

**ENVIRONMENTAL COMMISSION SITE PLAN  
VARIANCE RECOMMENDATION REQUEST REVIEW SHEET**

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

**EV DATE:** 2/19/20

**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 at 40% impervious coverage. The existing development is currently at 89% impervious coverage, and the proposed development would reduce the impervious coverage to 83%.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the waiver requests. The size of the site causes constraints for development. The site plan complies with all other requirements of the Land Development Code.

**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%
<b>Proposed Building Coverage</b>	11,580 sf / 73%
<b>Height</b>	40' 11" max
<b>Parking required: 25</b>	<b>Parking proposed: 25</b>

**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

**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