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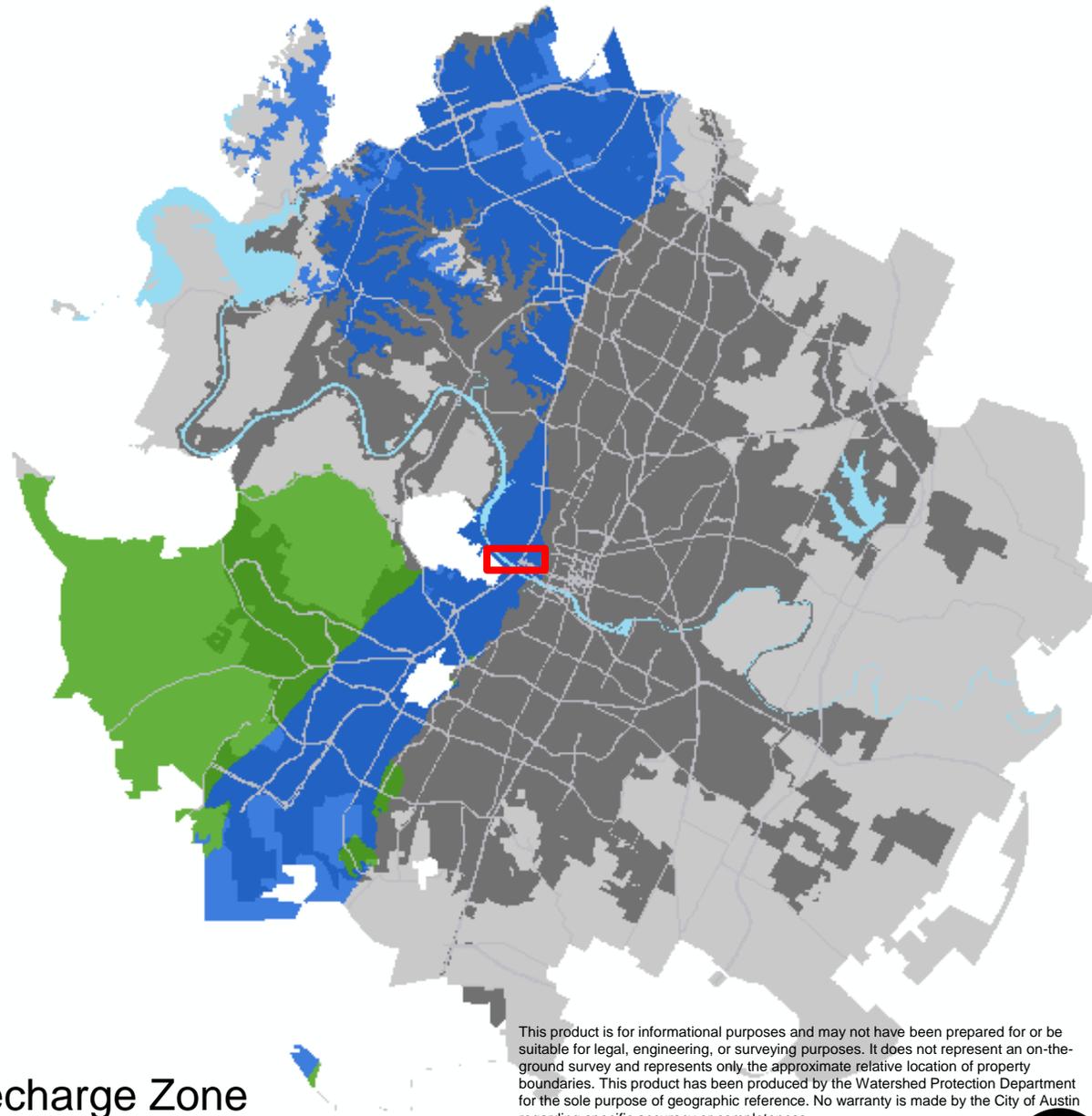
GOODWILL STORE

