

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT AND COMPATIBILITY WAIVER REVIEW SHEET**

CASE NUMBER: SP-2023-0311C **PC DATE:** April 9, 2024

PROJECT NAME: Voltera – 2711 Cesar Chavez

ADDRESS: 2711 East Cesar Chavez Street

COUNCIL DISTRICT: 3

NEIGHBORHOOD PLAN: Holly

APPLICANT: Austin EV Holdings III, LLC

AGENT: Kimley Horn (Anthony Ennis) (512) 518-6260

CASE MANAGER: Heather Chaffin (512) 974-2140
Heather.chaffin@austintexas.gov

AREA: 0.46 Acres

WATERSHED: Lady Bird Lake (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

APPLICANT REQUEST:

The applicant requests that the conditional land use of Off-Street Commercial Parking be permitted on the property. The applicant also requests a waiver from a 25-foot compatibility setback along the southern property line to a minimum 16-foot setback for proposed parking and related structures.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit and reduction in the Compatibility Standards setback. The proposed land use site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION:

EXISTING ZONING: CS-MU-CO-NP, CS-1-MU-CO-NP

MAX. BLDG. COVERAGE: 95% **PROPOSED BLDG. COVER:** 0%

MAX. IMPERVIOUS COVER: 95% **PROPOSED IMPERVIOUS COVER:** 67.9%

REQUIRED PARKING: N/A **PROVIDED PARKING:** 33 spaces

PROPOSED ACCESS: East Cesar Chavez Street

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The property is zoned CS-MU-CO-NP (general commercial services-mixed use-conditional overlay-neighborhood plan) and CS-1-MU-CO-NP (general commercial services-liquor sales-mixed use-conditional overlay-neighborhood plan). The property is currently developed with a vacant commercial building and associated parking lot. The property was rezoned as part of the Holly Neighborhood Combining District Rezoning in 2001. The zoning adopted at that time (Ordinance No. 011213-44) changed the property from CS zoning to CS-MU-CO-NP. Conditions of the zoning included prohibited and conditional uses. Commercial Off-Street Parking was made a conditional use.

Along the southern property line, the site abuts SF-3-NP zoned properties that are developed with single family residences. These properties trigger Compatibility Standards. The proposed site plan complies with all of these standards (screening, etc.) except for the setback. Instead of 25 feet, the site plan proposes a

setback of 16 feet that would allow a paved area that contains electric vehicle parking stations. The parking spaces would be located 23 feet from the property line. The proposed site plan includes 33 parking spaces with electric charging stations. No buildings are proposed.

Environmental: The site is located in the Lady Bird Lake Watershed and subject to Urban Watershed regulations.

Transportation: The property located on the south side of East Cesar Chavez Street, one lot west of Pleasant Valley Drive. Vehicular and pedestrian access will be via East Cesar Chavez Street only.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: CS-MU-CO-NP: Restaurant (vacant), Undeveloped, Food truck parking

East: CS-MU-CO-NP: Professional office/Retail

South: SF-3-NP: Single family residential

West: CS-MU-CO-NP: Office/retail

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District

Austin Neighborhoods Council

Buena Vista Neighborhood Association

Del Valle Community Coalition

East Cesar Chavez IBIZ District

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighbors United for Progress

SELTexas

Holly Neighborhood Association

Guadalupe Neighborhood Development Corporation

Austin Lost and Found Pets

Barrio Unido Neighborhood Association

Capital Metro

East Austin Conservancy

El Concilio Mexican-American Neighborhoods

Greater East Austin Neighborhood Association

Neighborhood Empowerment Foundation

Preservation Austin

Sierra Club, Austin Regional Group

Tejano Town

DESCRIPTION OF COMPATIBILITY WAIVER:

Waiver request is as follows: LDC Section 25-2-1063(B): A person may not construct a structure 25 feet or less from property:

- 1) In an urban family residence (SF-5) or more restrictive zoning district; or
- 2) On which a use permitted in an SF-5 or more restrictive district is located.

DESCRIPTION OF CONDITIONAL USE PERMIT REQUEST:

D. 25-5-145. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

§ 25-5-146 CONDITIONS OF APPROVAL.

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;

- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- A.** The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

B.

1. Comply with the requirements of this title;

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The proposed land use is permitted under City Code effective October 30, 2023.

3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;

Staff Response: The site plan complies with all requirements of the Land Development Code.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: Adequate parking and loading facilities will provided on-site.

5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project complies with neighborhood plan goals.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: A Commercial Off-Street Parking lot would not affect an adjoining property than would a permitted use.

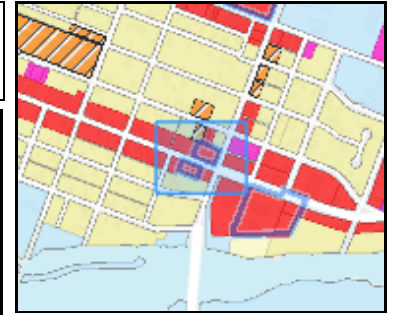
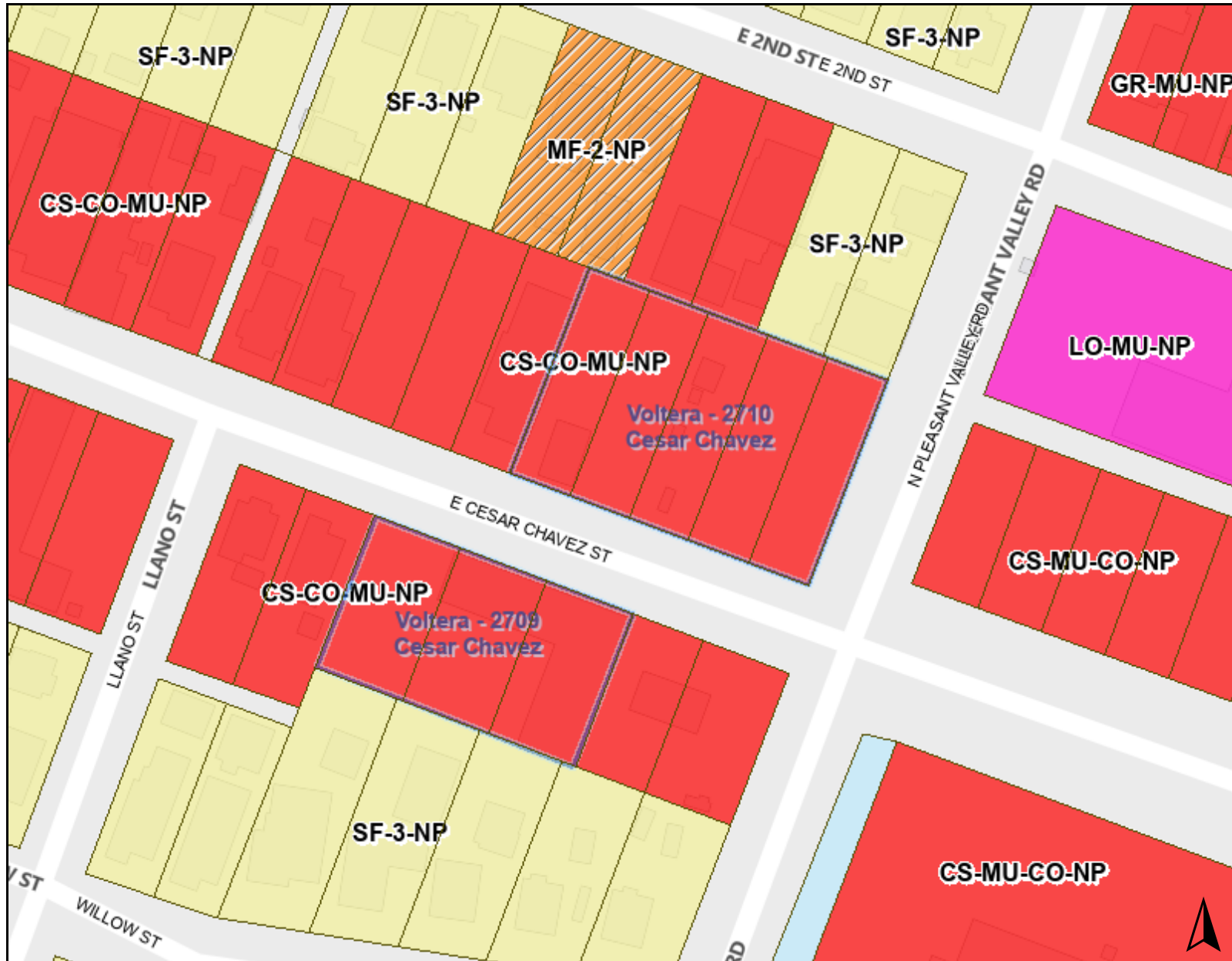
8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.



