

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SP-2023-0310C **PC DATE:** April 9 2024

PROJECT NAME: Voltera – 2730 Cesar Chavez

ADDRESS: 2730 East Cesar Chavez Street

COUNCIL DISTRICT: 3

NEIGHBORHOOD PLAN: Holly

APPLICANT: Austin EV Holdings III, LLC

AGENT: Kimley Horn (Anthony Ennis) (512) 518-6260
5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78735

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

AREA: 0.57 Acres (24,829 SF)

WATERSHED: Lady Bird Lake (Urban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting a conditional use permit for a Commercial Off-Street Parking land use.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The proposed land use site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION:

EXISTING ZONING: CS-MU-CO-NP

MAX. BLDG. COVERAGE: 95%

PROPOSED BLDG. COVER: 1.5%

MAX. IMPERVIOUS COVER: 95%

PROPOSED IMPERVIOUS COVER: 72%

REQUIRED PARKING: N/A

PROVIDED PARKING: 45 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 is currently used for food trucks. The property also contains a vacant commercial structure. 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. The proposed site plan includes a 456 square foot maintenance building and 45 parking spaces with electric charging stations.

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

Transportation: The property is bounded by an alley to the north, Pleasant Valley Road to the east, and Cesar Chavez Street to the south. Vehicular and pedestrian access will be via East Cesar Chavez Street only.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: MF-2-NP, CS-1-MU-CO-NP, SF-3-NP: Multifamily residential, Restaurant, Undeveloped, Single family residential

East: CS-MU-CO-NP: Vacant/Undeveloped

South: CS-MU-CO-NP: Professional office/retail, Vacant commercial buildings

West: CS-MU-CO-NP: Restaurant (vacant)

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Austin Lost and Found Pets
Austin Neighborhoods Council	Barrio Unido Neighborhood Association
Buena Vista Neighborhood Association	Capital Metro
Del Valle Community Coalition	East Austin Conservancy
East Cesar Chavez IBIZ District	El Concilio Mexican-American Neighborhoods
Friends of Austin Neighborhoods	Greater East Austin Neighborhood Association
Homeless Neighborhood Association	Neighborhood Empowerment Foundation
Neighbors United for Progress	Preservation Austin
SELTexas	Sierra Club, Austin Regional Group
Holly Neighborhood Association	Tejano Town
Guadalupe Neighborhood Development Corporation	

CONDITIONAL USE PERMIT

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:

