

**PLANNING COMMISSION  
SITE PLAN VARIANCE REQUEST REVIEW SHEET**

**CASE NUMBER:** SP-2019-0171C

**PLANNING COMMISSION HEARING**

**DATE :** 8/25/20

**PROJECT NAME:** Goodwill Store

**ADDRESS OF APPLICATION:** 2411 Lake Austin Blvd.

**APPLICANT:** Goodwill Central Texas  
1015 Norwood Park BLVD (512) 637-7518  
Austin, TX 78753

**AGENT:** Dunaway | UDG  
5707 Southwest Parkway, Bldg 2, Ste. 250 (512) 399-5365  
Austin, TX 78735

**CASE MANAGER:** Renee Johns Phone: (512) 974-2711  
Renee.Johns@austintexas.gov

**PROPOSED DEVELOPMENT:**

The applicant is proposing to construct a Goodwill store that will be a general retail sales (convenience) use at 2411 Lake Austin Blvd. Associated improvements include underground parking, utilities and other associated improvements.

**DESCRIPTION OF VARIANCE:**

The applicant is requesting a variance from § 25-2-744(E) Waterfront Overlay University/Deep Eddy Subdistrict Regulations, which limits the impervious coverage of a site area not included in a primary or secondary waterfront overlay setback to 40% impervious coverage. The existing development is currently at 89% impervious coverage, and the proposed development would not increase the current impervious coverage on site.

The Waterfront Overlay variance process requires the applicant to obtain recommendations from both the Small Area Planning Joint Committee and the Environmental Commission, before the Land Use Commission. These hearings have been scheduled for August 24<sup>th</sup> and August 19<sup>th</sup> respectively. 25-2-713- 25-2-721

**SUMMARY STAFF RECOMMENDATION:**

**Staff recommends approval of the variance and the site plan as proposed.** Before recommending the project for a variance, staff considered whether “the variance is the minimum required by the peculiarities of the tract” [LDC Section 25-2-713(B)(2)]. The peculiarities of the site include:

- The site is a smaller infill site, less than .4 acres
- Overall site area reduced further during site plan review process by ROW dedication requirements along Lake Austin Blvd. which reduced buildable area to .37 acres
- The site is also limited by compatibility requirements triggered by the SF-3 zoning district located less than 50 feet to the west that limit the maximum height on site.

The applicant has worked with staff and the proposed development currently exceeds drainage/water quality requirements by capturing offsite drainage, incorporates rain gardens on

site, no surface parking, and provides end of trip facilities (showers, lockers, etc.). Additionally, the new development will remove a brownfield site in the Waterfront Overlay.

#### **TOWN LAKE CORRIDOR STUDY:**

Staff considered the Town Lake Corridor Study and the effect of this project. Staff determined there is no adverse impact of this project to the goals of the study.

**SMALL AREA PLANNING JOINT COMMITTEE RECOMMENDATION:** Hearing scheduled for **Monday August 24<sup>th</sup>**.

**ENVIRONMENTAL COMMISSION RECOMMENDATION:** Hearing scheduled for **Wednesday August 19<sup>th</sup>**.

#### **PROJECT INFORMATION**

<b>Gross Site Area</b>	0.366 acres, 15, 928 sq. ft.
<b>Existing Zoning</b>	GR-NP
<b>Watershed</b>	Lady Bird Lake
<b>Watershed Ordinance</b>	Current Code
<b>Traffic Impact Analysis</b>	N/A, not required
<b>Capitol View Corridor</b>	N/A
<b>Proposed Access</b>	Lake Austin Blvd. / Foster Avenue
<b>Proposed Impervious Cover</b>	13,193 sf / 83% (Allowed, 40%)
<b>Proposed Building Coverage</b>	11,580 sf / 73%
<b>Proposed FAR</b>	0.6:1 (Allowed, 1:1)
<b>Height</b>	34' 1/2" max ( Allowed 60')
<b>Parking required: 25</b>	<b>Parking proposed: 25</b> (Required 25)

#### **SUMMARY COMMENTS ON SITE PLAN:**

The subject site was previously utilized as a gas station. The applicant is proposing to construct a two story general retail sales (convenience) building, Goodwill. Associated improvements include 25 parking spaces, drainage and landscaping.

