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

**CASE NUMBER:** SPC-2019-0563D  
**ZAP HEARING DATE:** June 16, 2020

**PROJECT NAME:** Professional Contract Services

**ADDRESS OF SITE:** 718 W FM 1626 Road  
**COUNCIL DISTRICT:** N/A

**WATERSHED:** Onion Creek and Slaughter Creek  
**JURISDICTION:** 2-Mile ETJ

**APPLICANT/OWNER:** Professional Contracting Services, Inc (Blue Clark)  
(512) 616-8461  
718 W FM 1626 Road, Suite 200  
Austin, TX 78748

**AGENT:** Norma Divine, Garrett-Ihnen Civil Engineers, Inc  
(512) 454-2400  
12007 Technology Boulevard, Suite 150  
Austin, TX 78727

**CASE MANAGER:** Ann DeSanctis, CNU-A, AICP Candidate  
(512) 974-3102  
Ann.DeSanctis@austintexas.gov

**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

<table>
<thead>
<tr>
<th>SITE AREA</th>
<th>523,155 sq. ft.</th>
<th>12.01 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING ZONING</td>
<td>N/A, 2-Mile ETJ</td>
<td></td>
</tr>
<tr>
<td>FLOOR-AREA RATIO</td>
<td>N/A</td>
<td>0.77:1</td>
</tr>
<tr>
<td>BUILDING COVERAGE</td>
<td>N/A</td>
<td>8%</td>
</tr>
<tr>
<td>IMPERVIOUS COVERAGE</td>
<td>65%</td>
<td>42%</td>
</tr>
<tr>
<td>PARKING</td>
<td>N/A</td>
<td>193</td>
</tr>
</tbody>
</table>

EXISTING ZONING AND LAND USES

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>San Leanna Full Purpose</td>
<td>Undeveloped/Farmland</td>
</tr>
<tr>
<td>South</td>
<td>N/A, 2-Mile ETJ</td>
<td>Office</td>
</tr>
<tr>
<td>East</td>
<td>N/A, 2-Mile ETJ</td>
<td>Mobile Homes</td>
</tr>
<tr>
<td>West</td>
<td>N/A, 2-Mile ETJ</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

ABUTTING STREETS

<table>
<thead>
<tr>
<th>Street</th>
<th>Right-of-Way Width</th>
<th>Pavement Width</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>W FM 1626</td>
<td>105 ft</td>
<td>50 ft</td>
<td>Major Arterial</td>
</tr>
</tbody>
</table>

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)(I)(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,

Peter J. Dueño, P.E.
Bleyl Engineering
Project Manager
TBPE Firm #F-630
Call Before You Dig!!

No buildings were observed to exist within 50' of adjoining property line east of lot 1 Block A.

No buildings were observed to exist within 50' of adjoining property line east of lot 1 Block A.
applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her work. The location of all existing utilities shown on these plans has been based upon survey data. Any additions, alterations or changes to the existing utilities shall be brought up to the engineer for further review.

Professional Contract Services
Phase II
Sanitary Septic/ Drainage Field
Phase 1 Proposed
Prop. Building 4
Phase 2
95.8'
Handicap Parking and Accessible Route Notes
1. Accessory parking spaces shall be marked by diagonal lines at a maximum of three feet above the pavement edge and shall not be marked within a minimum distance of 10' of a vehicle's approach.
2. All accessible parking spaces shall be marked by diagonal lines at a minimum of three feet above the pavement edge and shall not be marked within a minimum distance of 10' of a vehicle's approach.
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 maximum gradient of ramp surface shall not exceed 1:12.
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 a vehicle parked in the accessible space.
7. The location of all existing utilities shown on these plans has been based upon observations only as no records are available of the existing underground utilities and may not match locations as discrepancies between existing utility field verifications and proposed and existing call-outs on plans shall be contractor to field verify pipe size and locations of existing water line and fire lines located on the site. Any observations made by contractor to confirm or deny the location of any existing underground utilities shown on these plans.
8. 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.
9. Release of this application does not constitute a verification of all data, observations 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.
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