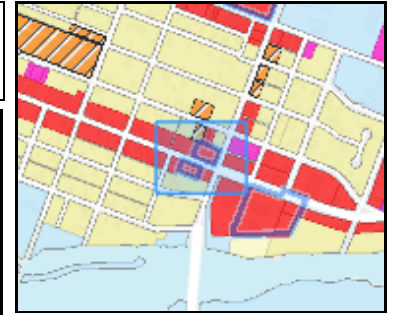
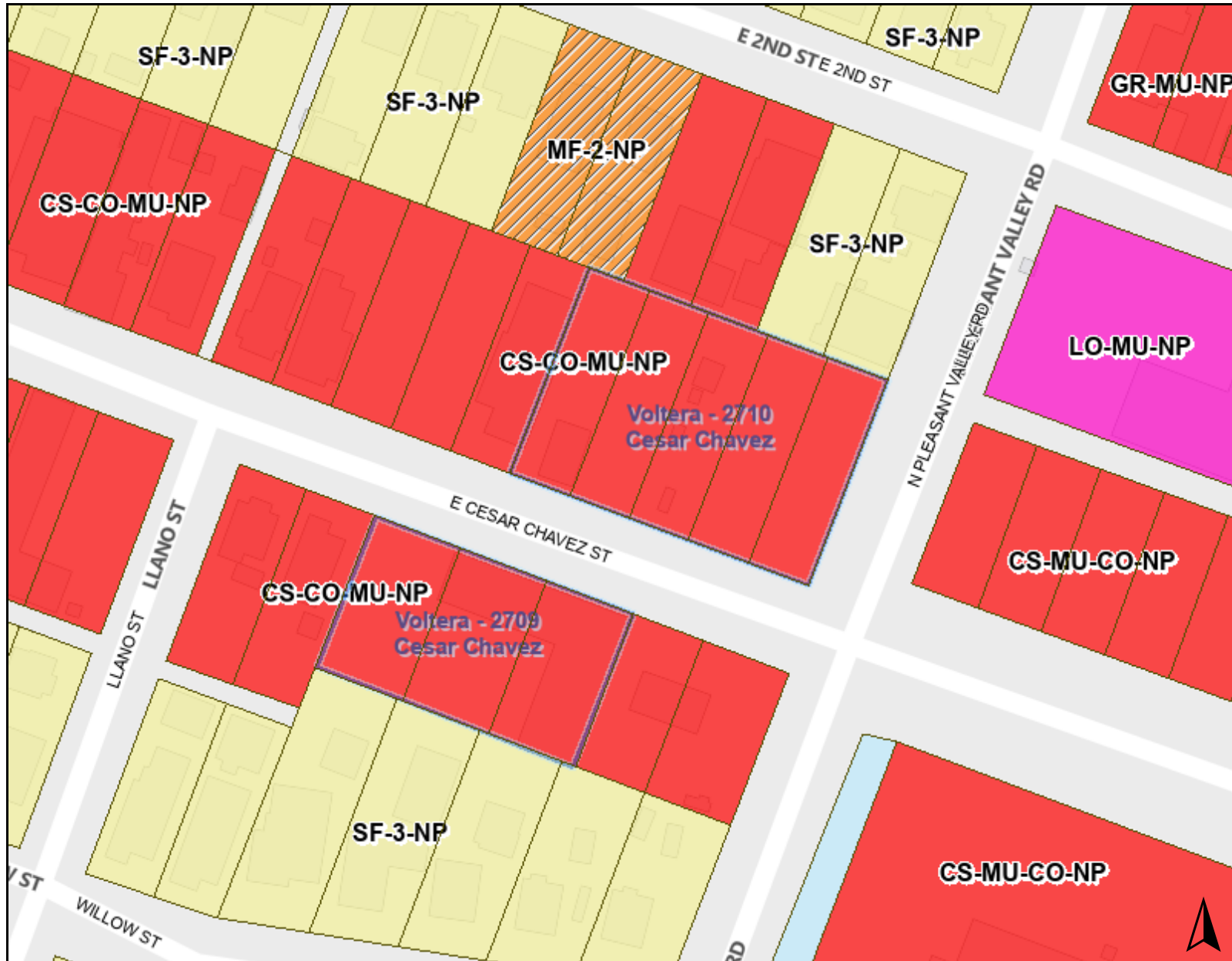
- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other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

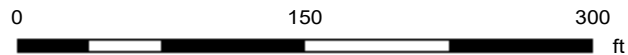
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SF

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: 2730 E Cesar Chavez St. (SP-2023-0310C)
Conditional Use Permit Request

Dear Reviewers,

On behalf of our client, Austin EV Holdings III LLC, we are requesting the development proposed with the 2730 E Cesar Chavez St. (SP-2023-0310C) 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

CIVIL SITE DEVELOPMENT PLANS
FOR
VOLTERA - 2730
CESAR CHAVEZ
2730 E CESAR CHAVEZ ST.,
AUSTIN, TX 78702

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.

