



MEETING DATE: November 5, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to install eight (8) Electric Vehicle Charging Stations within a portion of the Target parking lot in a (C-4) Heavy Commercial District, being Lot 3, Block A, Shary-Taylor Expressway Commercial Subdivision, located at 2427 East Expressway 83, Applicant: Lena Strauss, c/o Tesla, Inc. – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 13, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- October 21, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- November 5, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- November 12, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 1,350' east of Shary Road along the north side of IH2 Frontage Road.
- Per Code of Ordinance, electric vehicle charging stations require the approval of a Conditional Use Permit by the City Council.
- Tesla is proposing to install eight (8) new supercharge stalls within the Target parking lot along IH2 Frontage Road for public use. Access to the charging stations would be off of the IH2 Frontage Road via a 34' driveway.
- The decision to expand the charging infrastructure is driven by several crucial factors that underline the increasing demand for electric vehicle charging services and the necessity to support the growing number of electric vehicles on our roads.
- Days/Hours of Operation: 24 hours a day, seven days a week
- Staff: None, self-operated.
- Parking: It is noted that the parking spaces are held in common for this commercial plaza. There is a total of 595 parking spaces available for this establishment. Tesla will enable all charging spaces to be used for non-EV vehicle parking. There will be no parking signs installed to restrict non-EV use.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of the Use with the understanding that the permit could be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: 24 hours a day, seven days a week

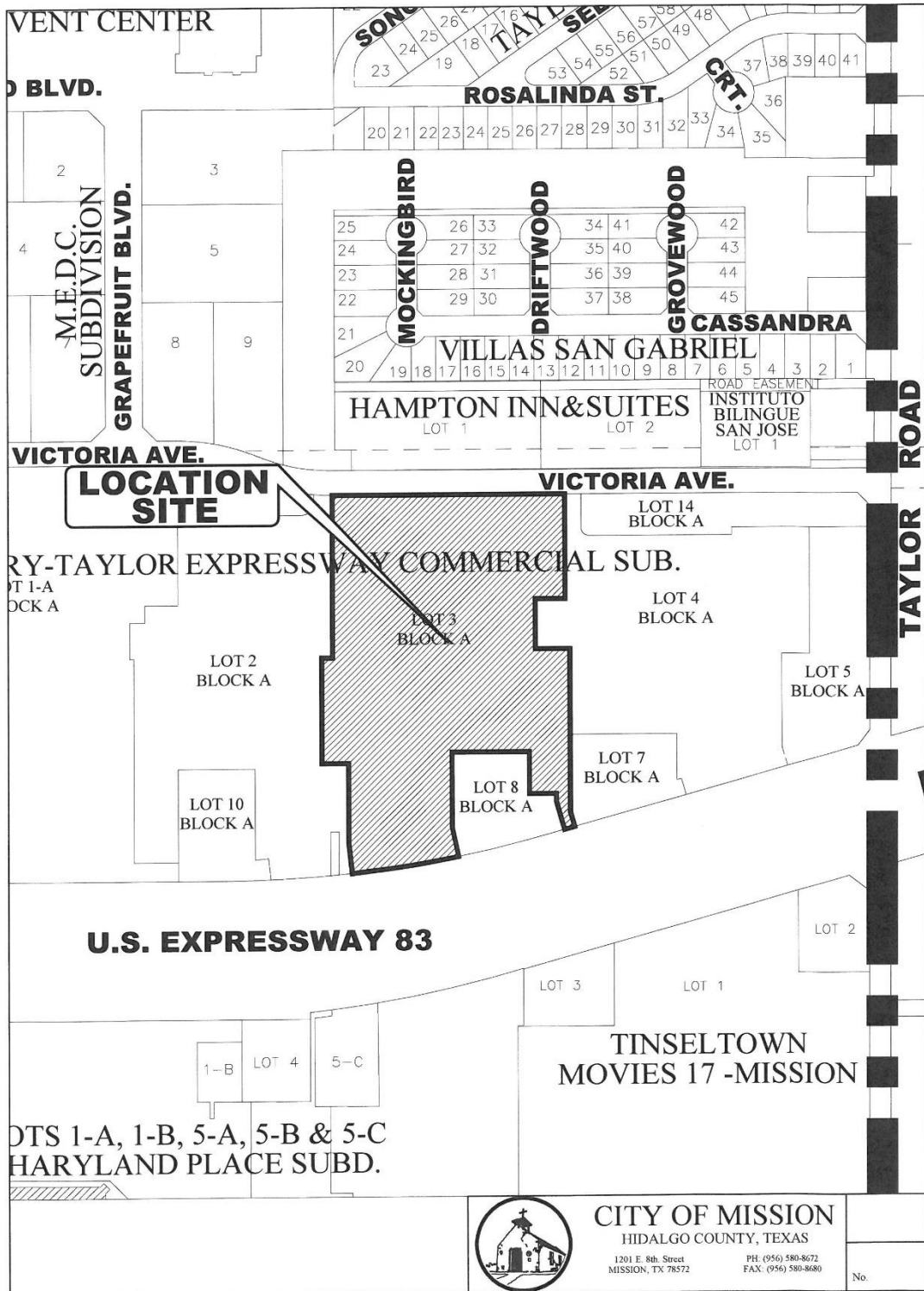
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

