

SPECIAL USE PERMIT: PROJECT NARRATIVE

1030 N. Main Street, Boerne, Texas 78006

This project outlines the establishment of a Goodwill Industries Retail Store and Donation Center at 1030 N. Main Street, Boerne, Texas 78006. Owned and managed by Espada Real Estate, the Retail Center will host Goodwill as a tenant. The SUP specifies the operation of a thrift store with no external donations within this center of the Boerne entry corridor.

Goodwill Industries excels at providing a high-quality product at a great value. With twenty-four stores in our territory, we have established best practices for managing the generous donations we receive from the community. Our detailed process ensures that gently used items are quickly and carefully processed and priced to offer excellent value to our shoppers. In addition, Goodwill Industries is committed to providing exceptional benefits and support to our employees. Each employee is provided full benefits and is assigned a Life Skills Counselor who offers guidance, behavioral and mental health support throughout their personal and professional journeys.

1. **Land use designation:** In accordance with the Boerne Land Use Classifications, Espada Real Estate will comply with city code requirements by reviewing traffic volumes at this center and provide improvements. There are significant opportunities to enhance the entry corridor while maintaining the small-town charm and Hill Country aesthetic. The design will incorporate the existing stonework and muted colors to ensure a seamless blend with the surrounding environment.
2. **Site and Building Design:** The Live Oak Center will transform a vacant space into a vibrant new retail area, featuring a 7,500sf retail store and a dedicated donation acceptance area. Built in the 1970's, Espada Real Estate plans to update this shopping center to better serve the community and enhance its appeal.
3. **Ingress/Egress:** Espada Real Estate plans to maintain the current ingress and egress to the property, ensuring smooth access for visitors. Should any changes be required, they will collaborate closely with the city to implement necessary adjustments.
4. **Vehicular circulation:** Espada Real Estate will adhere to code requirements for emergency vehicle access and lanes. Deliveries will be scheduled during business hours and will only occur at the back of the property.
5. **Pedestrian/Alternate vehicle considerations:** Espada Real Estate will work closely with the city to address pedestrian/alternate vehicle considerations for the center.
6. **Traffic volume:** Espada Real Estate will collaborate with the city of Boerne to assess traffic volumes and the character of the center. Based on these assessments, any necessary modifications will be implemented to enhance the area.

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7. **Off-street parking and loading:** The retail center site will be able to accommodate parking for customers and donor drop-off without requiring off-street parking. The dock area is designed to accommodate both deliveries and pick-ups, ensuring that all logistical operations are managed on-site, at the rear of the site with no impact on customers.
8. **Public service impact:** This Goodwill Retail store will create over (20) new jobs in the community. Our operation will utilize local utilities and waste management. As an organization, we actively participate in local events and organizations such as the Roy Maas Youth Alternatives and Lemonade Days. We have also collaborated with Boerne ISD to identify and offer support and training programs. We will continue to work with Boerne leaders to understand and address the needs of the community. Through these partnerships, we aim to create good paying job opportunities, provide training and support local initiatives.
9. **Screening/Buffering:** Espada Real Estate will provide a fenced area at the rear of the property. They will remove all exterior overgrown weeds and brush surrounding the property and the tree canopies will be raised to enhance visibility and safety.
10. **Proposed outdoor activities/storage:** The store will operate 10:00am-8:00pm, seven days a week. All products will be stored in the production area, eliminating the need for outside storage. We will have a front entry drop-off door for managing donations, which will be attended to ensure we greet our donors as they arrive inside the space and collect their donations promptly.
11. **Hours of operation:** This Retail Store will operate from 10:00am-8:00pm, seven days a week. All pickups and deliveries will occur during business hours.
12. **Exterior lighting:** Espada Real Estate maintains all exterior lighting and is installing energy efficient LED lighting to the center. The exterior signage for Goodwill will adhere to code requirements on illumination. We will be in compliance with all Dark Sky Requirements.
13. **Noise, smoke, odor, dust, vibration or illumination:** All retail operations will take place inside the building, with deliveries and pickups being the only exterior operations, scheduled during business hours. These logistic and retail operations will not create undue noise, odor, dust, vibration or illumination issues.
14. **Additional information:**
 - a. Off-hours donations will be managed through various measures swiftly and efficiently. Our methods include escalating from signage, video surveillance, through adjusted hours, physical barriers and providing additional management support.
 - b. As environmental advocates, we emphasize the importance of reusing and recycling gently used items. Our goal is to reduce landfill waste and provide valuable products to the community.

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