Property Profile



Legend

Property

Street Labels

Lot Lines

Lot Line



Review Cases

Site Plan Review Cases- IN REVIEW



Zoning 1

Zoning

CS

GR

LO

MF

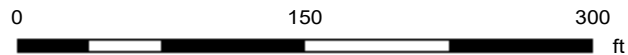
P

SF

Zoning Text



Notes



4/3/2024

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



March 19th, 2024

City of Austin Development Services Department
6310 Wilhelmina Delco Dr.,
Austin, TX 78752

RE: 2711 E Cesar Chavez St. (SP-2023-0311C)
Conditional Use Permit Request

Dear Reviewers,

On behalf of our client, Austin EV Holdings II LLC, we are requesting the development proposed with the 2711 E Cesar Chavez St. (SP-2023-0311C) site plan application to be classified as and reviewed under a Commercial Off-Street Parking land use, which is a conditional use per City of Austin Ordinance No. 011213-44. Additionally, we are requesting that this use be permitted for this case.

Should any of you require additional information, please don't hesitate to contact me at (512) 646-2237.

A handwritten signature in black ink that reads "Anthony J. Ennis".

Sincerely,

Anthony J. Ennis, P.E.
Project Manager
Kimley-Horn and Associates



March 12th, 2024

City of Austin Development Services Department
6310 Wilhelmina Delco Dr.,
Austin, TX 78752

RE: 2711 E Cesar Chavez St. (SP-2023-0311C)
Waiver Request from City of Austin Land Development Code 25-2-1063(B)

Dear Reviewers,

On behalf of our client, Austin EV Holdings II LLC, we are requesting a waiver from the requirements detailed in City of Austin LDC 25-2-1063(B) to propose concrete sidewalk approximately 16' from the southern property line, canopies approximately 18' from the southern property line, electric vehicle chargers approximately 19.5' from the southern property line, and parking 23.5' from the southern property line as opposed to 25' as required by the referenced code section due to the adjacent SF-3 properties — please reference Exhibit A for the Site Plan with these clearances dimensioned from the referenced property line. This encroachment into the setback is required due to drive aisle width requirements detailed in the City of Austin Transportation Criteria Manual, clearance requirements from proposed transformers serving the site based on Austin Energy criteria, and the limited depth of the lot, which has been further reduced by the approximately 9' of right-of-way dedication proposed along E Cesar Chavez St. The functionality of the site would be dramatically affected by strict adherence to compatibility standards.

Screening will be provided to the adjacent single-family properties via a 6' solid wood privacy fence. Landscape buffering is also proposed on the north side of the privacy fence for additional screening and the proposed vegetation typically grows approximately 3' of height width per year, starting at approximately 24" in height at installation — please reference Exhibit B for the Landscape Plan depicting these plantings. City of Austin restrictions regarding lighting will be fully complied with and full cutoff fixtures will be utilized under proposed canopies.

The proposed development improves site conditions by removing the existing dumpster zone and parking and demolishing the entirety of the existing building that currently lie approximately 5-6' from the southern property line, well within this 25' setback. Additionally, there is an existing 5' Public Utility Easement on the southern side of the southern property boundary that provides additional buffering between the proposed development and the adjacent single-family properties. Please reference Exhibit C for the Existing Conditions and Demolition Plan included with this submittal for a visual depiction of the elements currently encroaching into the setback.

A handwritten signature in cursive script that reads "Anthony J. Ennis".

Sincerely,

Anthony J. Ennis, P.E.
Project Manager
Kimley-Horn and Associates

Exhibit A

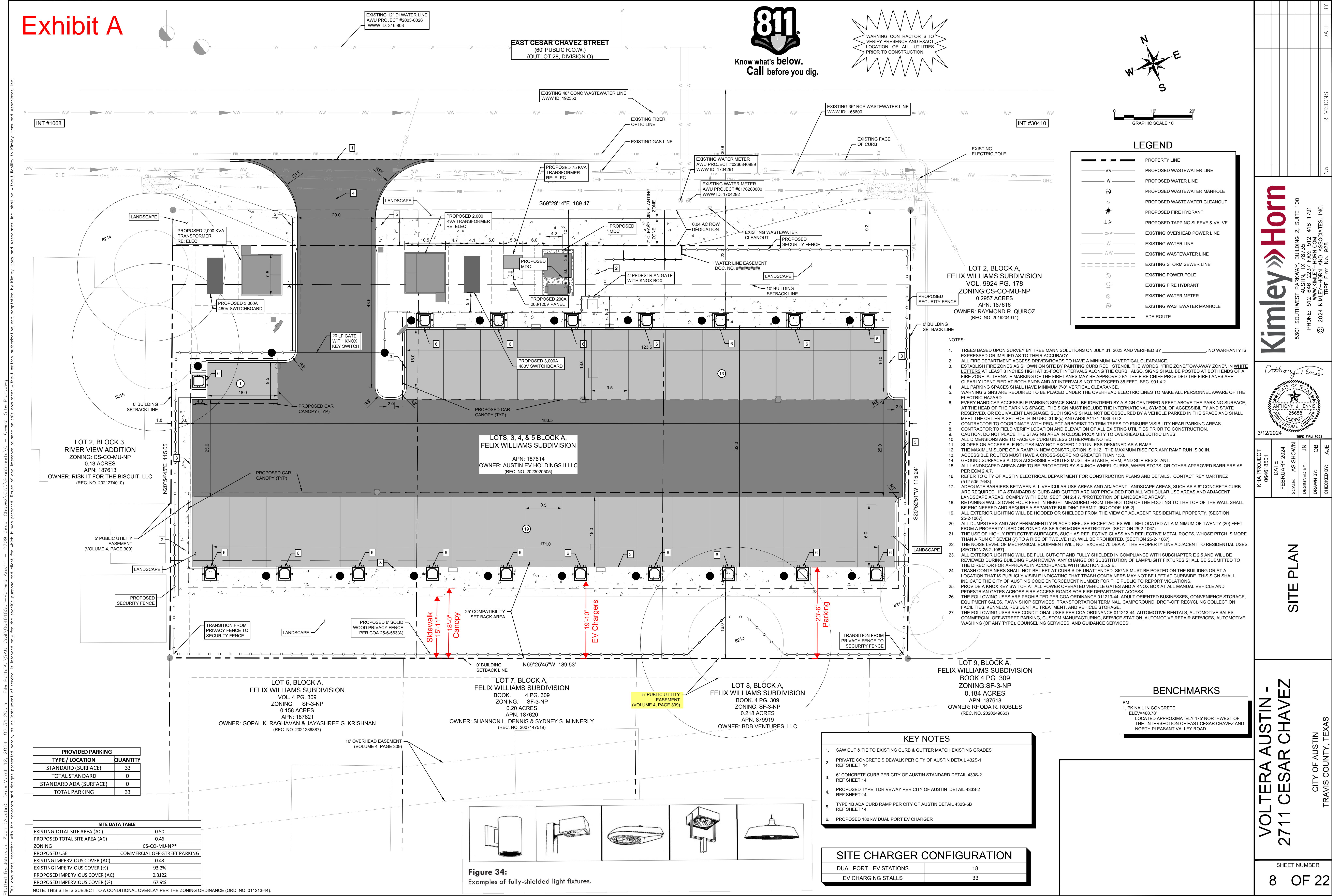
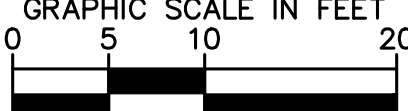
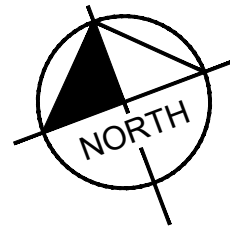
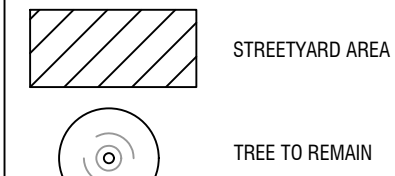