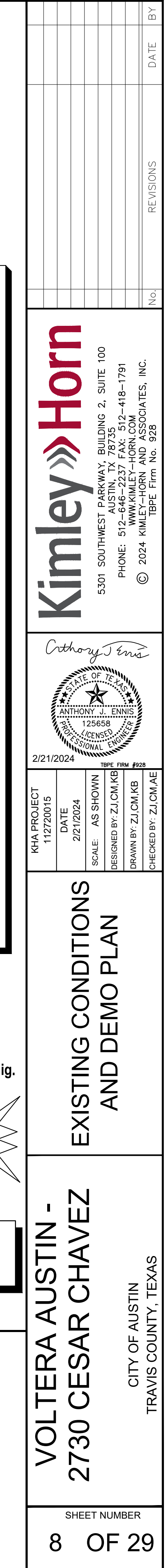
AUGUST 2, 2023

DATE _____

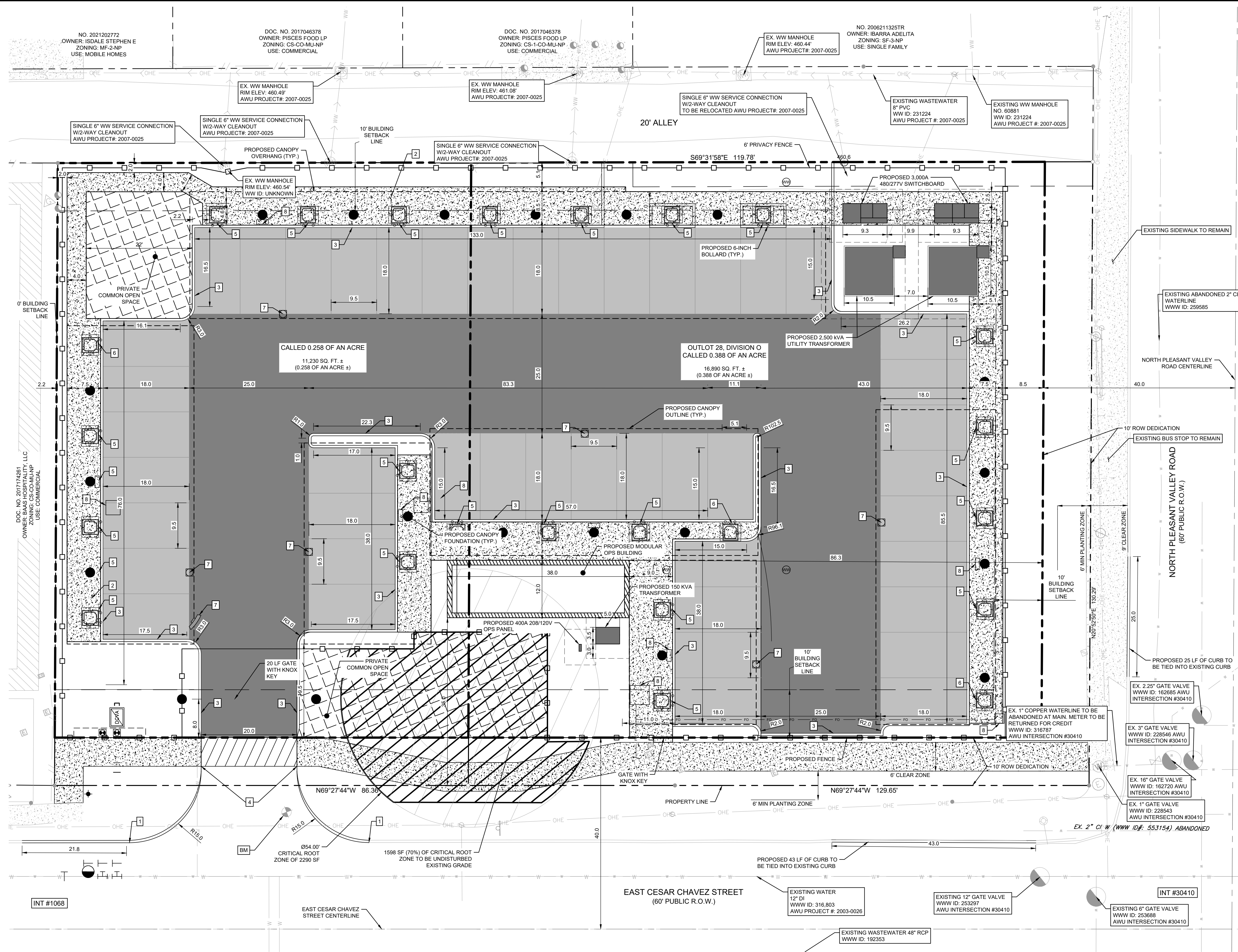
Know what's **below**.
Call before you dig.

