



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE: August 19, 2020

NAME & NUMBER OF PROJECT: Goodwill Store, SP-2019-0171C

NAME OF APPLICANT OR ORGANIZATION: Dunaway | UDG,
5707 Southwest Parkway, Bldg. 2, Ste. 250, Austin, TX 78735
(512) 399-5365

LOCATION: 2411 Lake Austin Blvd., Austin, TX 78703

COUNCIL DISTRICT: District 10

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli, Environmental Review Specialist Senior,
Development Services Department, 512-974-1879, pamela.abee-taulli@austintexas.gov

WATERSHED: Lady Bird Lake Watershed, Water Supply Suburban Classification,
Drinking Water Protection Zone

REQUEST: The applicant is requesting a variance from City Code 25-2-744(E) (*University/Deep Eddy Subdistrict Regulations*) of the Waterfront Overlay, 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%.

**STAFF
RECOMMENDATION:**

Staff recommends this variance, because it is in compliance with the requirements of City Code Chapter 25-8 (*Environment*).

The applicant has elected for this site plan to be governed by City Code 25-8-27 (*Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watersheds*). The application is in compliance with all of the requirements of this section. The Redevelopment Exception allows development that pre-dates the City's water quality and impervious cover regulations to maintain existing impervious cover in return for providing additional water quality treatment. This project proposes to slightly reduce impervious cover from the existing condition. Water quality control is proposed for the entire site, exceeding the requirement of the Redevelopment Exception.

STAFF CONDITION:

None

**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

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

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<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

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.

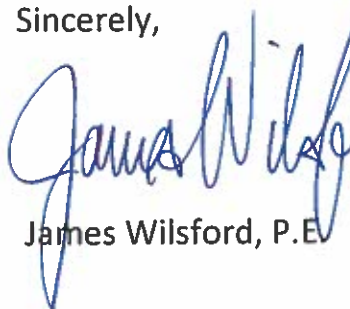
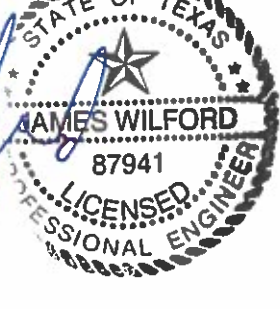
Dear Ms. Lucas,

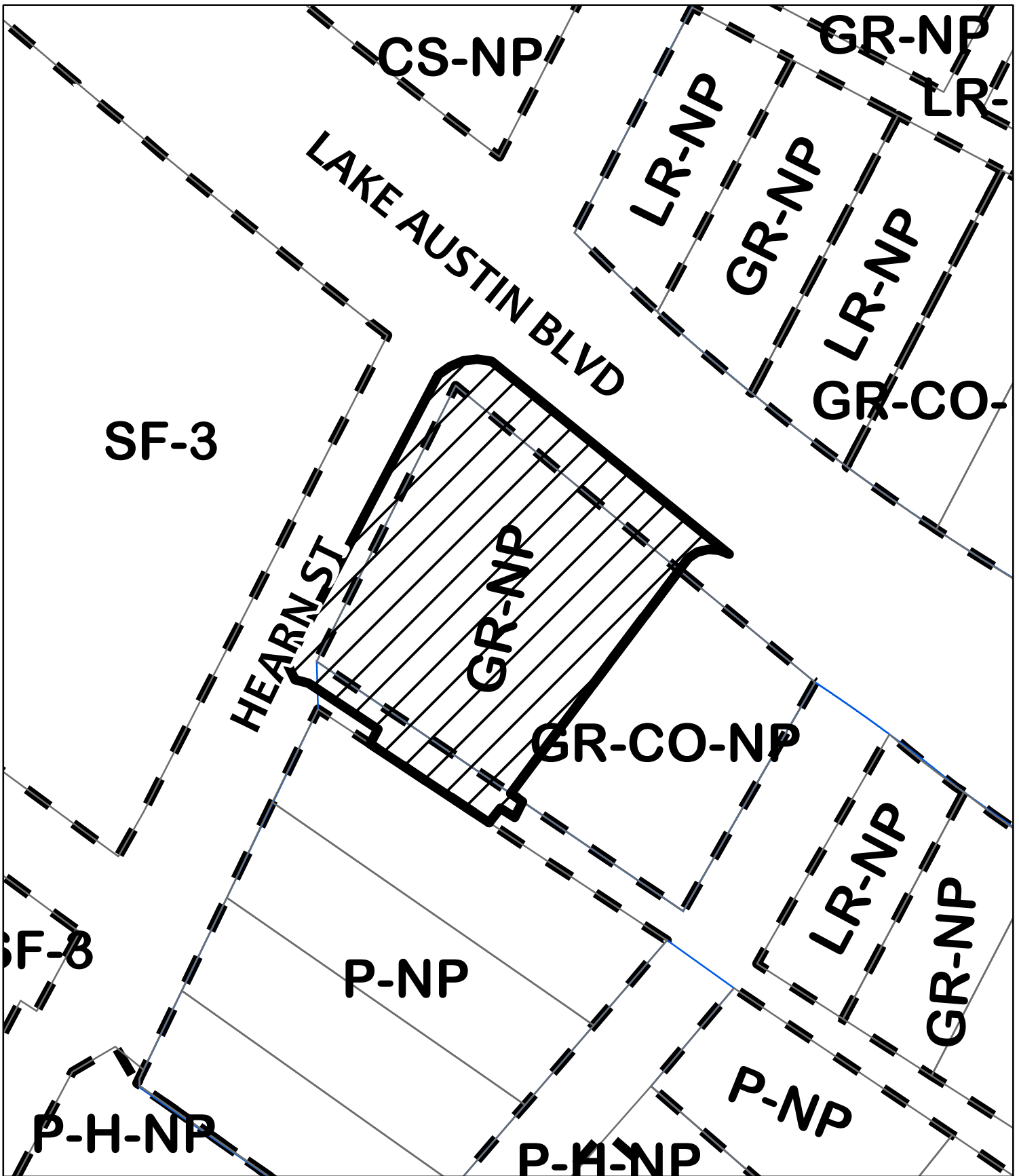
Goodwill of Central Texas wishes to construct a new retail store and donation drop off facility at the above-referenced address. The site is a 0.395-acre tract that has been a service station for many years. This site is in the Lady Bird Lake watershed. The proposed development is a Goodwill retail and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

