

## STAFF REPORT

<b>Planning and Zoning:</b>	01/03/2022	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>City Council:</b>	01/25/2022	<b>E-mail:</b>	<a href="mailto:emilyd@pflugervilletx.gov">emilyd@pflugervilletx.gov</a>
<b>Case No.:</b>	SUP2111-02	<b>Phone:</b>	512-990-6306

**SUBJECT:** To receive public comment and consider an application for a Specific Use Permit for a proposed Medical Office in the Falcon Pointe Planned Unit Development (PUD), as adopted by Ord. 690-02-12-17, and amended by Ord. 999-09-04-28, for an approximately 1.372 acres, known as Tract 1: Commercial Lot 2, Falcon Pointe-Section 19, generally located at the northeast corner of the East Pflugerville Parkway and Colorado Sand Drive intersection to be known as Pflugerville Medical Complex. (SUP2111-02)

**PURPOSE OF SPECIFIC USE PERMIT:**

A specific use permit provides for a case-by-case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A specific use permit is similar to a zoning request in that the application is considered by public hearings and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC.

The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses.
2. Whether the activities requested by the applicant are normally associated with the requested use.
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

In granting a specific use permit, the City Council may impose conditions upon the proposed use.

**LOCATION:**

The subject property is located at the northeast corner of the Colorado Sands Dr and E Pflugerville Pkwy intersection, east of the SH130, west of Lake Pflugerville, south of the Falcon Pointe Subdivision.

**ZONING:**

The property is zoned Planned Unit Development (PUD) and is a part of the Falcon Pointe PUD (990-09-04-28). The Falcon Pointe PUD was originally the Falcon Pointe ALUR, the nomenclature has since changed however the intent remains the same.



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Adjacent	Base Zoning District	Existing Land Use
North	Falcon Pointe PUD	Primrose School of Pflugerville at Falcon Pointe
South	Corridor Urban Level 5 (CL5)	Vacant
East	Corridor Urban Level 4 (CL4)	Vacant
West	Falcon Pointe PUD	Vacant

**PROJECT DESCRIPTION:**

The applicant is requesting to construct a two-story medical office totaling 15,000-16,000 square feet. In the Falcon Pointe PUD, medical offices are permitted by right up to 10,000 square feet. For medical offices greater than 10,000 square feet, a Specific Use Permit (SUP) is required. The applicant’s goal is to provide nearby residents greater access to medical services.

**Land Use:** Pursuant to the PUD ordinance, medical offices are an approved land use in this parcel up to 10,000 square feet. Any square footage beyond 10,000 requires an SUP.

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**Parking:** The Falcon Pointe PUD does not outline the requirements for parking as related to this land use, therefore the site will be required to meet the minimum requirements outlined in the Unified Development Code (UDC), one (1) space per 200 square feet.

**Architecture:** Pursuant to the PUD document, the commercial/retail development shall comply with the City of Pflugerville's minimum architecture requirements in effect April 2009, the date the ordinance was adopted (Chapter 157.542).

**Landscaping:** Pursuant to the PUD, the site will be required to landscape 0.15 percent of the lot area and comply with the City of Pflugerville's minimum requirements at the time of site development permit application. The current standards require one (1) tree and four (4) shrubs per 300 square feet of landscape area.

**LAND USE COMPATIBILITY:**

The proposed medical office is compatible with the adjacent land uses which include an early education school to the north and the Baylor Scott and White Medical Center located further west along E Pflugerville Parkway. To the north of the site, north of the Primrose School and a storm water detention pond, is the Falcon Pointe neighborhood.

**COMPREHENSIVE PLAN COMPATABILITY:** The Land Use Vision Plan created in 2009 for the Pflugerville 2030 Comprehensive Plan, identifies the area for Employment and as an Employment Center. Medical offices would be appropriate for this land use designation and does not have an impact on the master plans or the Comprehensive Plan.