Exhibit B

CESAR CHAVEZ RD.

NOTE:
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF AUSTIN IRRIGATION STANDARDS.

LEGEND



PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 76" (8'0" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

URBAN FOREST ACCOUNTING

Surveyed	
Total Appendix F Tree Inches Surveyed	65
Heritage Tree Inches Surveyed	0
Non-Appendix F Tree Inches Surveyed	0
Invasive Tree Inches Surveyed	18.5
Removed	
Total Appendix F Inches Removed	0
Heritage Tree Inches Removed	0
Total Non-Appendix F Inches Removed	0
Invasive Inches Removed	0
Total Dead, Diseases, or Imminent Hazard (DDI) Inches Removed	0
DDI Appendix F Inches Removed	0
DDI Heritage Tree Inches Removed	0
DDI Non-Appendix F Inches Removed	0
DDI Invasive Inches Removed	0
Mitigation	
N/A	0
Total Replacement Inches Planted on Site	0
Total Replacement ROW Inches Planted	0
Private Inches owed to Urban Forest Replenishment Fund	0
Public Inches owed to Urban Forest Replenishment Fund	0
Total Non-Mitigation Inches Planted on Site	0

City of Austin - Volterra 2711 E Cesar Chavez

Site Area - 20,085.75 SF

Zoning - Commercial

Article 2.4.0 Landscape Requirements

	REQUIRED	PROVIDED
At least 20% of street yard must be landscaped Total Site Area: 20,077.80 SF Total Street Yard: 20,077.80 SF (No Building On Site) Street Yard x 20% = 20,085.75 x .2 = 4,017.15 SF	(20%) 4,017.15 SF	(20%) 4,017.15 SF
Street Yard Trees Between 10,000 and 100,000 SF 10 trees for first 10,000 sq. ft. plus 1 tree/2,500 sq. ft. over 10,000 sq. ft. (10,000 SF = 10 Trees) + (10,085.75/2,500 SF = 4.03 Trees = 5 Trees) = 15 Total 15 Trees - 2 Tree Credits (See below) = 13 Trees	15 Trees	13 Trees (See existing tree credit below)
Existing Tree Credit 6" diameter or greater within street yard Qty. 1 (24.5 inch Hackberry) = 2 Tree Credits	2 Existing Tree Credits	2 Existing Tree Credit
Islands, Medians or Peninsulas Street yard area - 90 SF per 12 parking spaces. Trees must be within 50 feet of parking space. (33 Parking spaces / 12 = 2.75, 2.75 x 90 = 247.5 SF)	247.5 SF	247.5 SF
Buffering (Pick 2) Total Buffering Length: 168 FT Large Tree - 3" Cal. = 2 Trees, 6 pts. Large Shrubs - 5 gals. = 55 Shrubs, 3 pts. 12 Pts. 165 Pts.	168 points	177 points
Innovative Water Management Required Landscaped Area = 1,989.55 Sq. ft. 50% of Required Landscaped Area = 994.77 Sq. ft.	994.77 SF	994.77 SF
Landscaping receiving storm water runoff Undisturbed natural area Undisturbed existing trees		

TREE MITIGATION

Tag No.	Size	Species	Class	Action	Mitigation Rate	Mitigation Inches Required
8211	9	CHINABERRY	OFFSITE	REMAIN	N/A	N/A
8212	9.5	CHINABERRY	OFFSITE	REMAIN	N/A	N/A
8213	24.5	HACKBERRY	PROTECTED	REMAIN	N/A	N/A
8214	1.9	PECAN	PROTECTED	REMAIN	N/A	N/A
8215	21.5	PECAN	PROTECTED	REMAIN	N/A	N/A

NOTE:
IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPAR@AUSTINTEXAS.GOV OR CALL (512) 974-2199.

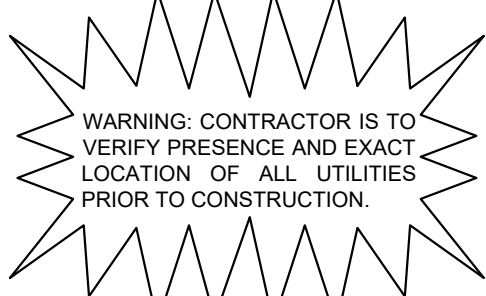
THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.

FINISHED ELEVATION FOR PARKING LOT ISLANDS, MEDIANS, PENINSULAS AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED PARKING LOT ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL (LDC 25-2-1007 (F)).

ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(A)).



Know what's below.
Call before you dig.



GENERAL NOTES

- NOTE BEFORE CONSTRUCTION:
- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.A.
 - FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.B.4.
 - UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C.
 - WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
 - EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.

- NOTE DURING CONSTRUCTION:
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2.A.
 - FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
 - PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI A300 STANDARD FOR TREE CARE.

- NOTE AFTER CONSTRUCTION:
- TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
 - LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
 - DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.

