



City of Pflugerville

Legislation Text

File #: ORD-0632, **Version:** 3

Approving an ordinance on second reading with the caption reading: 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, TX 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.

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. The property is zoned Planned Unit Development (PUD) and is a part of the Falcon Pointe PUD (990-09-04-28).

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. 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 East Pflugerville Parkway. In the area adjacent to this parcel there is Primrose School, a storm water detention pond, as well as the Falcon Pointe residential neighborhood.

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

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.

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.

Staff recommends approval of the Pflugerville Medical Complex Specific Use Permit (SUP) to allow for a 15,000 to 16,000 square foot medical office. 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:

- 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. 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 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.

Planning and Zoning Commission Action

On January 3, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 5-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on January 25, 2022.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 01/13/2022

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance
4. Development Regulations and Use Chart

Recommended Actions

1. Motion to approve the ordinance on second reading an SUP for a 15,000-16,000 square foot medical office in the Falcon Pointe PUD.