**STAFF RECOMMENDATION:**

The applicant is requesting an SUP for a medical complex to be approximately 15,000-16,000 square feet in total. This is an additional 5,000-6,000 square feet greater than what is permitted by right in the development standards of the Falcon Pointe PUD. The site design and architecture will be reviewed by the city in the standard site development process, as well as the Falcon Pointe design review board.

The proposed land use is compatible with the Comprehensive Plan as well as the related sub-master plans. The area is intended for employment and is designated as an Employment Center. Employment Centers are intended to provide better balance in the community between the amount of jobs and housing as well as between property tax and sales tax receipts. The proposed SUP would aid in increasing the opportunity for the provision of more jobs and services within the city as outlined in the goals of the Comprehensive Plan.

Staff finds that the proposed Specific Use Permit (SUP) request for a medical complex that exceeds the by-right-allowance prescribed in the PUD complies with all four criteria outlined in the Unified Development Code (UDC) Section 3.8.4, SUP Criteria for Approval. Therefore, staff is recommending approval based on the following:

- A. The use, medical office, is harmonious and compatible with its surrounding existing uses which include Primrose School to the north and the Baylor Scott & White Medical Center to the west.

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Furthermore, this use is already allowed by right in this area, it is just the additional square-footage that's requested that requires the SUP.

- B. The activities requested by the applicant are normally associated with the requested use. The activities requested through this Specific Use Permit are no different than that which is allowed by right through the approved PUD.
- C. The nature of the use is reasonable – medical offices are permitted by right within the PUD, the requirement for the SUP for square footage above 10,000 is to allow for the City and the Falcon Pointe architectural review board to determine appropriateness of the request. Therefore, staff finds this addition to be reasonable to allow for further review of the architecture as the size of the structure has increased.
- D. Any adverse impact on the surrounding area has been mitigated – the applicant has met with City Staff and the Fire Marshal in the required Pre-Application Conference to discuss the potential negative impacts of the use. This project will also be required to go through architectural review and the site plan process to ensure that it is compliant with the PUD. There are no known negative impacts from this proposed project on the adjacent parcels or neighborhood.

**NOTIFICATION:**

Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper. At time of staff report, there have been no inquiries.