IRRIGATION NOTES

- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEC CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:
- THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION.
 - THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS.
 - THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
 - ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH RAINFALL
 - NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS
 - THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED.
 - UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
 - THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING:
 - A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.
 - THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	MB	9	UNGUADA SPECIOSA / MEXICAN BUCKEY	CONT.	3" CAL.	8'-10' H.	FULL AND MATCHING
	QS	2	QUERCUS TEXANA / TEXAS RED OAK	B & B	3" CAL.	14'-16' HT.	FULL AND MATCHING
	IV	2	ILEX VOMITORIA / YAUPON HOLLY	B & B	3" CAL.	8'-10' HT.	FULL AND MATCHING
SHRUBS							
	LF	55	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	MP	23	MYRTIA CERIFERA / WAX MYRTLE	CONT.	24" HT. X 24" W.	72" O.C.	FULL AND MATCHING
GROUND COVERS							
	TA	243	TRACHELOPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	12" X 18" SPR.	18" O.C.	3-5 RUNNERS MIN.
	SOD	96 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
AGGREGATE							
	DG	1,446 SF	DECOMPOSED GRANITE / DECOMPOSED GRANITE	N/A	N/A	N/A	REFERENCE DETAIL FOR DEPTH.

Kimley»Horn



KHA PROJECT 064618501
DATE MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: LC
DRAWN BY: LC
CHECKED BY: BDM

LANDSCAPE AND TREE PRESERVATION PLANS

VOLTERA AUSTIN - 2711 CESAR CHAVEZ

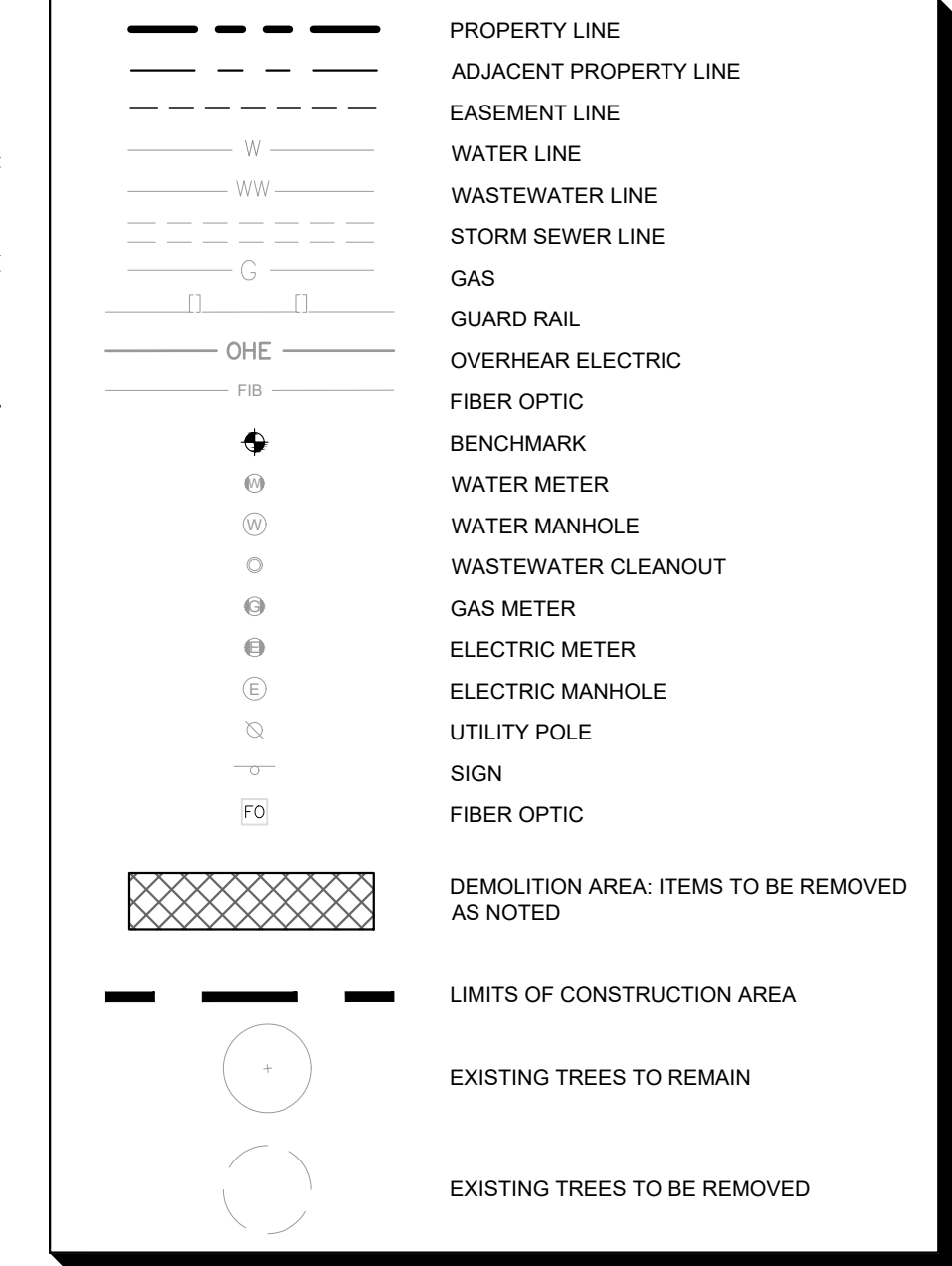
SHEET NUMBER
LP 1.00

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

REVISIONS
No. DATE BY

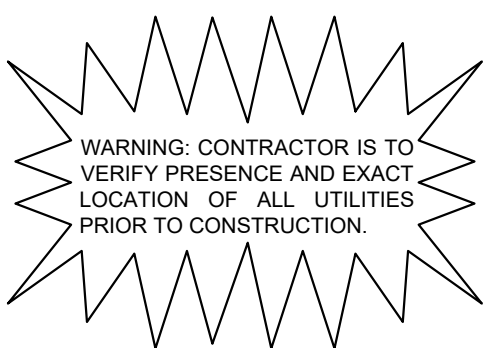
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-446-2237 FAX: 512-446-418-1791
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TBPE Firm No. 928

Plotted By: Johnson, Zach (Austin) Date: March 8, 2024 11:36:58AM File Path: K:\SAU_Civil\064618501-Vollera Austin - 2709 Cesar Chavez CAD PlanSheets-C - Existing Conditions and Demo Plan.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.




1. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. GREASE INTERCEPTORS (OR TRAPS) SHALL BE PUMPED OUT BY A LICENSED LIQUID WASTE HAULER WITH CURRENT CITY OF AUSTIN PERMITS PRIOR TO REMOVAL. THE MANIFEST OR "TRIP TICKET" DOCUMENT PROVIDED BY THE HAULER SHALL BE POSTED ONSITE OR MADE AVAILABLE DURING ABANDONMENT REMOVAL. IF THE INTERCEPTOR (OR TRAP) SHALL BE REMOVED ENTIRELY AND BACKFILLED AS REQUIRED BY THE PLUMBING INSPECTOR, EXAMPLES OF ACCEPTABLE FILL MATERIAL FOR ABANDONMENT OR REMOVAL INCLUDE SAND, SANDY LOAM, PEA GRAVEL, CRUSHED LIMESTONE BASE, OR CRUSH GLASS IN SOILS. CLAY SOILS SHOULD BE AVOIDED DUE TO THEIR HIGH SHRINK/SWELL CHARACTERISTICS.
3. TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES WITHIN THE LIMITS OF DESTRUCTION ON SITE BEFORE DEMOLITION OCCURS, WHERE FENCING CANNOT BE PLACED TO PROTECT THE EXTENT OF THE CRZ WITH NATURAL GROUND COVER, PROVIDE AN 8" LAYER OF ORGANIC HARDWOOD MULCH OUTSIDE OF THE FENCING.
4. STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURED AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
5. IF PRUNING IS NECESSARY DURING DEMOLITION, IT SHOULD TAKE PLACE PRIOR TO THE START OF THE DEMOLITION PROCESS, IT MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NO MORE THAN 25% IS PERMITTED.
6. LOCATION OF EXISTING PRIVATE UTILITIES UNKNOWN. CONTRACTOR TO REMOVE AND DISPOSE EXISTING PRIVATE UTILITIES IN ACCORDANCE WITH COA STANDARDS.