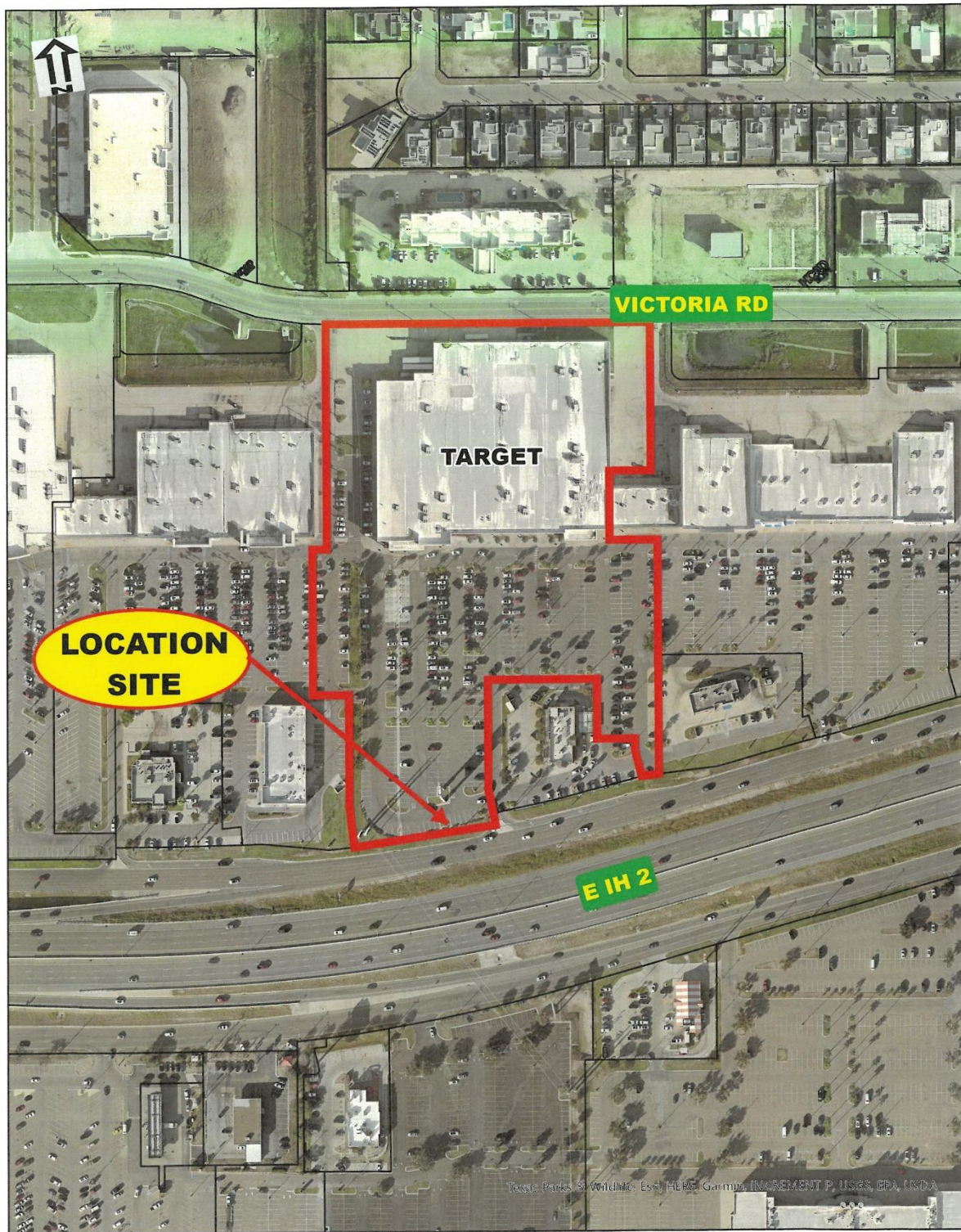
_____ NAYS

_____ DISSENTING _____

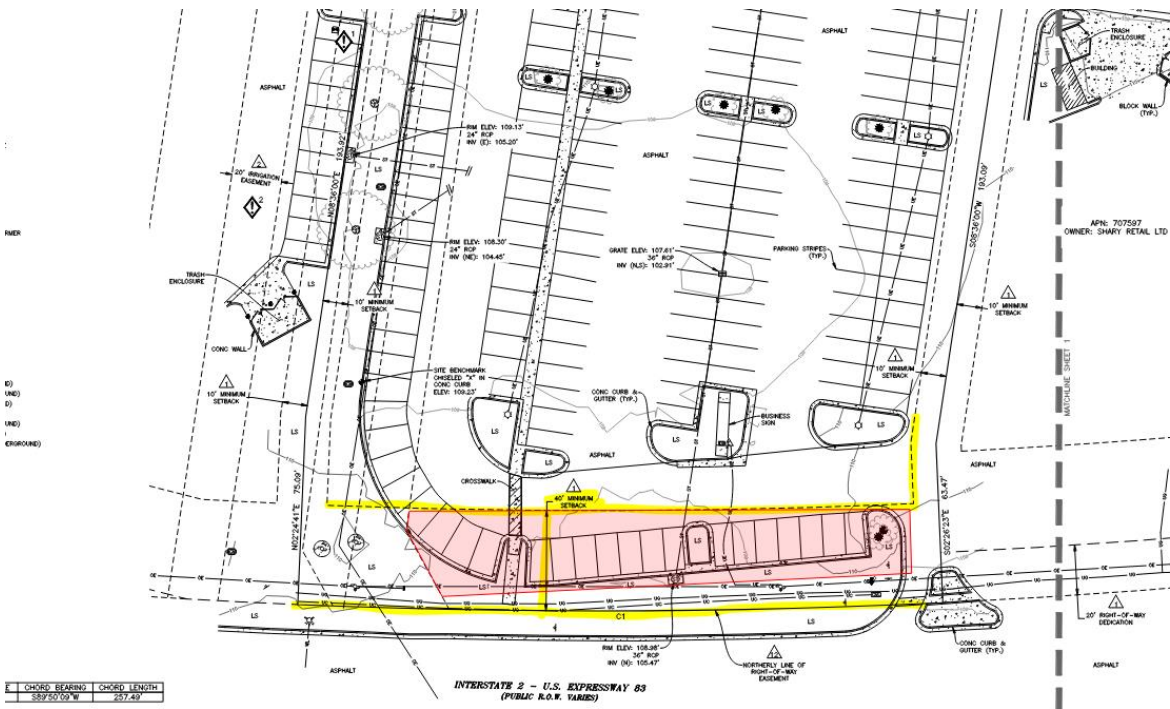
VICINITY MAP



ARIEL MAP

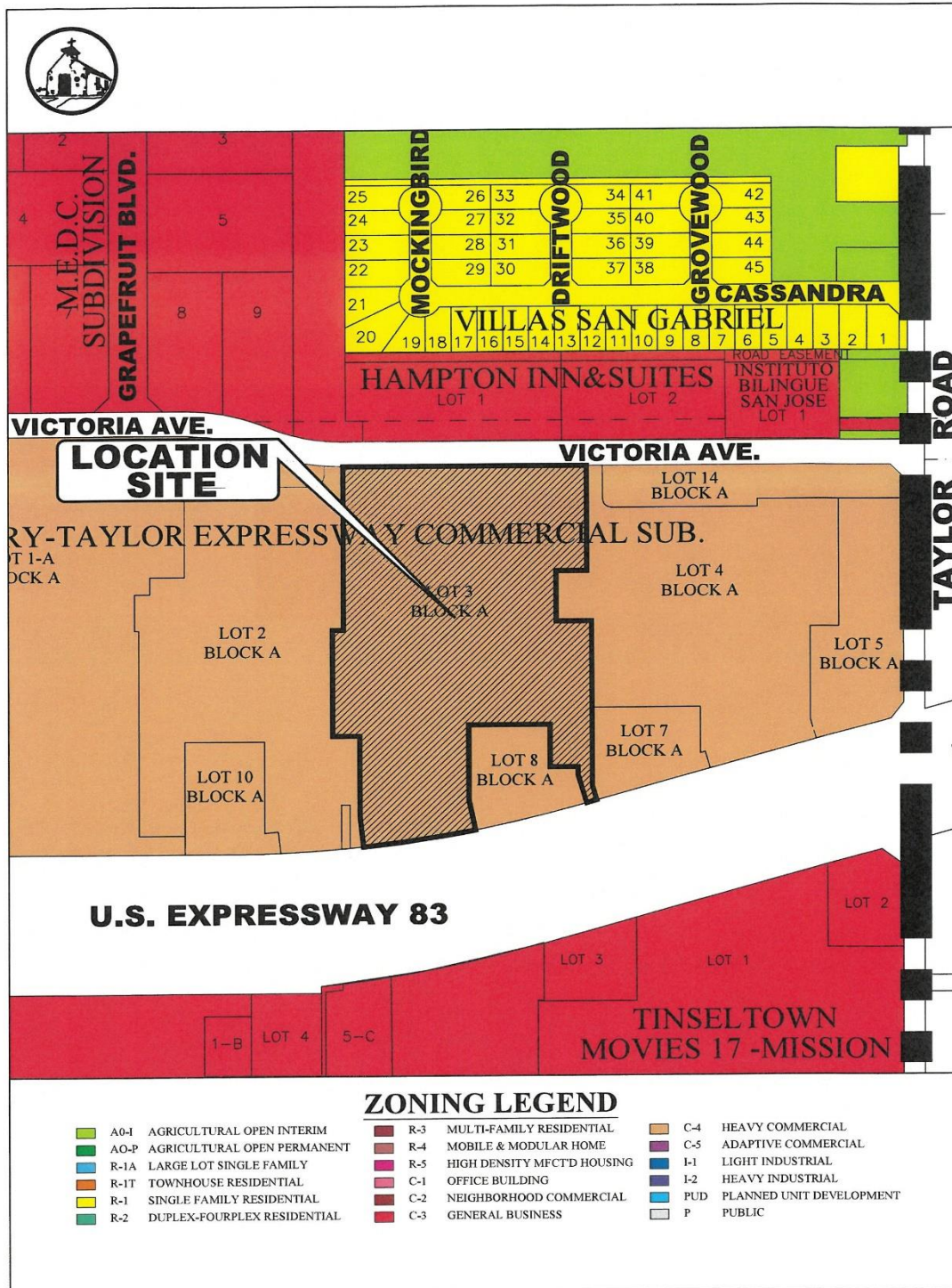


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ENGINEERING DESIGN SURVEY		13801 HWY. 110-29 FALLEN TX. 79009 FIRM# 101242500	
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ZONING MAP



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
707603	S2979-00-00A-0014-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707592	S2979-00-00A-0002-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707599	S2979-00-00A-0010-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707596	S2979-00-00A-0007-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707593	S2979-00-00A-0004-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707597	S2979-00-00A-0008-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
707590	S2979-00-00A-0003-00	TARGET CORPORATION	PO BOX 9456	MINNEAPOLIS	MN	55440-9456
707602	S2979-00-00A-0013-00	SHARY RETAIL LTD	12603 SOUTHWEST FWY #166	STAFFORD	TX	77477
20827746	H0952-00-000-0001-00	VICTORIA HEIGHTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
20827747	H0952-00-000-0002-00	RONQUILLO GRANOS & INSUMOS LLC	202 S DRIFTWOOD AVE	MISSION	TX	78572-5067
1241924	M0054-00-000-0000-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1463021	M0054-00-000-009A-00	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506