#### **COMPATIBILITY:**

The site is subject to Compatibility Standards due to the SF-3 zoning district located to the west of the site across Hearn St. The proposed site plan meets compatibility standards.

#### **EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-NP	General Retail Sales (Convenience) (proposed)
<i>North</i>	Street/ LR and GR-NP	Lake Austin Blvd./ Professional offices
<i>South</i>	Alley/P-NP	Alley/Professional offices
<i>East</i>	GR-CO-NP	Dry Cleaners
<i>West</i>	Hearn St/ SF-3	Multi-family

#### **ABUTTING STREETS:**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>	<b>Street Level</b>
Lake Austin Blvd.	100 ft.	~56 ft.	Corridor Mobility	3
Hearn St.	NA	~25 ft.	Local Mobility/	1

			University Drive	
Foster Ave	16ft.	~ 13 ft.	Local Mobility/ Alleyway	1

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Central West Austin Neighborhood Plan Contact Team  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Preservation Austin  
 SEL Texas  
 Tarrytown Alliance  
 Tarrytown Neighborhood Association  
 Save Barton Creek Assn.  
 Sierra Club, Austin Regional Group  
 TNR BCP – Travis County Natural Resources  
 West Austin Neighborhood Group



April 10, 2019

Ms. Denise Lucas, Interim Director  
Development Services Department  
505 Barton Springs Road  
Austin, TX. 78704

**Re: Engineer's Summary Letter**  
**Goodwill Store – 2411 Lake Austin BLVD.**

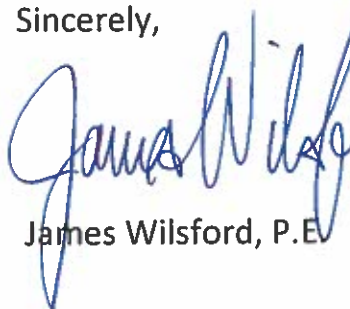
Dear Ms. Lucas,

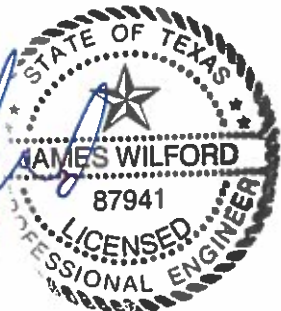
Goodwill of Central Texas wishes to construct a new retail store and donation drop off facility at the above-referenced address. The site is a 0.395-acre tract that has been a service station for many years. This site is in the Lady Bird Lake watershed. The proposed development is a Goodwill retail and donation store.

The project will be built in one phase. Detention is not required since the impervious cover will not increase. Water Quality will be a subsurface water quality facility in the parking garage. This project will have no effect on the natural and traditional character of the land and waterways since it is the re-development of an existing brownfield site. There are no dams and a landfill certification is provided. No variances or exemptions are being requested.

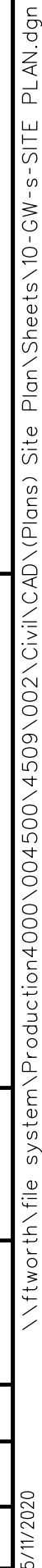
Please let me know if I may be of assistance in expediting this review and approval. My direct cell phone is 512-633-3136. Do not hesitate to call.

