

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT FOR A MEDICAL OFFICE COMPLEX ON AN APPROXIMATELY 1.372 ACRES TRACT OF LAND ZONED FALCON POINTE PLANNED UNIT DEVELOPMENT (PUD) DISTRICT LOCATED AT THE NORTHEAST CORNER OF THE COLORADO SAND DR AND E. PFLUGERVILLE PKWY INTERSECTION KNOWN AS TRACT 1: COMMERCIAL LOT 2, IN THE FALCON POINTE-SECTION 19 SUBDIVISION, PFLUGERVILLE, TEXAS TO BE KNOWN AS THE PFLUGERVILLE MEDICAL COMPLEX SPECIFIC USE PERMIT (SUP2111-02); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A NON-SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, under the authority of Chapter 211 of the Texas Local Government Code, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

**WHEREAS**, a petition for a Specific Use Permit has been made by the property owner in conformance with the procedures of the City of Pflugerville’s Code of Ordinances, Chapter 157, Unified Development Code for property depicted and described in **Exhibit A**, which is attached hereto and incorporated herein for all purposes (the “Proposed Zoning”); and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on January 3rd, 2022, determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 157, Subchapter 3 (Specific Use Permits) and Subchapter 4 (Zoning Districts and Use Regulations), and recommended approval with a 5-0 vote for a Specific Use Permit for a 15,000-16,000 square foot medical office complex on the subject site; and

**WHEREAS**, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:**

**SECTION 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2.** The City Council finds:

That the Proposed Zoning is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in the street; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4) provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

**SECTION 3.** The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to apply the Specific Use Permit to the Falcon Pointe Planned Unit Development (PUD) district of the property, which is described as an approximate 1.372 acres generally located at the northeast corner of the Colorado Sand Dr and E Pflugerville Pkwy intersection known as Tract 1: Commercial Lot 2 in the Falcon Pointe Section 19 Subdivision, located within Pflugerville, Travis County, Texas as shown in **Exhibit A**.

**SECTION 4.** Conditions Accepted by Applicant: The property described herein may be developed and used in accordance with regulations established by this Specific Use Permit, as provided in **Exhibit B** "Conceptual Site Details" and all other applicable ordinances of the City of Pflugerville, Texas, which are incorporated herein; and the applicant, owner and grantee's have accepted the terms thereof, all of which are required by Chapter 157, Subchapter 3 of the Unified Development Code.

**SECTION 5.** Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

**SECTION 6.** Non-Severability Clause. If any provision of the Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will be void and the property will revert back to the zoning in place before this ordinance's effective date.

**SECTION 7.** Effective Date. This Ordinance will take effect upon its adoption by the City Council and publication of the caption hereof in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF PFLUGERVILLE, TEXAS

by:

\_\_\_\_\_  
VICTOR GONZALES, Mayor

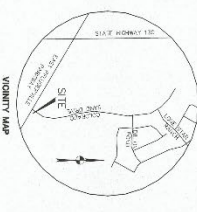
ATTEST:

\_\_\_\_\_  
TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

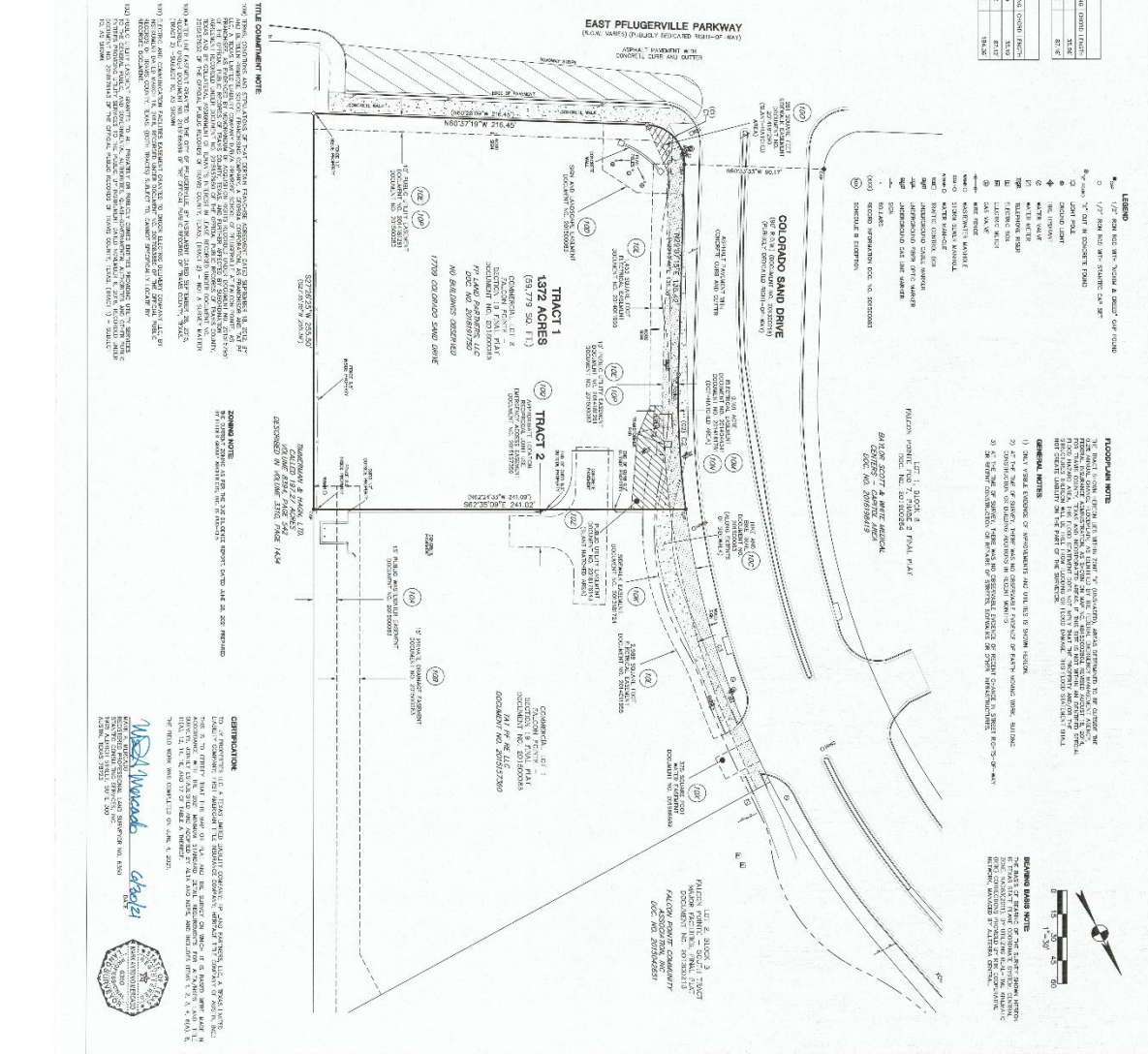
\_\_\_\_\_  
CHARLIE ZECH, City Attorney  
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT "A"



RECORD CONTROL TABLE	
NO.	DATE
1	2015.08.28
2	2015.09.04
3	2015.09.11
4	2015.09.18
5	2015.09.25
6	2015.10.02
7	2015.10.09
8	2015.10.16
9	2015.10.23
10	2015.10.30
11	2015.11.06
12	2015.11.13
13	2015.11.20
14	2015.11.27
15	2015.12.04
16	2015.12.11
17	2015.12.18
18	2015.12.25
19	2016.01.01
20	2016.01.08
21	2016.01.15
22	2016.01.22
23	2016.01.29
24	2016.02.05
25	2016.02.12
26	2016.02.19
27	2016.02.26
28	2016.03.05
29	2016.03.12
30	2016.03.19
31	2016.03.26
32	2016.04.02
33	2016.04.09
34	2016.04.16
35	2016.04.23
36	2016.04.30
37	2016.05.07
38	2016.05.14
39	2016.05.21
40	2016.05.28
41	2016.06.04
42	2016.06.11
43	2016.06.18
44	2016.06.25
45	2016.07.02
46	2016.07.09
47	2016.07.16
48	2016.07.23
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50	2016.08.06
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54	2016.09.03
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59	2016.10.08
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63	2016.11.05
64	2016.11.12
65	2016.11.19
66	2016.11.26
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68	2016.12.10
69	2016.12.17
70	2016.12.24
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72	2017.01.08
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74	2017.01.22
75	2017.01.29
76	2017.02.05
77	2017.02.12
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80	2017.03.05
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87	2017.04.23
88	2017.04.30
89	2017.05.07
90	2017.05.14
91	2017.05.21
92	2017.05.28
93	2017.06.04
94	2017.06.11
95	2017.06.18
96	2017.06.25
97	2017.07.02
98	2017.07.09
99	2017.07.16
100	2017.07.23

**LEGAL DESCRIPTION**  
...  
**TITLE COMMITMENT NOTE**  
...  
**PERMITS**  
...  
**REMARKS**  
...  
**LEGEND**  
...  
**GENERAL NOTES**  
...  
**BOUNDARY NOTES**  
...  
**ZONING NOTE**  
...  
**CERTIFICATION**  
...