BM:
1. PK NAIL IN CONCRETE
ELEV=460.78'
LOCATED APPROXIMATELY 175' NORTHWEST OF
THE INTERSECTION OF EAST CESAR CHAVEZ AND
NORTH PLEASANT VALLEY ROAD

[illegible]

Kimley»»Horn

Anthony J Ennis



3/8/2024

3/8/2024		TBPE FIRM #928	
KHA PROJECT 064618501	DATE FEBRUARY 2024	SCALE: AS SHOWN	DESIGNED BY: JN
			DRAWN BY: OB
			CHECKED BY: AJE

EXISTING CONDITIONS AND DEMO PLAN

VOLTERA AUSTIN -
2711 CESAR CHAVEZ

SHEET NUMBER
6 OF 22

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY AUSTIN WATER UTILITY, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
5. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE
6. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
7. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
8. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
9. SITE IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS.
10. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
11. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
12. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S / DEVELOPER'S EXPENSE.
13. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES, AS APPLICABLE, AND MUST BE PAID UPON COMPLETION OF THE BUILDING PERMIT PLAN REVIEW FOR EACH BUILDING.
14. THIS PROJECT IS LOCATED IN THE LADY BIRD LAKE WATERSHED, WHICH IS CLASSIFIED AS AN URBAN WATERSHED.
15. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). CONTACT ELIZABETH SIMMONS AT ELIZABETH.SIMMONS@AUSTINTEXAS.GOV IF YOU HAVE ANY QUESTIONS. [COA TITLE 6]
16. THE SITE IS COMPOSED OF 3 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. UDA DOCUMENT NO. _____
17. ON 1/8/24 THIS PROJECT RECEIVED APPROVAL FROM THE WATERSHED PROTECTION DEPARTMENT OF A WAIVER TO SECTION 1.2.3 OF THE COA DRAINAGE CRITERIA MANUAL DUE TO SHALLOW DEPTH OF THE NEAREST EXISTING STORM DRAIN.

Austin Fire Department- Project Information Table	
Fire Design Codes	International Fire Code 2021 with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (GPM)	N/A
Occupancy Classification	N/A
Construction Classification	N/A
Building Fire Area (SF)	N/A
Automatic Fire Sprinkler System Type (if applicable)	N/A
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (GPM) (if applicable)	N/A
AFD Fire Hydrant Flow Test Date	7/18/2023
AFD Fire Hydrant Flow Test Location	2700, Cesar Chavez, St.
City of Austin Pipeline Ordinance	No
High-Rise	No
Wildland Urban Interface Code (WUI)	No
Alternative Method of Compliance (AMoC), if applicable to your project	N/A

Tel. No. (512) 646-2237
Fax No. (512) 418-1791

SHEET INDEX

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL STRATEGY MUST BE DEVELOPED AND THE RIGHT OF WAY MANAGEMENT DIVISION, THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE REVIEW FEE WILL BE IN FULL CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES.

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

VOLTERA AUSTIN -
2711 CESAR CHAVEZ

CESAR CHAVEZ
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

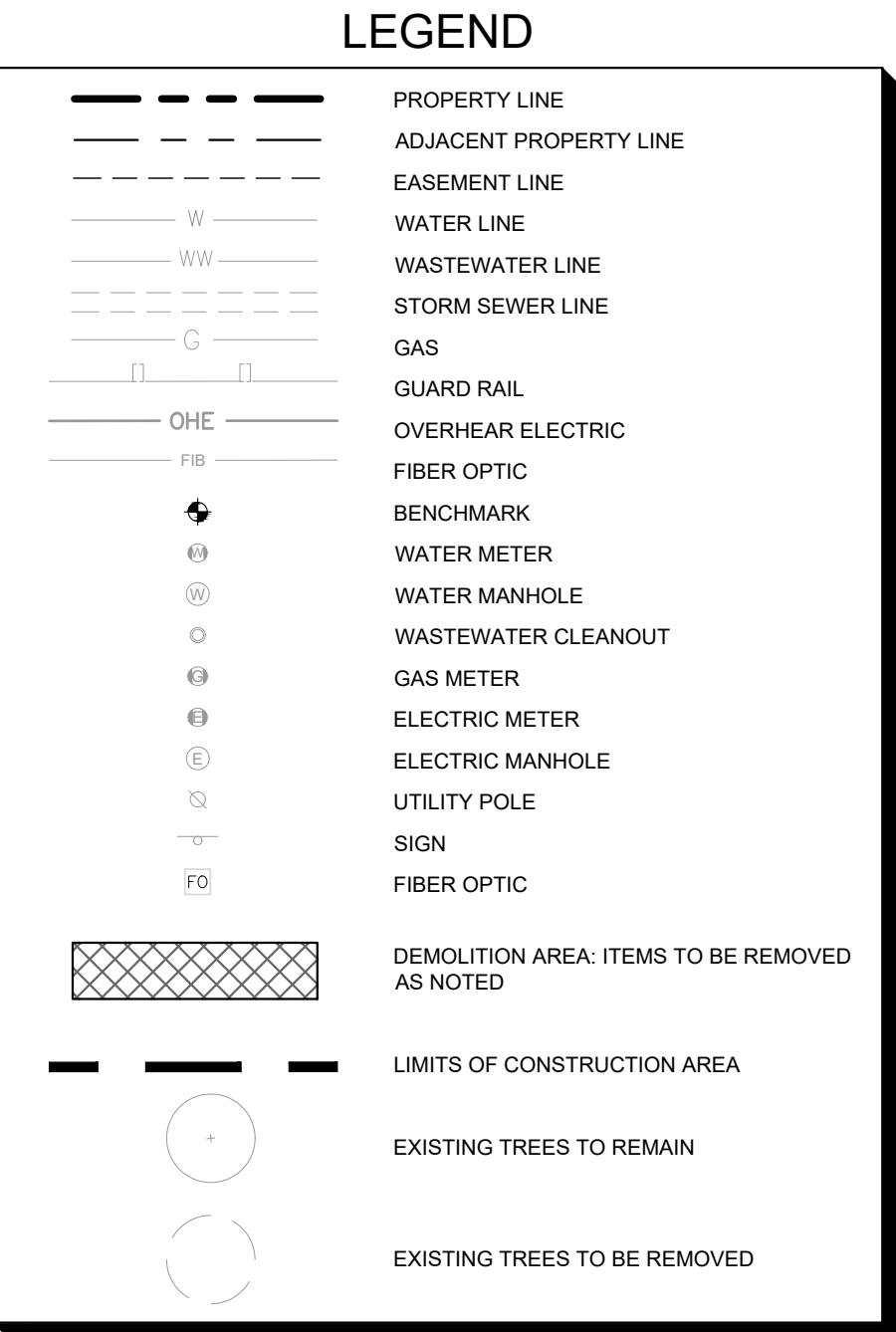
SHEET NUMBER

1 OF 24

VOLTAGE

A AUSTIN - 2711 CESAR CHAVEZ - ----

VOLTERA AUSTIN - 2711 CESAR CHAVEZ - ----



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BENCHMARKS


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TBPE Firm No. 928

Anthony J Ennis



1/10/2004

4/21/2024		TBPE FIRM #928	
KHA PROJECT 064618501	DATE FEBRUARY 2024	SCALE: AS SHOWN	DESIGNED BY: JN
			DRAWN BY: OB
			CHECKED BY: AJE