Sincerely,

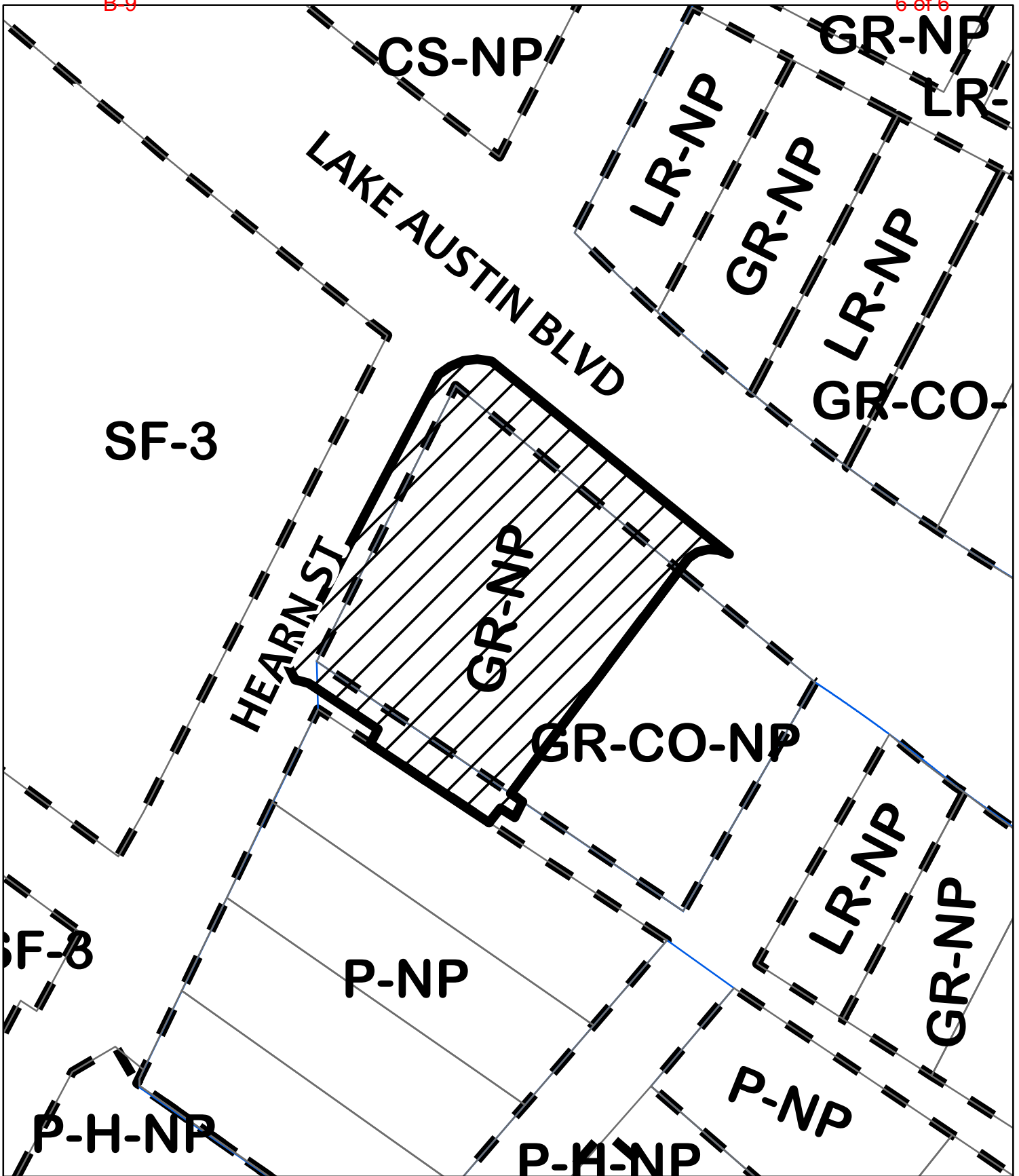
  
James Wilford, P.E.





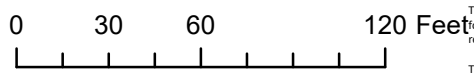








 **SUBJECT TRACT**  
 **ZONING BOUNDARY**



CASE#: SP-2019-0171C  
 ADDRESS: 2411 Lake Austin Blvd  
 CASE NAME: Goodwill Store  
 MANAGER: Renee Johns



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.