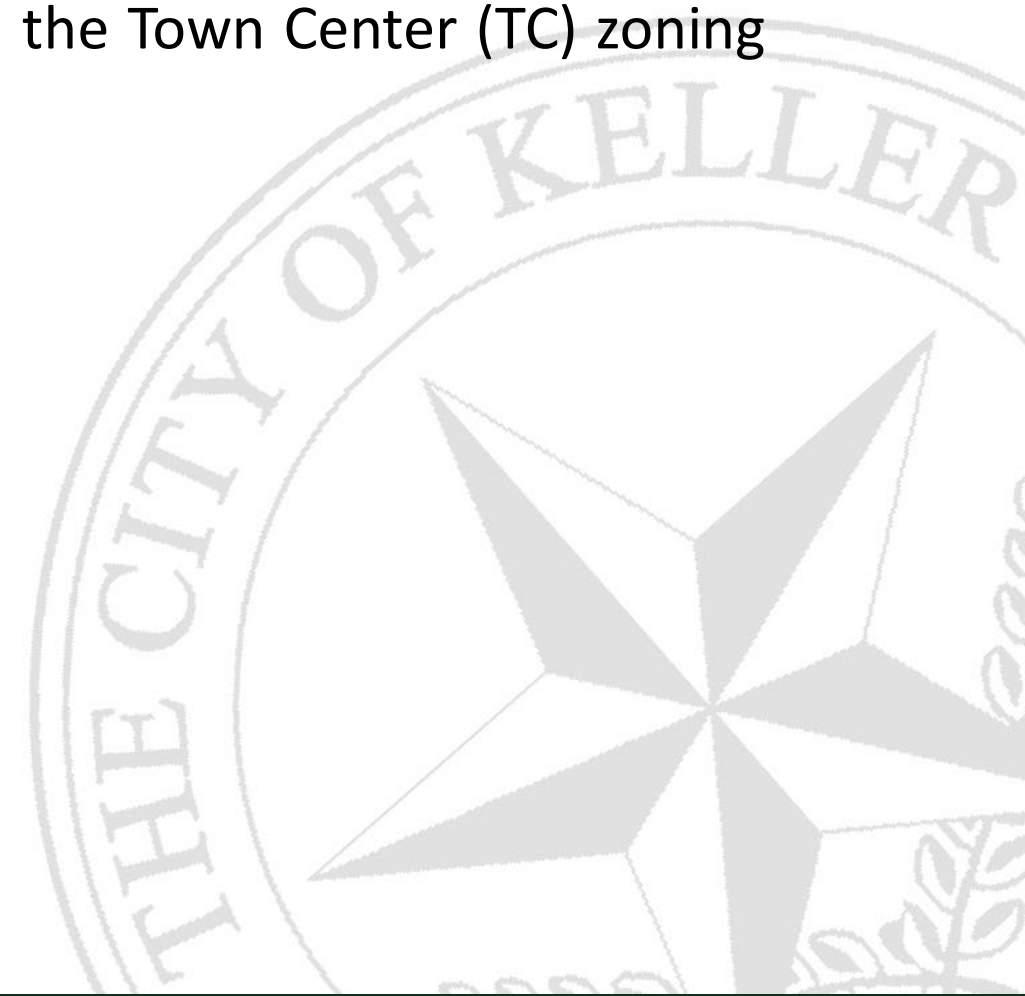
Section 8.02 (F)(2)(a) of the UDC states that when considering an SUP request, the City Council shall consider the following factors:

- 1) The use is harmonious and compatible with surrounding existing uses or proposed uses;
- 2) The activities requested by the applicant are normally associated with the permitted uses in the base district;
- 3) The nature of the use is reasonable and appropriate in the immediate area;
- 4) Any negative impact on the surrounding area has been mitigated; and
- 5) That any additional conditions specified ensure that the intent of the district purposes are being upheld.

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Request:

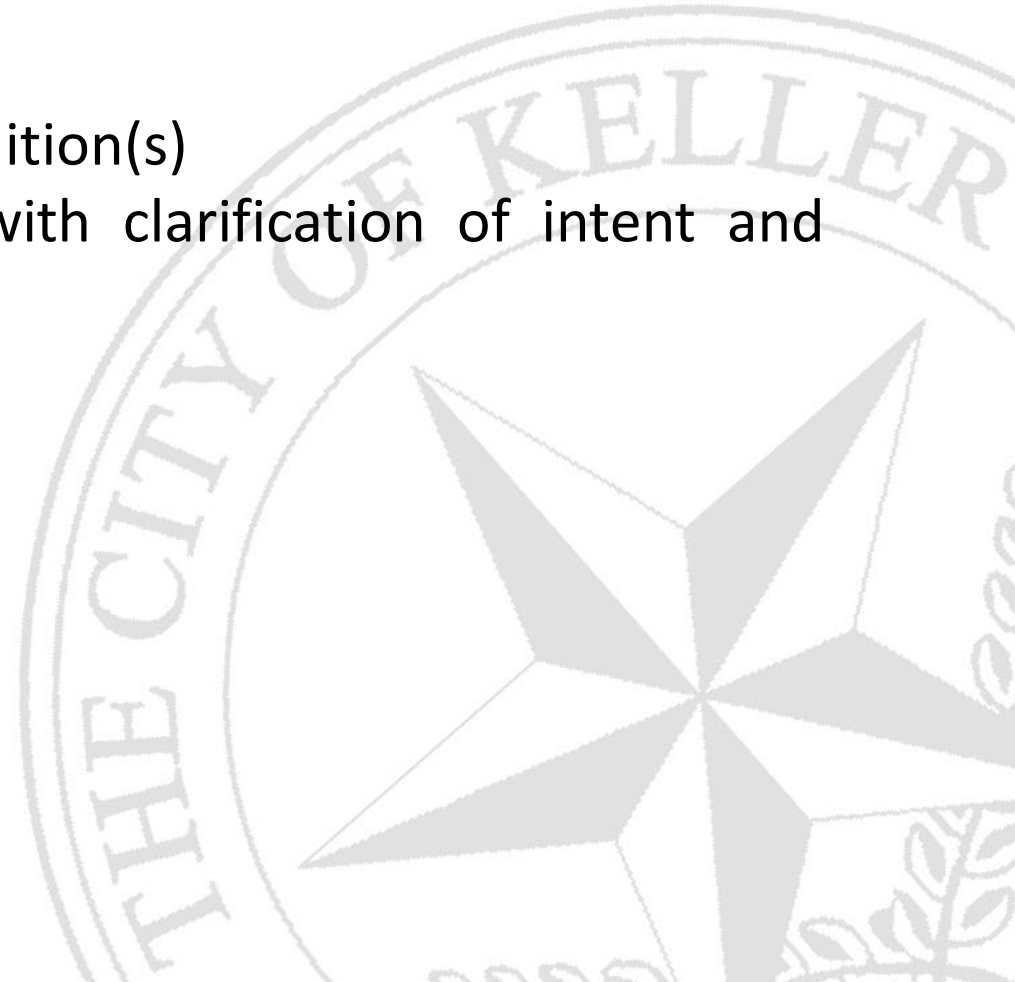
An SUP for an automobile electric charging station in the Town Center (TC) zoning district.



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The City Council has the following options when considering an SUP request:

- Approve as submitted
- Approve with modifications or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny





Questions?
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