

**ZONING & PLATTING COMMISSION SITE PLAN -
PHASED SITE PLAN REVIEW SHEET**

<u>CASE NUMBER:</u>	SPC-2019-0563D	<u>ZAP HEARING DATE:</u>	June 16, 2020
<u>PROJECT NAME:</u>	Professional Contract Services		
<u>ADDRESS OF SITE:</u>	718 W FM 1626 Road	<u>COUNCIL DISTRICT:</u>	N/A
<u>WATERSHED:</u>	Onion Creek and Slaughter Creek	<u>JURISDICTION:</u>	2-Mile ETJ
<u>APPLICANT/ OWNER:</u>	Professional Contracting Services, Inc (Blue Clark) 718 W FM 1626 Road, Suite 200 Austin, TX 78748	(512) 616-8461	
<u>AGENT:</u>	Norma Divine, Garrett-Ihnen Civil Engineers, Inc 12007 Technology Boulevard, Suite 150 Austin, TX 78727	(512) 454-2400	
<u>CASE MANAGER:</u>	Ann DeSanctis, CNU-A, AICP Candidate Ann.DeSanctis@austintexas.gov	(512) 974-3102	

PROPOSED DEVELOPMENT:

The applicant is requesting a 25-year development phase with two Phases for a non-profit organization which provides a special public benefit. Phase I would construct a three story office building, associated parking, fire access lanes, biofiltration ponds, stormwater management improvements, and hardscape/landscape improvements. Phase II would construct another three-story office building and another associated driveway and parking.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the 25-year development phased plan based on the case meeting criteria from 25-5-21. The applicant has included a justification letter explaining details of the site and their request (see attached).

25-5-21 (D) The Land Use Commission shall approve a request for development phasing and establish dates for beginning construction of each phase if the Land Use Commission determines that the site plan complies with the requirements of Subsections (C)(1) through (3) of this section and that the applicant has demonstrated a reasonable need for the requested phasing dates.

25-2-21 (C) The director shall approve a request for development phasing if the director determines that the site plan complies with the requirements of this subsection.

- (1) The entire development must be conducive to phasing, and each proposed phase must be a discrete and substantial part of the entire development.
- (2) Each development phase must independently satisfy the requirements of Section [25-5-43](#) (Site Plan Release).
- (3) If a traffic impact analysis is required, the phasing plan must implement solutions to identified traffic problems that are approved by the director.

SUMMARY COMPONENTS OF SITE PLAN:**LAND USE:**

The site is in the 2-mile ETJ, thus, there is no zoning. The site currently has three (3), one-story buildings and associated parking and driveways.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PROJECT INFORMATION

SITE AREA	523,155 sq. ft.	12.01 acres
EXISTING ZONING	N/A, 2-Mile ETJ	
	Allowed	Proposed
FLOOR-AREA RATIO	N/A	0.77:1
BUILDING COVERAGE	N/A	8%
IMPERVIOUS COVERAGE	65%	42%
PARKING	N/A	193

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	N/A, 2-Mile ETJ	Office Buildings
<i>North</i>	San Leanna Full Purpose	Undeveloped/Farmland
<i>South</i>	N/A, 2-Mile ETJ	Office
<i>East</i>	N/A, 2-Mile ETJ	Mobile Homes
<i>West</i>	N/A, 2-Mile ETJ	Single Family Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
W FM 1626	105 ft	50 ft	Major Arterial

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin

Friends of Austin Neighborhoods

South Austin Neighborhood Alliance (SANA)

January 8, 2020

Planning Commission Austin City Hall
301 W. Second Street
Austin, Texas



**Re: Professional Contract Services, Inc.
Development Phase Request
SP-2019-0563D**

Dear Commissioners,

This engineering firm represents Professional Contract Services, Inc. (PCSI), the owner of the property covered by City of Austin Site Plan, Case Number **SP-2019-0563D** ("Site Plan"). I am writing to request a 25-year development phase by the Land Use Commission of the Site Plan pursuant to Section 25-5-21 of the City of Austin Land Development Code. The site plan development is for a non-profit organization which provides a special public benefit.

According to City code, an applicant may request that the city council enter into a Managed Growth Agreement for planning and developing large projects, long term projects or any project which benefits the public interest. Though an application for a Managed Growth Agreement pursuant to Section 25-1-553 of the City of Austin Land Development Code would have been preferable, the project does not meet zoning jurisdiction threshold for filing of a Managed Growth Agreement under 25-1-553(B)(1)(c). PCSI's property is located within the City of Austin ETJ. Unfortunately, the project is not within the zoning jurisdiction, however it is a long-term project, with a lot size greater than 10 acres, and it is a project which benefits the public interest.