EXISTING CONDITIONS AND DEMO PLAN

VOLTERA AUSTIN -
2711 CESAR CHAVEZ

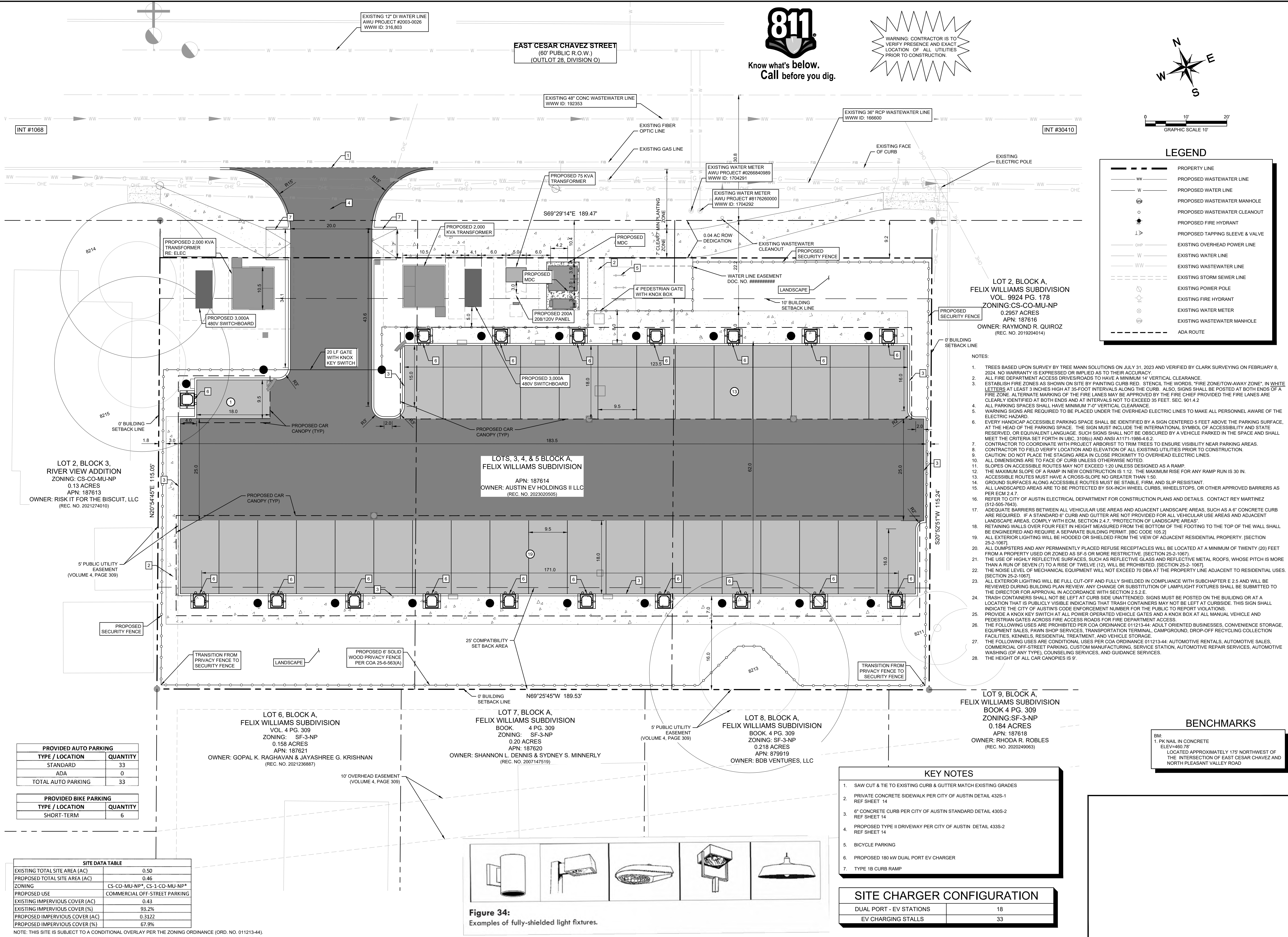
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6 OF 24

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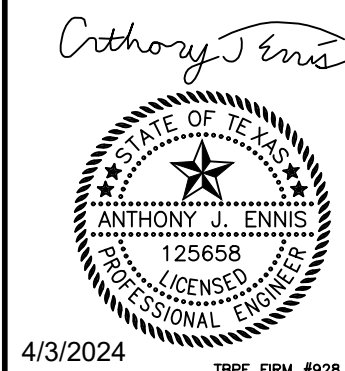
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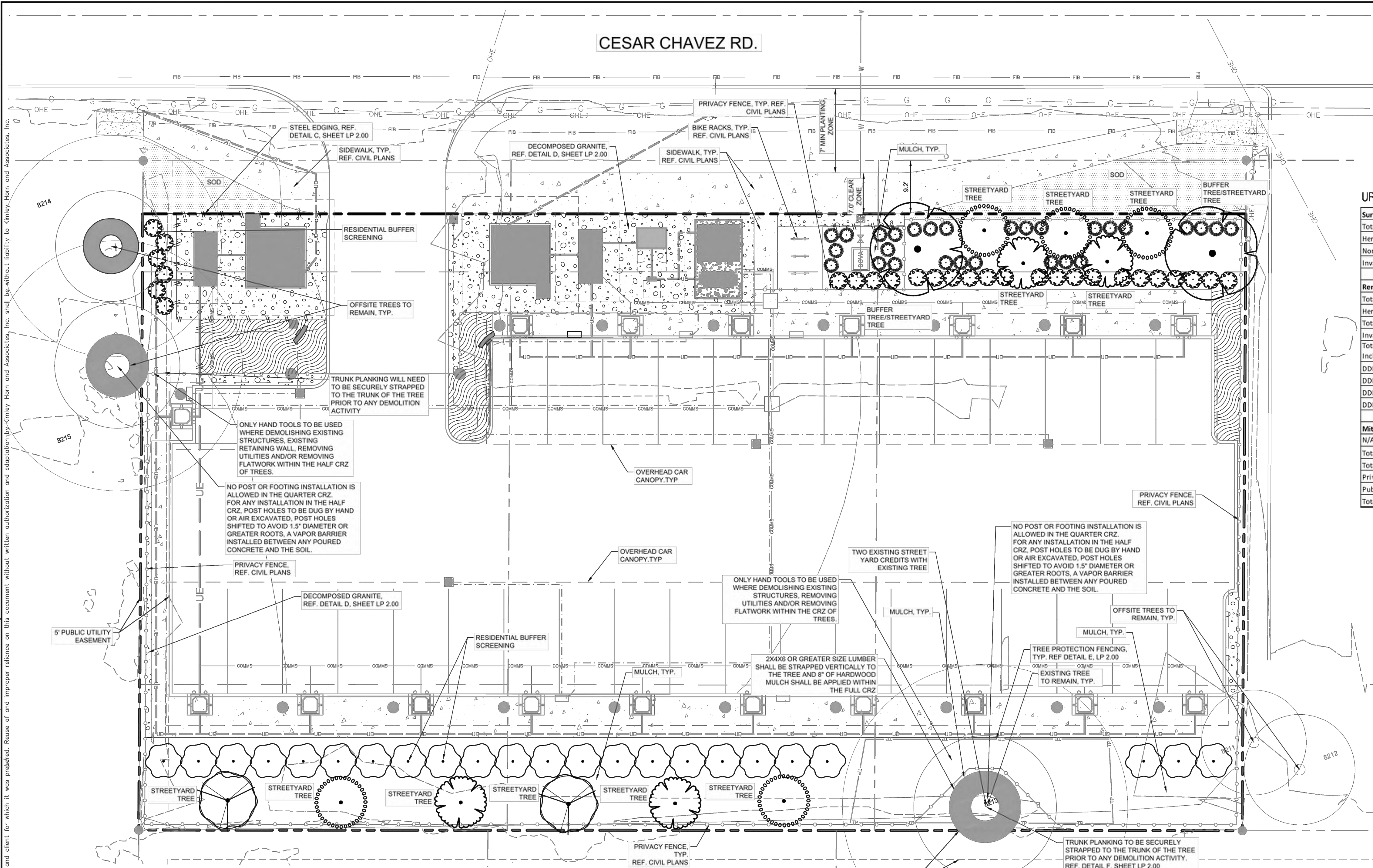