**ATTACHMENTS:**

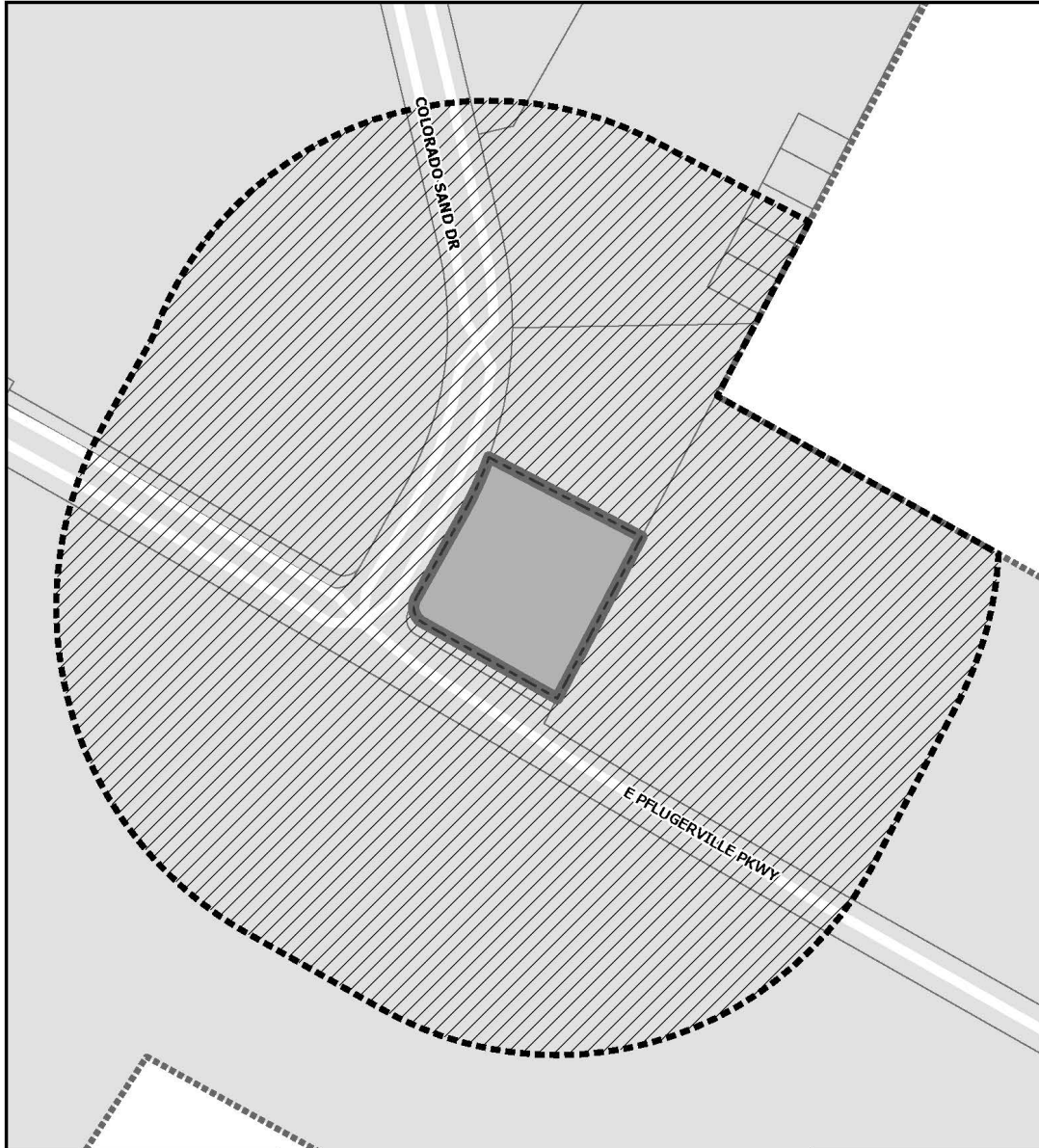
- Notification Map
- Applicant Project Description
- Conceptual Site Plan
- Survey
- Subject Site Photos






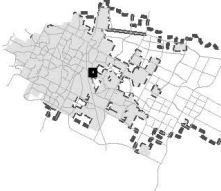
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**NOTIFICATION MAP:**



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<p><b>Pflugerville Medical Complex (PUD)</b></p> <p><b>Case Number: SUP2111-01</b></p> <p><b>11/29/2021</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Notification Area</li> <li> Specific Use Permit</li> <li> City Limits</li> <li> ETJ</li> </ul> <p>0 100 200 Feet</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p style="text-align: center;">  <i>where quality meets life</i>  <b>PFLUGERVILLE</b>      TEXAS</p>	<p style="text-align: center;">Locator Map</p> 
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**APPLICANT PROJECT DESCRIPTION:**

**JY Properties, LLC**

1411 Medical Parkway Suite 200

Cedar Park, Texas

78613

512/968-1067

jsiddiqui@tddctx.com

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Planning and Zoning Commission  
City Council  
City of Pflugerville Texas  
100 West Main Street  
Pflugerville, Texas 78660

Re: Falcon Pointe Commercial Lot 2, Section 19  
Falcon Pointe PUD  
Pflugerville, Texas

To Whom it may concern:

Y&J Properties, LLC respectfully requests that the City of Pflugerville grant a Specific Use Permit for the above referenced property, a part of the Falcon Pointe PUD, with a maximum projected conditioned area in the range of 15,000 to 16,000 square feet as to be determined during the Site Plan Permitting effort.

Pflugerville Planning staff indicate that the existing Falcon Pointe development is a PUD and the commercial portion is zoned CL5. Medical Office buildings are permitted within this PUD but deed restrictions limit medical office buildings to 10,000 GSF or if in excess of that area, require a Specific Use Permit and public hearing by Table SHC2 (Permitted Uses) of the ALUR 2-South, dated April 28, 2009, ordinance number 999-09-04-28. The City of Pflugerville Zoning Ordinance classifies Medical Offices as B Occupancies under the 2015 IBC Section 304.1. Design approval is required during site plan review and a separate review by the Falcon Pointe design review board.