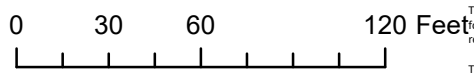
Please let me know if I may be of assistance in expediting this review and approval. My direct cell phone is 512-633-3136. Do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Wilford', written over a circular professional engineer seal.A circular professional engineer seal for the State of Texas. The seal contains the text 'STATE OF TEXAS' at the top, a star in the center, 'JAMES WILFORD' below the star, '87941' below the name, and 'LICENSED PROFESSIONAL ENGINEER' around the bottom edge.



 **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.



A) ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [SECTION 25-2-1064]

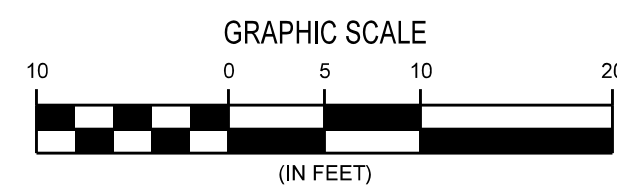
B) ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE [SECTION 25-2-1067]

C) THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]

D) THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES [SECTION 25-2-1067]

E) ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E

* = INVASIVE PER ECM 3.5.4



●	1/2" IRON ROD FOUND	☼	LIGHT POLE
C.M.	1/2" IRON ROD SET	⊗	WATER VALVE
⊕	CONTROLLING MONUMENT	⊗	IRRIGATION CONTROL VALVE
⊕	BENCHMARK	⊗	CLEAN OUT
⊕	CONTROL POINT	⊗	FIRE HYDRANT
⊕	ELECTRIC BOX	⊗	GAS METER
⊕	TELEPHONE PEDESTAL	⊗	MARKER-UG TELEPHONE
⊕	WATER METER	⊗	CONCRETE MONUMENT
⊕	ELECTRIC METER		
⊕	WASTEWATER MANHOLE		
⊕	GUY WIRE		
⊕	POWER POLE WITH ARMS SIGN		
⊕	EXTERIOR DOOR		
⊕	LIMIT OF CONSTRUCTION		
⊕	PROPERTY BOUNDARY		



1. RACKS SHALL COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
 2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
- *TO PREVENT THEFT OF BICYCLE RACK OR BIKES, EXPOSED BOLTS MUST BE DEFORMED AND NUTS RE-TIGHTENED TO PREVENT THEM FROM BEING EASILY UNTHREADED. NUTS SHOULD BE TESTED TO ENSURE THAT THEY CANNOT BE EASILY REMOVED AFTER DEFORMATION.

ADOPTED		1 OF 1
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1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

	ADOPTED	FOR
TABLE TABULATION		

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES. BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, CENTRAL ZONE DATE OF FIELDWORK: 7/12/2018

**NOTE:
NO VERTICAL OBSTRUCTIONS EXIST BELOW
AUSTIN ENERGY EQUIPMENT.**

SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

SITE PLAN APPROVAL		SHEET	10	OF	41
FILE NUMBER: SP-2019-0171C		APPLICATION DATE:	04/23/2019		
APPROVED BY COMMISSION ON:		UNDER SECTION:	112		
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.					
EXPIRATION DATE (25-5-4A, LDC)		CASE MANAGER:	RENEE JOHNS		
PROJECT EXPIRATION DATE (OED #970905-A)		DWVP		DDZ	X

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DUNAWAY/UDG JOB NO.
B004509

SHEET NUMBER	10 OF 4
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