PCSI was founded in April 1996 by three businessmen in San Antonio, Texas. Their focus on contract fulfillment and customer satisfaction—coupled with their commitment to supporting people with disabilities to succeed at work—has enabled PCSI to grow and generate jobs. PCSI is a nonprofit headquartered in Austin, Texas that provides support services to hospitals, military bases, and private-sector clients throughout the United States. With over 1,700 employees working across the United States, PCSI has employment opportunities for job seekers of all skill-levels and abilities. As an AbilityOne contractor, PCSI actively recruits people with significant disabilities, including physical, intellectual, hearing and vision impairments. We also recruit veterans with and without service-related disabilities.

Today, over 80 percent of PCSI's direct labor force is comprised of people with significant disabilities. Their workforce consistently performs support services to—and above—all standards and requirements defined in customer contracts. PCSI workers are rewarded for their labor with competitive wages and benefits. PCSI builds a positive work environment through employee recognition awards and events.

As a nonprofit, PCSI gives back by supporting projects and programs that align with their

broader mission: to enhance the lives of people with every type of disability, especially children, veterans, and their families. The organizations they contribute to provide a variety of services and supports, including early childhood intervention, rehabilitation, community housing, employment, job training, education and accommodations. PCSI contributes to these projects and programs through in-kind donations, direct donations, sponsorships, and volunteering.

The purpose of this phased site plan request is to provide certainty that this project will not be required to undergo design modifications as a result of changes to City regulations over a long period of time. The amount of time is requested because fund raising is necessary in order to complete the multiple phases of the project.

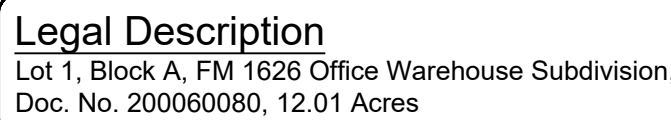
Therefore, we appreciate your anticipated support of the phasing request as our client continues to diligently pursue completion of the Site Plan.