The site is very small and constricted, but the attached site scheme indicates that it is possible to provide a building of this size with accompanying parking, utilities and storm-water drainage to the regional detention pond. Options indicating a single-story building of over 10,000 square feet were reviewed with city Staff in several online virtual meetings in order to insure that we could meet city standards

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with the development of this site. In order to provide the leasable square footage in the sizes needed for marketing and operation of a suitable building for the community, it was determined to propose this two-story scheme which will provide an ambulatory surgery center on the ground floor and medical offices on the second floor, with a building footprint of 10,000 square feet.

The City of Pflugerville should grant this request for a larger building area so as to provide convenient and neighborhood-oriented medical services such as medical offices and Ambulatory Surgery within the local neighborhood and surrounding areas, rather than travel out of the city to obtain these services elsewhere. A facility in this location will reduce vehicular traffic overall and provide for enhanced community access to medical specialists and procedures. The Ambulatory Surgery Center will provide a single Operating room and two procedure rooms, while the clinic spaces will provide for primary care and rotating specialist throughout the week, bringing additional options for medical care to citizens of Pflugerville.

Hours of operation for this building will be from 6:30AM to 6:30PM Monday through Friday for the Ambulatory Surgery Center and 7AM to 7PM Monday through Saturday for the medical clinics. The Ambulatory Surgery Center is anticipated to employ a staff of 20 on a daily basis while the medical clinics will vary based on the rotation of specialties schedule but will average approximately 15 staff per day of operation. Patient visits for the Ambulatory Surgery Center are estimated at 40 per day and clinic visits at 50 per month.

We are providing this letter as part of the required document submission, along with the forms and supporting documents below as requested by the City of Pflugerville Zoning Application:

Completed Application Form

Required fee (paid online)

Current Title Survey

Preliminary Site Plan

Preliminary Building Elevations



**STAFF REPORT**

**JY Properties, LLC**

1411 Medical Parkway Suite 200

Cedar Park, Texas

78613

512/968-1067

jsiddiqui@tdctx.com

Again, thank you for this opportunity to provide these needed services to the Pflugerville community. We look forward to answering any questions that the Planning and Zoning Commission and/or City Council may have while reviewing this request.