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.

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



Plotted By: Johnson, Zach (Austin) Date: February 21, 2024, 12:16:26pm File Path: \\pdk\SAU_Civil\112720015-Voltera Austin - 2710 Cesar Chavez\Coa\PlanSheets\C - Overall Site 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. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

---	PROPERTY LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
---	PROPOSED WASTEWATER MANHOLE
---	PROPOSED WASTEWATER CLEANOUT
---	PROPOSED FIRE HYDRANT
---	PROPOSED TAPPING SLEEVE & VALVE
---	PROPOSED INLET PROTECTION
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING POWER POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING WASTEWATER MANHOLE
---	ADA ROUTE

- NOTES:
- TREES BASED UPON SURVEY BY TREE MANN SOLUTIONS ON MARCH 31, 2023. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY.
 - ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. SEC. 901.4.2
 - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
 - WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
 - EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A117.1-1996-4.6.2. CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI TO BE 3' UNLESS OTHERWISE NOTED.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECOM 2.4.7.
 - COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
 - REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS. CONTACT REY MARTINEZ (512-505-7643).
 - ADJACENT BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECOM, SECTION 2.4.7. "PROTECTION OF LANDSCAPE AREAS".
 - RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. (IBC CODE 105.2)
 - SEE ARCHITECTURAL PLANS FOR CARPORT DESIGN.
 - THE NUMBER OF DRIVEWAYS ON OLD SAN ANTONIO ROAD IS LIMITED TO ONE.
 - EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
 - ALL FDC'S TO BE TWO 2 1/2" SIAMENSE CONNECTIONS.
 - EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF THE ADJACENT RESIDENTIAL PROPERTY.
 - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY FEET FROM PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. THE USES OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN TO A RISE OF TWELVE WILL BE PROHIBITED.
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
 - ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 2.2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMPLIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2E.
 - THE SITE IS COMPOSED OF 2 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.
 - A UNIFIED DEVELOPMENT AGREEMENT HAS BEEN RECORDED FOR THIS SITE DOCUMENT.
 - NO TRASH CONTAINERS SHALL NOT BE LEFT AT CURB SIDE UNATTENDED. SIGNS MUST BE POSTED ON THE BUILDING OR AT A LOCATION THAT IS PUBLICLY VISIBLE INDICATING THAT TRASH CONTAINERS MAY NOT BE LEFT AT CURBSIDE. THE SIGN SHALL INDICATE THE CITY OF AUSTIN'S CODE ENFORCEMENT PHONE NUMBER FOR THE PUBLIC TO REPORT VIOLATIONS.
 - THE FOLLOWING USES ARE PROHIBITED PER COA ORDINANCE 011213-44: ADULT ORIENTED BUSINESSES, CONVENIENCE STORAGE, EQUIPMENT SALES, PAWN SHOP SERVICES, TRANSPORTATION TERMINAL, CAMPGROUND, DROP-OFF/RECYCLING COLLECTION FACILITIES, KENNELS, RESIDENTIAL TREATMENT, AND VEHICLE STORAGE.
 - THE FOLLOWING USES ARE CONDITIONAL USES PER COA ORDINANCE 011213-44: AUTOMOTIVE RENTALS, AUTOMOTIVE SALES, COMMERCIAL OFF-STREET PARKING, CUSTOM MANUFACTURING, SERVICE STATION, AUTOMOTIVE REPAIR SERVICES, AUTOMOTIVE WASHING (OF ANY TYPE), COUNSELING SERVICES, AND GUIDANCE SERVICES.