KHA PROJECT	064618501
DATE	FEBRUARY 2024
SCALE	AS SHOWN
DESIGNED BY	JN
DRAWN BY	OB
CHECKED BY	AJE

SITE PLAN

VOLTERA AUSTIN - 2711 CESAR CHAVEZ

SHEET NUMBER
8 OF 24



PLANT SCHEDULE							
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT</u>	<u>CAL</u>	<u>SIZE</u>	<u>REMARKS</u>
<u>TREES</u>							
	DW	5	CHILOPSIS LINEARIS / DESERT WILLOW	CONT.	3-1.5" CANES	8'-10' HT.	FULL AND MATCHING
	MB	4	UNGNADIA SPECIOSA / MEXICAN BUCKEYE	CONT.	3" CAL.	8'-10' HT.	FULL AND MATCHING
	QS	2	QUERCUS TEXANA / TEXAS RED OAK	B & B	3" CAL.	12'-14' HT.	FULL AND MATCHING
	IV	2	ILEX VOMITORIA / YAUPOH HOLLY	B & B	3" CAL.	8'-10' HT.	FULL AND MATCHING
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>ROOT</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
<u>SHRUBS</u>							
	LF	27	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	SM	28	LANTANA HORRIDA / TEXAS LANTANA	CONT.	18" HT.	24" O.C.	FULL AND MATCHING
	MP	23	MYRICIA CERIFERA / WAX MYRTLE	CONT.	24" HT. X 24" W.	72" O.C.	FULL AND MATCHING
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
<u>GROUND COVERS</u>							
	TA	212	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	12" X 18" SPR.	18" O.C.	3-5 RUNNERS MIN.
	SOD	655 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
<u>AGGREGATE</u>							
	DG	1,115 SF	DECOMPOSED GRANITE / DECOMPOSED GRANITE	N/A	N/A	N/A	REFERENCE DETAIL FOR DEPTH.

IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEC CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:

1. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSTALLATION.
2. THE SYSTEM MUST PROVIDE A MODISTURIE LEVEL ADJUSTMENT TO SUSTAIN GROWTH OF THE PLANT MATERIALS.
3. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIAN, BUFFER STRIPS, AND PARKING LOT ISLANDS).
4. CIRCUIT BREAKER, CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
5. SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD RANGE.
6. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER.
7. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES.
8. AN AUTOMATIC MAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH RAINFALL.
9. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS

2. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSTALLATION IS PERFORMED.

A. UNLESS RAINFALL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSTALLATION.

3. THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXERCISES TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE SYSTEM CONTROLLER, INCLUDING

A. A LIMIATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE, AND AN AS BUILT PLAN.

4. THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY ALSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSTALLATION IS PERFORMED BY THE CITY

GENERAL NOTES

NOTE BEFORE CONSTRUCTION:

- 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER CMC 3.6.1.
- 2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION, REFER TO CMC 3.6.1.A.
- 3. FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK FENCE WITH A MINIMUM HEIGHT OF 5' AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN CMC 3.6.1.B.4.
- 4. UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER CMC 3.6.1.C.
- 5. WHEN FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TREE WRAPPING SHALL BE INSTALLED PER CMC 3.6.1.D.
- 6. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN CMC 3.5.3.D.

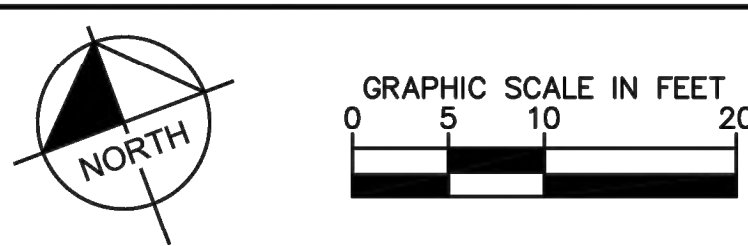
NOTE DURING CONSTRUCTION:

1. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2 A.
2. FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
3. PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI A300 STANDARD FOR TREE CARE.

NOTE AFTER CONSTRUCTION:

1. TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
2. LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
3. DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.

NOTE:
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF AUSTIN IRRIGATION STANDARDS.



PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE OF DAMAGED, KILLED, OR REMOVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH FINISH PRIOR TO PLANTING.
6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET ALL INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PROTECTED FROM PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMITED TO A MAXIMUM OF SEVEN FEET (7'). TREES OVERHANGING PUBLIC STREETS AND FREELINES SHALL BE LIMITED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROADS AND ACCESSIBLE AREAS SHALL BE PLANTED TO 76" (80" MIN) APART.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOES, STRAPS, POSTS (METAL OR WOOD) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

URBAN FOREST ACCOUNTING	
Surveyed	
Total Appendix F Tree Inches Surveyed	65
Heritage Tree Inches Surveyed	0
Non-Appendix F Tree Inches Surveyed	0
Invasive Tree Inches Surveyed	18.5
Removed	
Total Appendix F Inches Removed	0
Heritage Tree Inches Removed	0
Total Non-Appendix F Inches Removed	0
Invasive Inches Removed	0
Total Dead, Diseases, or Imminent Hazard (DDI) Inches Removed	0
DDI Appendix F Inches Removed	0
DDI Heritage Tree Inches Removed	0
DDI Non-Appendix F Inches Removed	0
DDI Invasive Inches Removed	0
Mitigation	
N/A	0
Total Replacement Inches Planted on Site	0
Total Replacement ROW Inches Planted	0
Private Inches owed to Urban Forest Replenishment Fund	0
Public Inches owed to Urban Forest Replenishment Fund	0
Total Non-Mitigation Inches Planted on Site	0