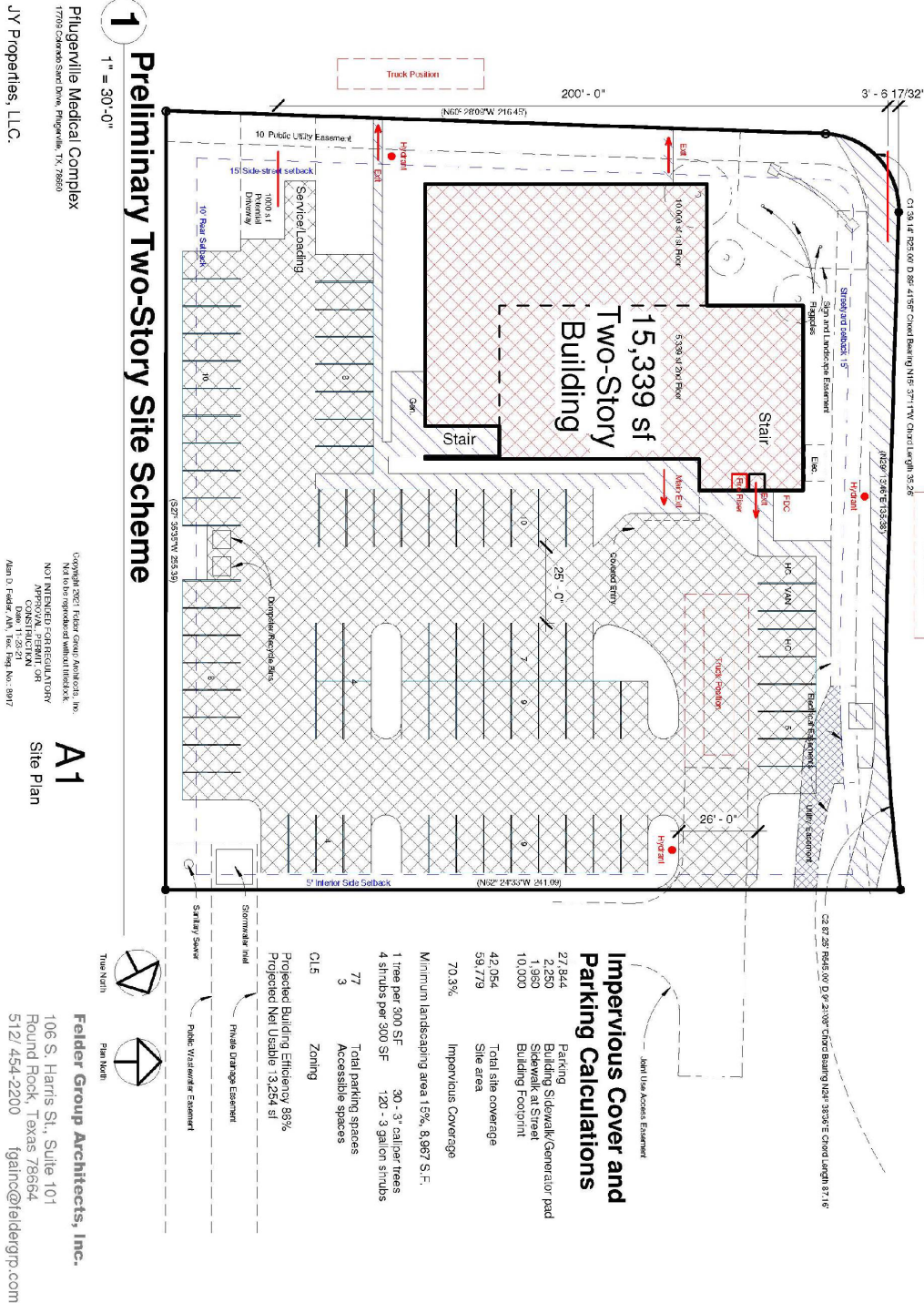
Sincerely,



Junaid Siddiqui, MD, President

JY Properties, LLC

**CONCEPTUAL SITE PLAN:**

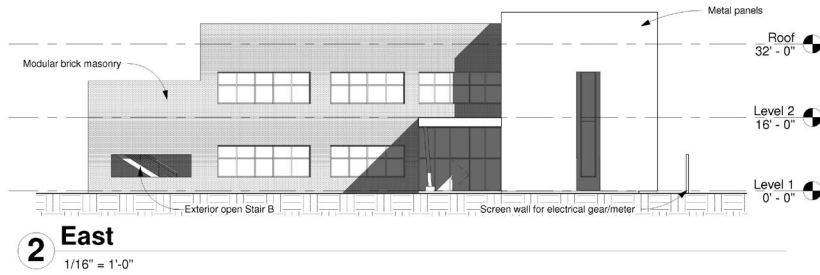
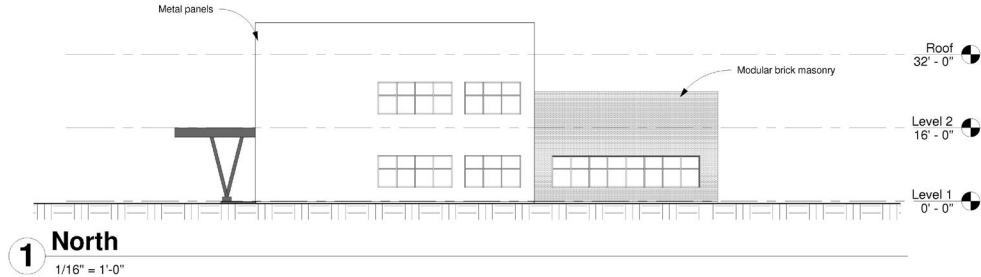