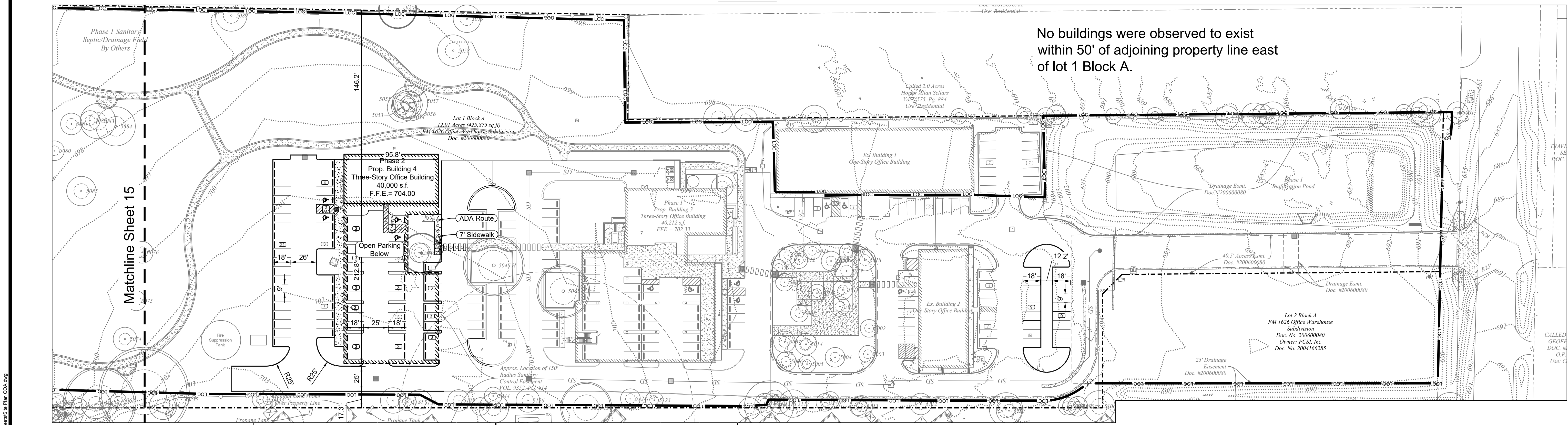
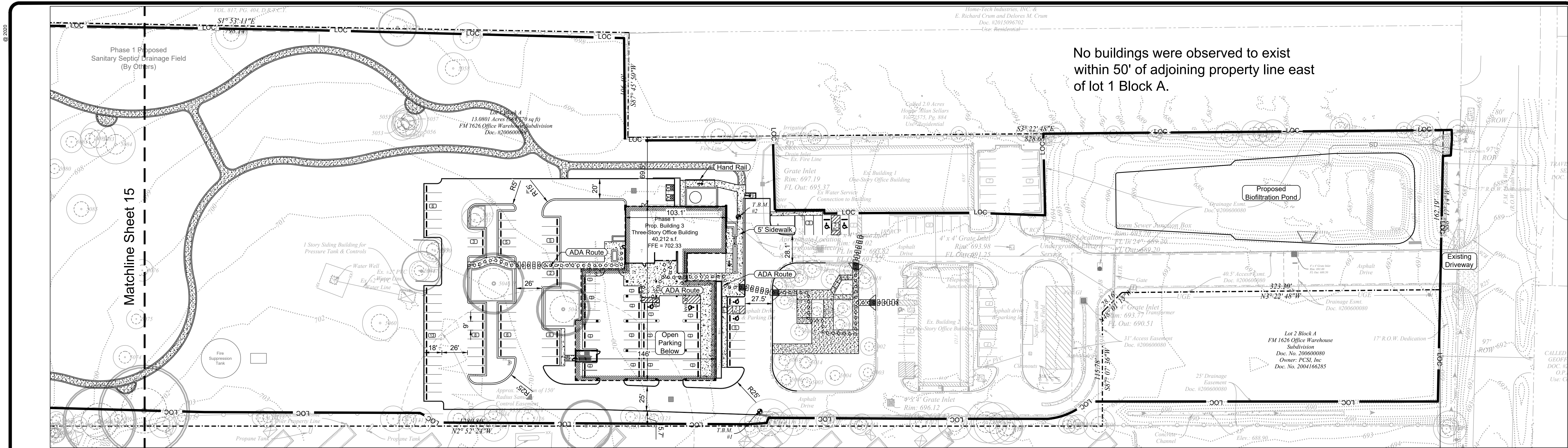
Thank you for your immediate attention to this matter. If you need additional information, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'PJ Dueño', with a stylized flourish at the end.

Peter J. Dueño, P.E.
Bleyl Engineering
Project Manager
TBPE Firm #F-630





Appendix Q-2 Impervious Cover						
Suburban Watershed						
Impervious cover allowed at		65%	x GSA =	7.806	Acres	
Total Allowable Impervious Cover =				7.806	Acres	
Allowable Impervious Cover Breakdown by Slope Category						
Total acreage 15-25% =		0.000	Acres x 10% =	0.00	Acres	
Proposed Total Impervious Cover						
Total Proposed Impervious Cover =		5.106	acres =	43.00	%	
Impervious Cover on Slopes						
Slope Categories	Total Acres	Building and Other Impervious Cover		Driveways and Roadways		
		AC	% of Cat.	AC	% of Cat.	
0-15%	12.010	1.841	15.3%	3.265	27.2%	
15-25%	0.000	0.000	0.0%	0.000	0.0%	
25-35%	0.000	0.000	0.0%	0.000	0.0%	
Over 35%	0.000	0.000	0.0%	0.000	0.0%	
Total Area		12.010	1.841	15.3%	3.265	27.2%

Site Data Table Phase 1			
Zoning:	N/A - Austin ETJ		
	s.f.	acres	%
Site Area:	523,121	12.009	100.0
Existing Impervious Cover:	111,655	2.563	21%
Existing to be Removed:	32,176	0.739	6%
Proposed Impervious Cover:	81,494	1.871	16%
Total Impervious Cover:	160,973	3.695	31%
Allowable Impervious Cover:	340,029	7.806	65%
Proposed Building Coverage:	40,212	0.923	8%
Allowable Building Coverage:	313,873	7.206	60%
Floor to Area Ratio Allowed	1.1		
Floor to Area Ratio Proposed	0.077		1
Building Height Allowed	N/A ETJ		
Building Height Proposed	35	ft	