City of Austin – Volterra 2711 E Cesar Chavez		
Site Area – 20,085.75 SF		
Zoning – Commercial		
Article 2.4.0 Landscape Requirements		
	REQUIRED	PROVIDED
At least 20% of street yard must be landscaped Total Site Area: 20,077.80 SF Total Street Yard: 20,077.80 SF (No Building On Site) Street Yard x 20% = 20,085.75 x 2 = 4,017.15 SF	(20%) 4,017.15 SF	(20%) 4,017.15 SF
<u>Street Yard Trees</u>		
Between 10,000 and 100,000 SF 10 trees for first 10,000 sq ft. plus 1 tree/2,500 sq ft. over 10,000 sq. ft. (10,000 SF = 10 Trees) + (10,085.75/2,500 SF = 4.03 Trees = 5 Trees) = 15 Total 15 Trees – 2 Tree Credits (See below) = 13 Trees	15 Trees	13 Trees (See existing tree credit below)
<u>Existing Tree Credit</u>		
6" diameter or greater within street yard Qty. 1 (24.5 inch Hackberry) = 2 Tree Credits	2 Existing Tree Credits	2 Existing Tree Credit
<u>Islands, Medians or Peninsulas</u>		
Street yard area - 90 SF per 12 parking spaces. Trees must be within 50 feet of parking space. (33 Parking spaces / SF = 2.75; 2.75 X 90 = 247.5 SF)	247.5 SF	247.5 SF
<u>Buffering (Pick 2)</u>		
Total Buffering Length: 168 FT Small/Large Tree - 3' Cal., 2 Trees, 3pts., 2 Trees * 3 pts. = 6 pts. Large Shrubs - 5 gal., 55 Shrubs, 3 pts. 55 Shrubs * 3 pts. = 165 pts.	6 Pts. 165 Pts.	168 points 171 points
<u>Innovative Water Management</u>		
Required Landscaped Area = 1,989.55 Sq. ft. 50% of Required Landscaped Area = 994.77 Sq. ft.	994.77 SF	994.77 SF
Landscaping receiving storm water runoff Undisturbed natural area Undisturbed existing trees		

TREE MITIGATION						
Tag No.	Size	Species	Class	Action	Mitigation Rate	Mitigation Inches Required
8211	9	CHINABERRY	OFFSITE	REMAN	N/A	N/A
8212	9.5	CHINABERRY	OFFSITE	REMAN	N/A	N/A
8213	24.5	HACKBERRY	PROTECTED	REMAN	N/A	N/A
8214	19	PECAN	PROTECTED	REMAN	N/A	N/A
8215	21.5	PECAN	PROTECTED	REMAN	N/A	N/A

NOTE:
IF ESTABLISHING VEGETATION DURING ANY STAGE OF A DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUSTINTEXAS.GOV OR CALL (512) 974-2199.

THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.

FINISHED ELEVATION FOR PARKING LOT ISLANDS, MEDIANS, PENINSULAS AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) INCHES BELOW THE FINISHED PARKING LOT ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL (LDC 25-2-1007 (F)).

ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(AJ).

BENCHMARKS

[illegible]

Kimley»Horn



04/02/2024

KHA PROJECT 064618501
DATE APRIL 2024
SCALE: AS SHOWN
DESIGNED BY: LC
DRAWN BY: LC
CHECKED BY: BDM

LANDSCAPE AND TREE PRESERVATION PLANS

VOLTERA AUSTIN -
2711 CESAR CHAVEZ

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

-----Original Message-----

From: Jayashree Krishnan
Sent: Wednesday, April 3, 2024 2:52 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Case number: SP-2024-0311C

Hi Heather

Thank you for taking the time to speak with me in the morning. I truly appreciate your patience in answering my questions.

As I indicated over the phone, I meet the requirements and want to request to be an interested party. I own the property on 2704 Willow St, Austin TX 78702 - which is directly behind the proposed area for development.

While I am ok with the concept of the EV charging, there are a few things that are important to consider:

1. Ensure that there are no surges or disruptions to the electric supply to residential properties.
2. Ensure that the entire complex is gated and a code required to enter the EV lot.
3. Ensure a mandatory distance of at least 21 feet between the property fence and charging stations.
4. Ensure that the EV lot has security in place and strictly enforces any illegal intrusions into their property by squatters .
5. Ensure that the development includes planting of trees bordering the residential properties for privacy.

If you have any questions, please feel free to contact me.

Best Regards
Gopal Raghavan
214-418-9564

From: Michael Phalan
Sent: Wednesday, March 27, 2024 9:54 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Interested party SP-2023-0310C

External Email - Exercise Caution

Hello Heather,
Thank you for speaking with me this morning. I would like to be listed as an interested party on behalf of myself and several of my immediate neighbors. I am interested in what happens at both properties being developed by the Voltera company on E. Cesar Chavez St Case Number SP-2023-0310C

Thank You,

Michael Phalan

2709 Willow St, Austin, TX 78702
(512) 630-3307

From: Sandra Boone
Sent: Wednesday, March 20, 2024 8:31 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: Hearing SP-2023-0311C and SP-2023-0310C

External Email - Exercise Caution

Yes Heather, please keep me on the interested party list as president of Holly Neighborhood Association. And please make sure the association is included on the mailings. The address is 2301 Willow St., 78702. We are a registered organization with the city, and our registration is up to date with current contacts, but we were left off the first mailing of the notice for this project. I only found out about it through a representative of Voltaire, and it was very difficult to get information to our members.

We did send out a notice to our 175 member emails., and included a link to your email for those who wanted to comment. Will you be contacting any others who sent in a comment or question to let them know of the postponement?

Thanks,
Sandi

On Wed, Mar 20, 2024 at 3:52 PM Chaffin, Heather <Heather.Chaffin@austintexas.gov> wrote:
Hi Sandra,

I have to remove these cases from the March 26th Planning Commission agenda and reschedule them for the next agenda, which is April 9th. The wrong maps were sent with the public hearing notices. We are going to correct the maps and send out a new notice for the April 9th hearing.

If you would like, I can add you as an Interested Party on these site plan cases. That will help keep you in the loop.

Heather

From: Sandra Boone
Sent: Tuesday, March 19, 2024 8:25 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Hearing SP-2023-0311C and SP-2023-0310C

External Email - Exercise Caution

Ms. Chaffin,

I plan to attend and would like to speak at the March 26th Planning Commission Hearing on the 2 permits by applicant Voltaire listed above. The properties are at 2711 and 2730 Cesar Chavez.

Sandi Boone
President, Holly Neighborhood Association

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:

<https://www.municode.com/library/tx/austin>

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the Case Manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by delivering a written statement to the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; 3) be delivered before the earliest date on which action on the application may occur; and 4) if the communication is by telephone, be confirmed in writing not later than seven days after the earliest date on which action on the application may occur.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SP-2023-0311C

**Contact: Heather Chaffin, 512-974-2140 or
Erik Holden, 512-978-4628**

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

ROBERT N. HERNANDEZ 512-472-9177
Name (please print) Telephone number

2713 WILLOW ST. AUSTIN, TX 78702
Address(es) affected by this application (Street, City, ZIP Code)

2713 WILLOW ST. AUSTIN, TX 78702
Mailing address (Street, City, ZIP Code)

Robert N. Hernandez 3/25/2024
Signature Date

Comments: ① WILL ONLY BRING MORE TRAFFIC
TO THE AREA. ② DOES NOT PROVIDE ANY
CONVENIENCE OR SERVICE TO THE
COMMUNITY. ③ SERVICING COMMERCIAL
VEHICLES. ONLY ④ MONEY MAKING
VENTURE FOR VOLTERA AT EXPENSE
OF THE COMMUNITY

Mail comment forms to:

City of Austin

Development Services Department

Attn: Heather Chaffin

P. O. Box 1088

Austin, TX 78767-1088