Pflugerville Medical Complex  
 17705 Graham Street Drive, Pflugerville, TX 78660

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 Date: 11-28-21  
 Map O, Field: 001, Title Page No: 1007

**A1**  
 Site Plan

**Felder Group Architects, Inc.**  
 106 S. Harris St., Suite 101  
 Round Rock, Texas 78664  
 512.454.2200 | fgainc@feldergrp.com



Pflugerville Medical Complex  
 17763 Colorado Sand Drive, Pflugerville, TX, 78660

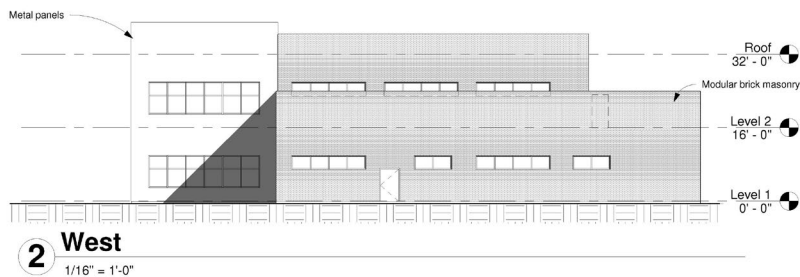
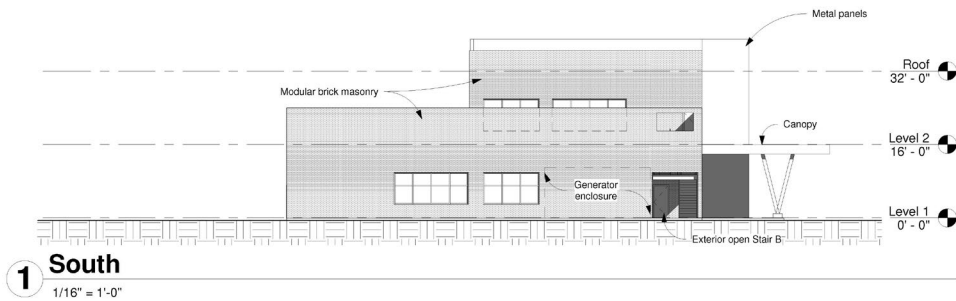
JY Properties, LLC.

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 Date: 11/29/21  
 Alan D. Felder, AIA, Tex. Reg. No. 8947

**A3**  
 Elevations

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Pflugerville Medical Complex  
 17763 Colorado Sand Drive, Pflugerville, TX, 78660

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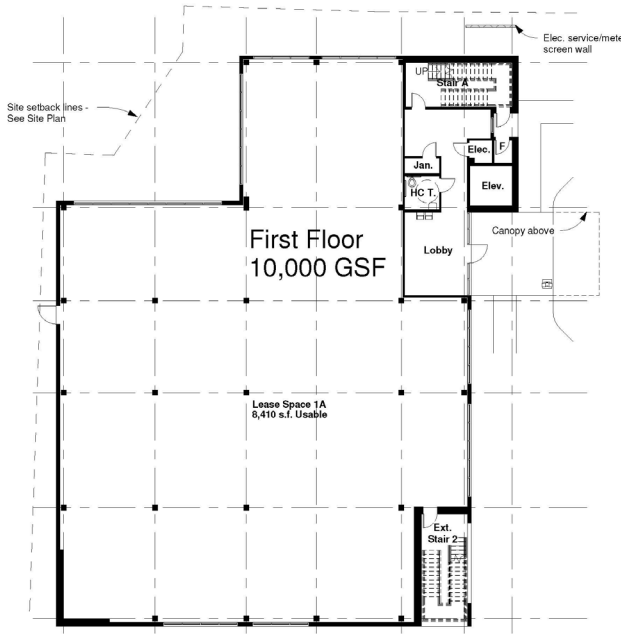
**A4**  
 Elevations