Site Data Table Phase 2			
Zoning:	N/A Austin ETJ		
	s.f.	acres	%
Site Area:	523,121	12.009	100.0
Existing Impervious Cover:	160,973	3.695	31%
Existing to be Removed:	786	0.018	0.2%
Proposed Impervious Cover:	62,226	1.429	12%
Total Impervious Cover:	222,412	5.106	43%
Allowable Impervious Cover:	340,029	7.806	65%
Proposed Building Coverage:	40,000	0.918	8%
Allowable Building Coverage:	313,873	7.206	60%
Floor to Area Ratio Allowed	1.1		
Floor to Area Ratio Proposed	0.076		1
Building Height Allowed	N/A ETJ		
Building Height Proposed	35	ft	

Phase II

Parking Table							
Type	Existing	Phase 1			Phase 2		
		Removed	Proposed	Site Total	Removed	Proposed	Site Total
Regular	57	20	60	97	20	36	113
Garage	0	0	33	33	0	36	69
ADA VAN	3	2	6	7	0	4	11

Walkways & Trails Note:

Refer to Landscape Architectural drawings for all walkways and trail paths materials and details.

Benchmarks

T.B.M. #1 - Mag nail with "4Ward Control" washer set in asphalt driveway, +/- 3.5' East of concrete ribbon curb, and +/- 89' Southwest of the Southwest corner of the 1-story metal and stone building (300). Elevation = 698.30'

T.B.M. #2 - Mag nail with "4Ward control" washer set on top of concrete ribbon curb +/- 21' South of the Southeast corner of the 1-story metal and stone building (300), and +/- 39' North of the Northwest corner of the 1-story stone building (100). Elevation = 698.21'

Scale 1" = 50'

Site Plan Release Notes:

- All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Services Department.
- Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
- Additional electric easements may be required at a later date.
- Water service will be provided by private onsite water well, wastewater will be on private OSSF.
- No certificate of occupancy may be issued for the proposed residential condominium project until the owner or owners of the property have complied with Chapter 81 and 82 of the Property Code of the State of Texas or any other statutes enacted by the State concerning condominiums.
- For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
- For construction within the right-of-way, a ROW excavation permit is required.

Contractor to field verify pipe size and locations of existing water line and fire lines located on the site. Any discrepancies between existing utility field verifications and proposed and existing call-outs on plans shall be immediately brought up to the engineer for further review.

The location of all existing utilities shown on these plans has been based upon owner recollection and above ground observations only as no records are available of the existing underground utilities and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Legal Description
Lot 1, Block A, FM 1626 Office Warehouse Subdivision,
Doc. No. 200060080, 12.01 Acres



