



MedSquare Becker Road
Planned Unit Development (PUD) Rezoning Application
(P25-121)

Planning and Zoning Board Meeting
November 6, 2024

Presented by: Bethany Grubbs, Senior Planner

Request Summary

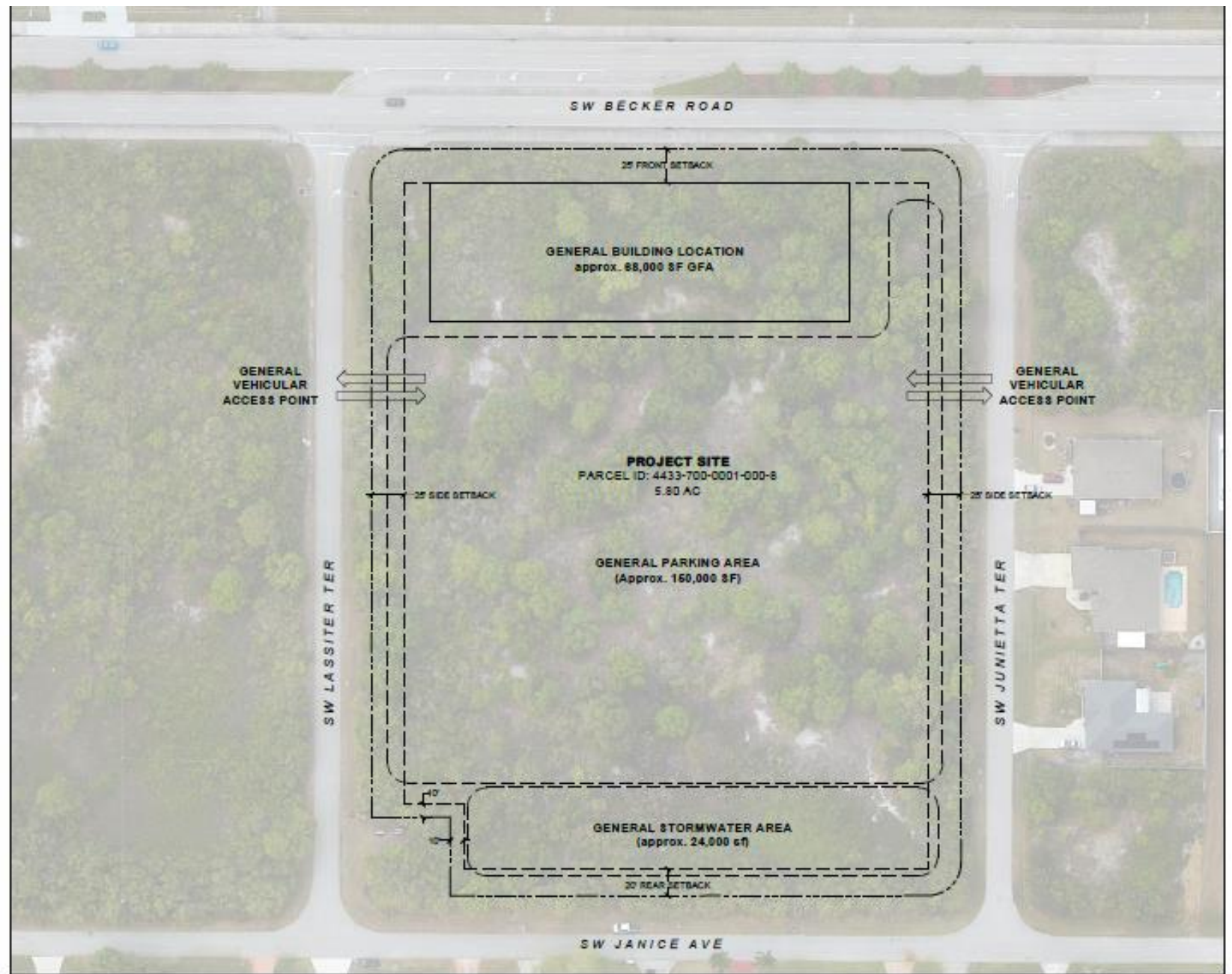
Applicant's Request:	A rezoning of 5.8 acres from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED)
Agent(s):	Vlada Peterka, Redtail Design Group, Inc.
Applicant:	Becker Road Real Estate Partners, LLC
Location:	190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

Surrounding Land Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences



Proposed PUD Concept Plan



Proposal

- The applicant is requesting to rezone the 5.8-acre subject property to the Planned Unit Development (PUD) Zoning District.
- This request is being processed concurrently with a Future Land Use Map amendment to change the land use designation from Commercial Limited (CL) to Commercial General (CG).
- The current Professional (P) zoning does not permit a 24/7 Freestanding Emergency Department (FSED) as a permitted use.
- The proposed medical facility, including the FSED, aligns with the intent and allowable intensities of the CG land use designation and is listed as a permitted use in the PUD document.

Staff Analysis

- The project was reviewed for consistency with Section 158.172 of the Zoning Code.
- The PSLUSD is the provider of services.
- The project will generate an average of 283 PM Peak Hour trips.
- Access and parking requirements will be reviewed at the time of site plan review.
- Access to the site will be provided from SW Lassiter Terrace and SW Junietta Terrace.
- Existing sidewalks are in place along SW Becker Road.

Findings

- In accordance with Policy 1.1.4.13 of the Future Land Use Element, the Planned Unit Development (PUD) Zoning District is considered compatible with the Commercial General (CG) Future Land Use designation, based on the proposed uses outlined in the conceptual plan.

Recommendation

The Site Plan Review Committee (SPRC) reviewed the proposed PUD rezoning at its meeting on August 27, 2025, and recommended approval.

Planning and Zoning Board - Action Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.