2411 LAKE AUSTIN BLVD

SP-2019-0171C

PROJECT LOCATION

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

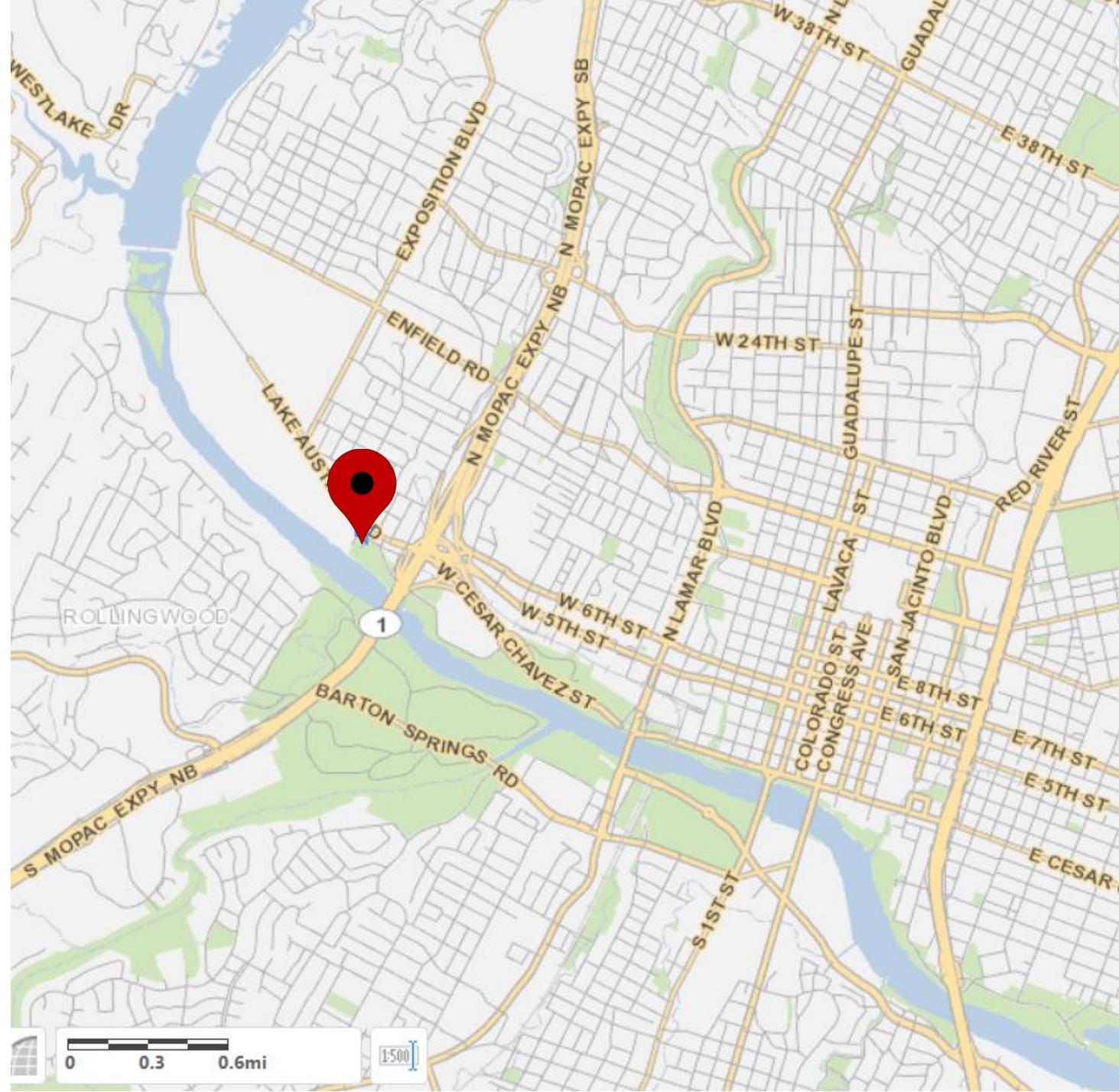


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PROPERTY DATA

- Lady Bird Lake Watershed
- Water Supply Suburban Classification
- Drinking Water Protection Zone
- Full Purpose Jurisdiction
- Edwards Aquifer Recharge Zone
- No Critical Environmental Features
- Council District 10