DATE:	12-Mar-20
DESIGNED:	J.E. JW, SL
DRAWN:	JW, JE, AE
CHECKED:	SL, PD
JOB NO.:	PCSI 70202

REVISIONS/CORRECTIONS	
NO.	DESCRIPTION

GARRETT-IHNEN

CIVIL ENGINEERS

TBPE Firm #F-630

12007 Technology, Suite 150

Austin, Texas 78727

(512) 454-2400

Professional Contract Services

718 FM 1626 Rd

Austin, Texas 78748

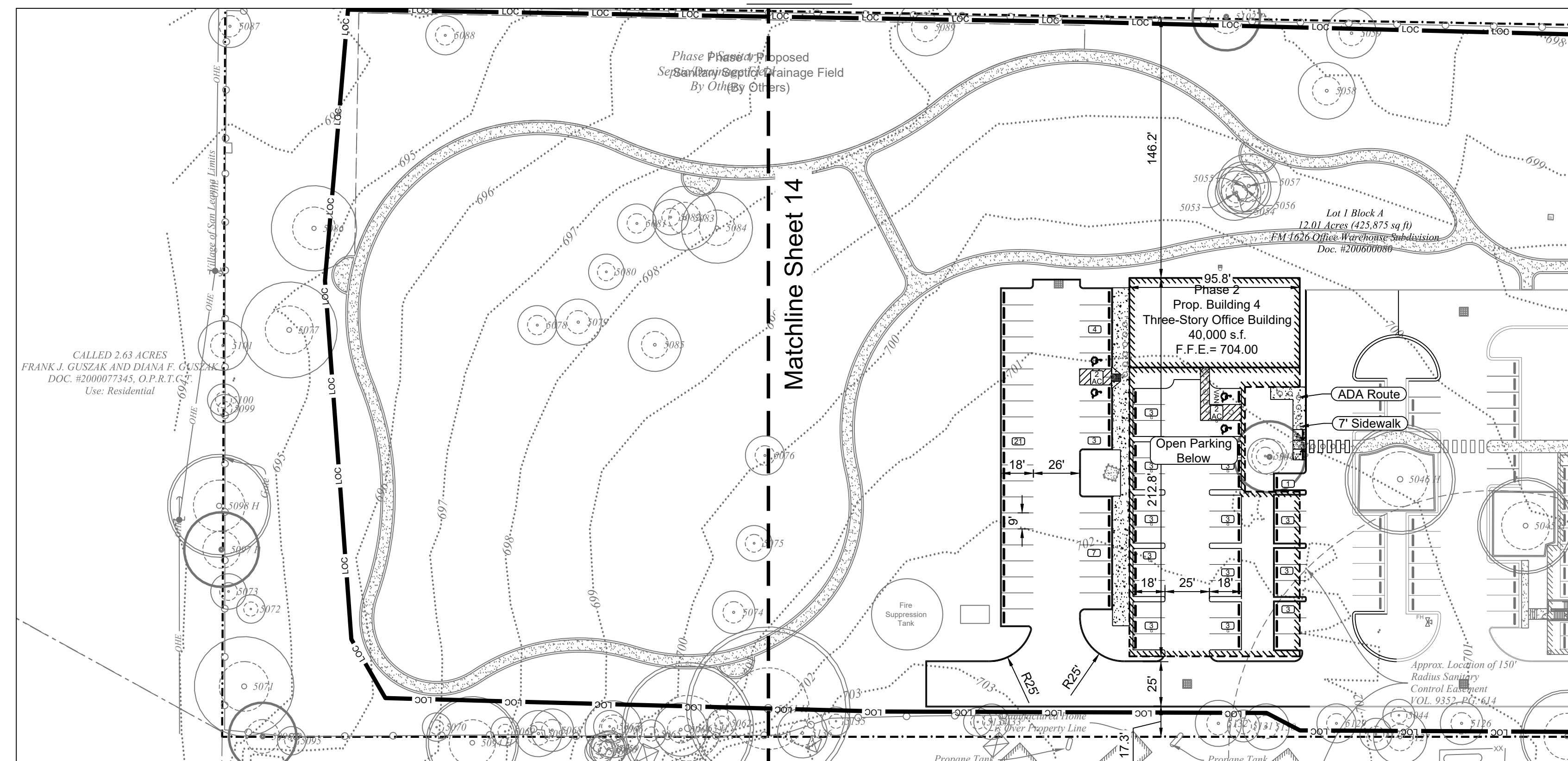


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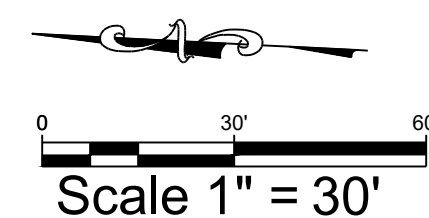
Austin, Texas 78748

Site Plan Sheet 1



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SHEET NUMBER
15 of 31



1. All handicapped parking spaces are to be signed as per City of Austin Specifications for van-accessible parking.
2. Each accessible parking space must be identified by a sign centered at a minimum of five feet above the parking surface at the head of the parking space. The sign must include the international symbol of accessibility and state "Reserved" or equivalent language and must not be obscured by a vehicle parked in the accessible space.
3. The maximum longitudinal slope and cross slope for the handicapped space and aisle is 2%.
4. All curb ramps will have a detectable warning texture extending the full width of the ramp including flares.
5. The slope across the ramp must be 5% along the horizontal slope and 2% for the cross-slope.
6. A minimum vertical clearance of 114" must be provided at accessible passenger loading zones and along vehicle access routes to such areas from site entrances. A minimum vertical clearance of 98" must be provided for van-accessible parking spaces and along the vehicular thereto.

Refer to Landscape Architectural drawings for all walkways and trail paths materials and details.

Lot 1, Block A, FM 1626 Office Warehouse Subdivision
Doc. No. 200060080, 12.01 Acres



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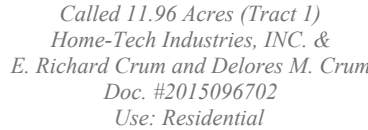
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718 FM 1626 Rd
Austin, Texas 78748

Dimensional Control Plan Phase 1

SHEET NUMBER

16 of 31



SHEET NUMBER

17 of 31

