



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

City Council Meeting
December 8, 2025

Presented by: Bethany Grubbs, Senior Planner

Request Summary

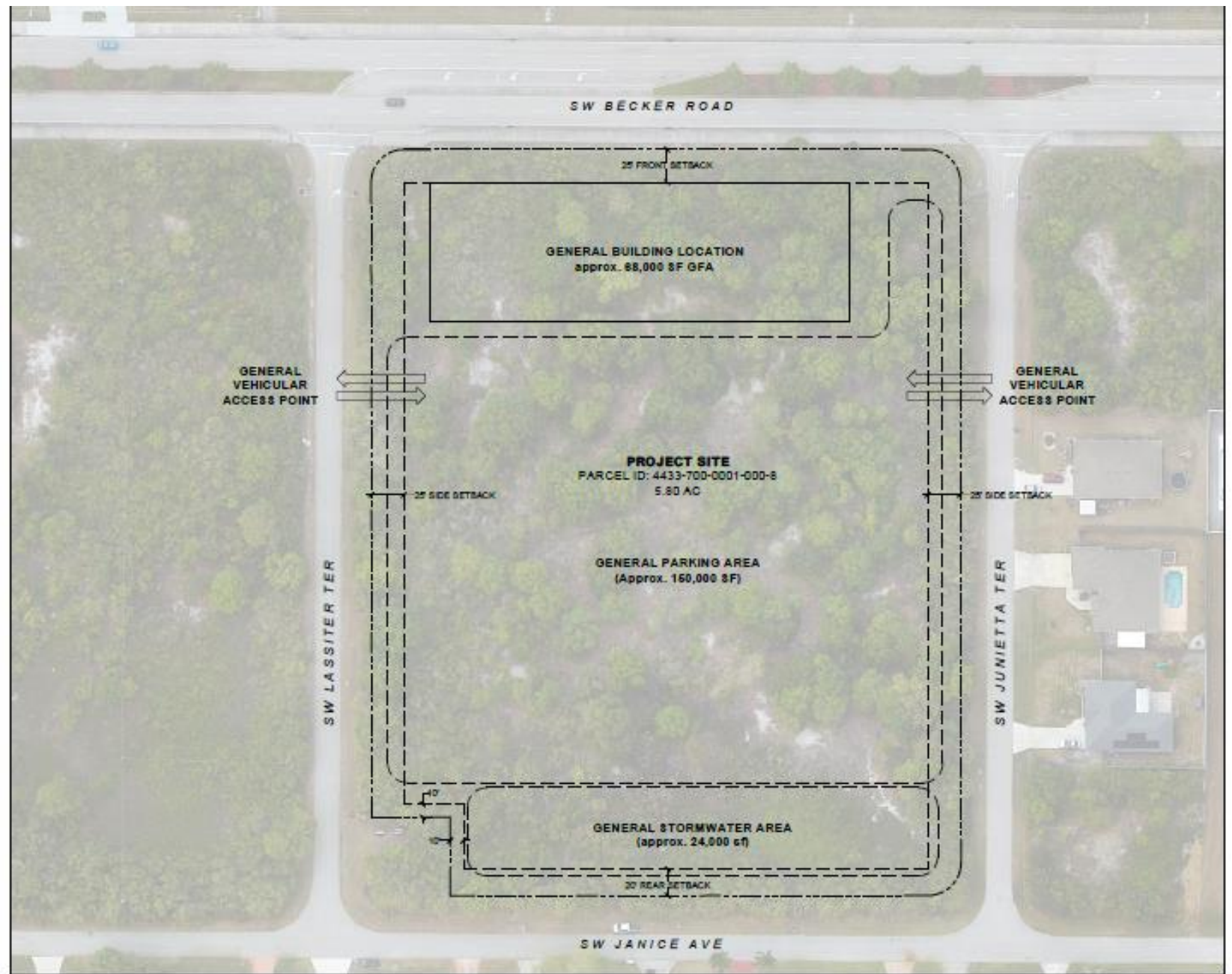
Applicant's Request:	A rezoning of 5.8 acres from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office building including a Freestanding Emergency Department (FSED)
Agent(s):	Vlada Peterka, Redtail Design Group, Inc.
Applicant:	Becker Road Real Estate Partners, 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



Background

- The subject property is currently zoned Professional (P).
- Per the P Zoning District, an office for administrative, business, or professional use is a permitted use.
- A site plan was approved (but not constructed) in 2024 for a 66,798 sq. ft., two-story, medical office.
- 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).

Proposal

- The applicant is requesting to rezone the 5.8-acre subject property to the Planned Unit Development (PUD) Zoning District to allow for medical offices; offices for administrative, business, or professional use; and a freestanding emergency department as permitted uses within the PUD.
- Under the existing Professional (P) zoning, medical offices are permitted uses. A medical facility with a 24/7 Freestanding Emergency Department (FSED) is not a permitted use.
- A freestanding emergency department is listed as a special exception use in the General Commercial Zoning District (CG).
- Under the proposed PUD, a freestanding emergency department be a permitted use.
- An application for a special exception use would not be required for a 24/7 freestanding Emergency department on the subject property.

Adequate Public Facilities 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.

Staff Analysis

- The subject property is already zoned Professional and there is an approved site plan that will allow for the construction of a 66,798 sq. ft., two-story, medical office building.
- The property is currently positioned to accommodate the need in the City for additional medical facilities.
- The future land use map amendment application and the PUD application are required to permit the proposed Freestanding Emergency Department (FSED) at this location.
- A freestanding emergency facility will provide more critical care services for the general public.
- Medical Industries are listed as a targeted industry per Policy 8.3.1.3 of the Economic Development Element.

Recommendation

- The Planning and Zoning Department does find the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.
- The Planning and Zoning Board recommended approval of the proposed amendment by a unanimous vote of the Board at the November 4, 2025, Planning and Zoning Board meeting.