Client/Project: MEDCORE PARTNERS FALCON POINT LOT 2  
17709 COLORADO SAND DRIVE Pflugerville, Texas 78660  
Title: ALTA/NSPS LAND TITLE SURVEY

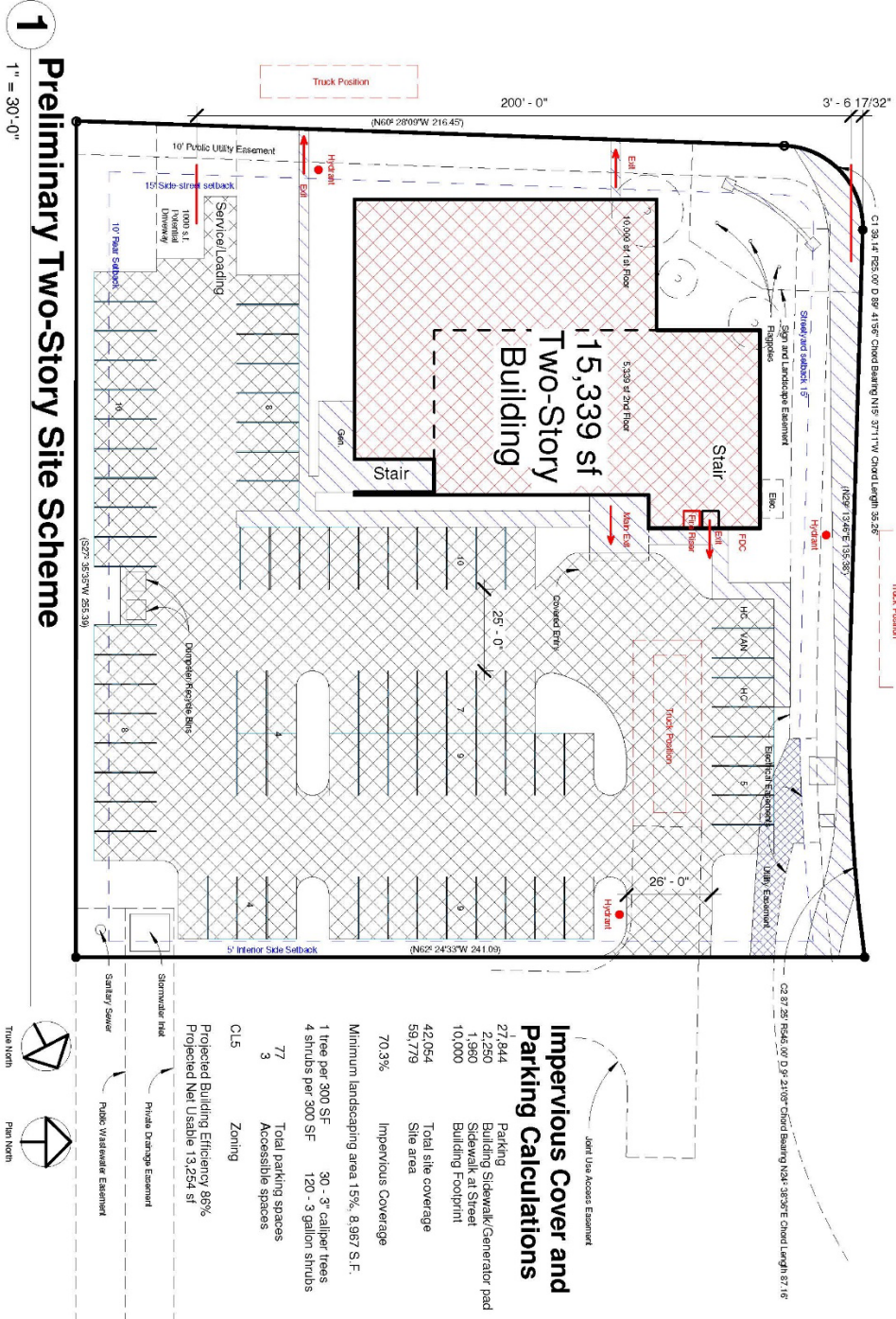
Stantec  
17500 Preston Road, Suite 300  
Austin, TX 78741  
Phone: 512.346.2000  
Fax: 512.346.2001  
www.stantec.com

Revision	Date	By	Check

Scale: AS SHOWN  
Drawing Title: 17709 SAND  
Permitted: 17709 SAND

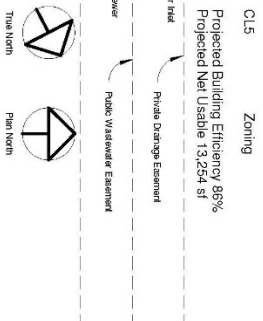
1 of 1

# EXHIBIT "B"



## Impervious Cover and Parking Calculations

27,944	Parking
2,250	Building Sidewalk/Generator pad
1,960	Sidewalk at Street
10,000	Building Footprint
42,054	Total site coverage
59,779	Site area
70.3%	Impervious Coverage
	Minimum landscaping area 15%, 8,967 S.F.
	1 tree per 300 SF
	4 shrubs per 300 SF
	120 - 3 gallon shrubs
77	Total parking spaces
3	Accessible spaces
CLE	Zoning
	Projected Building Efficiency 86%
	Projected Net Usable 13,234 SF



**1** Preliminary Two-Story Site Scheme

1" = 30'-0"

Plügerville Medical Complex  
17709 Calumet Street Drive, Pflugerville, TX, 78660

JY Properties, LLC.

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CONSTRUCTION  
Alan D. Felder AIA, Tex. Reg. No. 5817

## A1 Site Plan

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