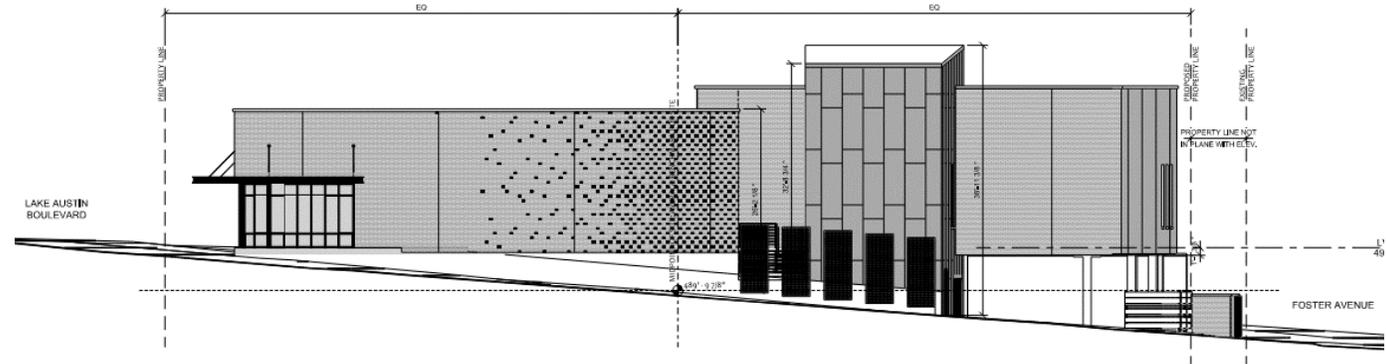
PROJECT BACKGROUND

- Existing site conditions:
 - 0.39 ac. tract,
 - 86% impervious cover,
 - Brownfield (former gas station).
- Developed under Redevelopment Exception [LDC 25-8-27]
 - exempt from 25-8, Subchapter A, including:
 - Watershed impervious cover,
 - construction on slopes,
 - grading (cut/fill).
 - Must provide water quality controls for redeveloped area.

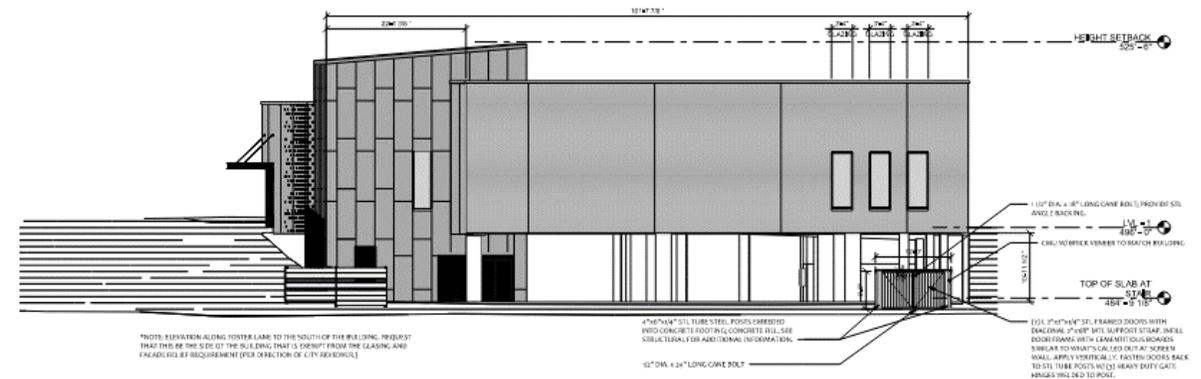


PROPOSED DEVELOPMENT

- 83% impervious cover – a slight reduction.
- Provides Water Quality controls for redeveloped area & additional 0.13 ac. of offsite drainage.



← Lake Austin Blvd. – West Elevation – Lady Bird Lake →



South Elevation

VARIANCE REQUEST

Request to vary from Zoning Code, LDC 25-2-744(E), to exceed the allowable zoning impervious cover.

Code reference

LDC § 25-2-744 – Waterfront Overlay, University/Deep Eddy Subdistrict Regulations
(E) For an area not included in a primary setback area or a secondary setback area, the maximum impervious cover is 40 percent.

WATERFRONT OVERLAY DISTRICT

§ 25-2-710 - GOALS AND POLICIES.

Decisions by the accountable official and city boards regarding implementation of this Division shall be guided at all stages by the goals and policies of the Town Lake Corridor Study, including but not limited to the following:

(A) Ensure that zoning decisions in the Colorado River corridor achieve the highest degree of land use compatibility by:

1. eliminating industrial uses from the confluence of Longhorn Dam;
2. phasing out resource extraction;
3. providing the public visual and physical access to the Colorado River.

(B) Protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through:

1. appropriate mitigation for new development affecting identified landforms; and
2. maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistrict regulations or for necessary stabilization.

(C) Recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses as defined by the subdistrict goals of the Town Lake Corridor Study.

VARIANCE RECOMMENDATION

Site plan staff recommends this variance, because it

- Removes a brownfield site from the Waterfront Overlay,
- Reduces existing impervious coverage,
- Improves water quality and drainage infrastructure and exceeds requirements,
- Is a small site with ROW dedications required,
- Meets all other provisions of the LDC.

Environmental staff recommends this variance, because it

- Is in compliance with Watershed regulations of LDC 25-8.