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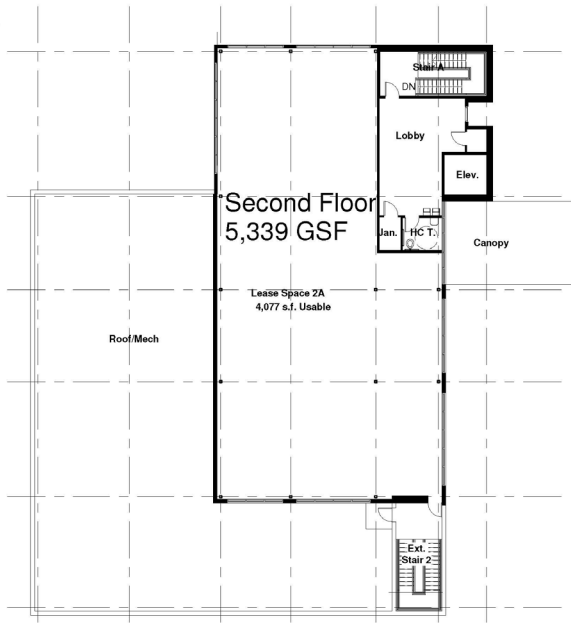
106 S. Harris St., Suite 101  
 Round Rock, Texas 78664  
 512/454-2200 fgainc@feldergroup.com



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**1** Level 1  
 1/16" = 1'-0"



**2** Level 2  
 1/16" = 1'-0"

Pflugerville Medical Complex  
 1759 Colorado Sand Drive, Pflugerville, TX, 78660  
 JY Properties, LLC.

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**A2**  
 Floor Plans

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**SUBJECT SITE PHOTOGRAPHS:**

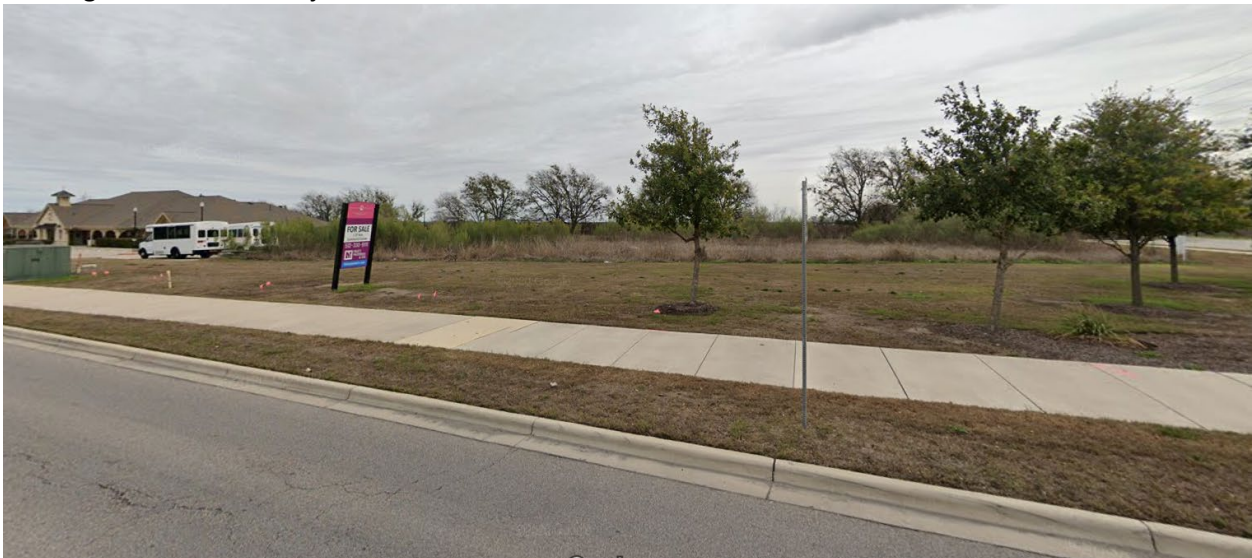
Looking onto the subject property.



Looking west onto the intersection of Colorado Sands Dr and E Pflugerville Parkway



Looking east onto the subject site





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West of the Subject Site



North of Subject Site