SITE DATA TABLE	
LOC (AC)	0.72
EXISTING TOTAL SITE AREA (AC)	0.65
EXISTING TOTAL SITE AREA (SF)	28314
PROPOSED TOTAL SITE AREA (AC)	0.57
PROPOSED TOTAL SITE AREA (SF)	24829
ZONING	CS-CO-MU-NP*
MINIMUM SITE AREA REQUIRED (SF)	5750
PROPOSED USE	COMMERCIAL OFF-STREET PARKING
EXISTING IMPERVIOUS COVER (AC)	0.41
EXISTING IMPERVIOUS COVER (%)	63.1%
PROPOSED IMPERVIOUS COVER (AC)	0.43
PROPOSED IMPERVIOUS COVER (%)	75.4%
OPEN SPACE REQUIRED (%)	0.029 AC
OPEN SPACE PROVIDED	0.033 AC

BUILDING INFORMATION TABLE	
BUILDING DESCRIPTION	MODULAR OPS BUILDING
BUILDING PROPOSED USE	MAINTENANCE
GROSS FLOOR AREA (SF)	456
TOTAL GROSS FLOOR AREA (SF)	456
BUILDING COVERAGE	1.54%
BUILDING COVERAGE (SF)	456
FLOOR-TO-AREA RATIO	1.54%
BUILDING HEIGHT (STORIES)	1
BUILDING HEIGHT (FT)	1
FOUNDATION TYPE	CONCRETE SLAB
FINISHED FLOOR ELEVATION	461.75
AVERAGE ELEVATION ADJACENT TO BLDG	461.75
MAXIMUM ELEVATION PERMITTED	521.75

PROVIDED PARKING	
TYPE / LOCATION	QUANTITY
STANDARD (SURFACE)	45
TOTAL STANDARD	0
STANDARD ADA (SURFACE)	0
TOTAL PARKING	45

SITE CHARGER CONFIGURATION	
DUAL PORT - EV STATIONS	21
SINGLE PORT - EV STATIONS	3
EV CHARGING STALLS	45

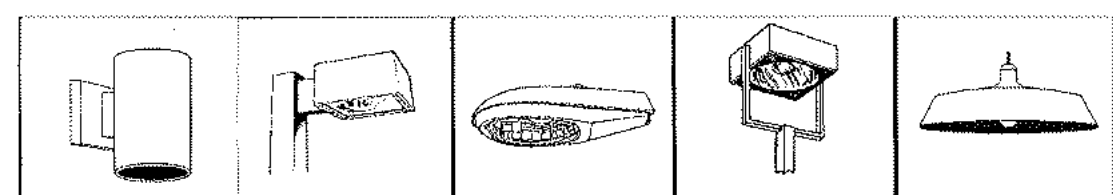


Figure 34: Examples of fully-shielded light fixtures.



KEY NOTES	
1. SAW CUT & TIE TO EXISTING CURB & GUTTER MATCH EXISTING GRADES	REF SHEET 20
2. PRIVATE CONCRETE SIDEWALK PER CITY OF AUSTIN DETAIL 4325-1	REF SHEET 20
3. 6" CONCRETE CURB PER CITY OF AUSTIN STANDARD DETAIL 4305-2	REF SHEET 20
4. PROPOSED COMMERCIAL DRIVEWAY PER CITY OF AUSTIN DETAIL 4335-2	REF SHEET 20
5. PROPOSED 180 KW DUAL PORT EV CHARGER	
6. PROPOSED 180 KW SINGLE PORT EV CHARGER	
7. SECURITY EQUIPMENT	
8. ELECTRICAL PULLBOX	

BENCHMARKS

BM: 1. PK NAIL IN CONC. ELEV = 460.78'

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

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-418-1791
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
TPE Firm No. 928

Anthony J. Ennis
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
No. 125658
EXPIRATION DATE 12/31/2024

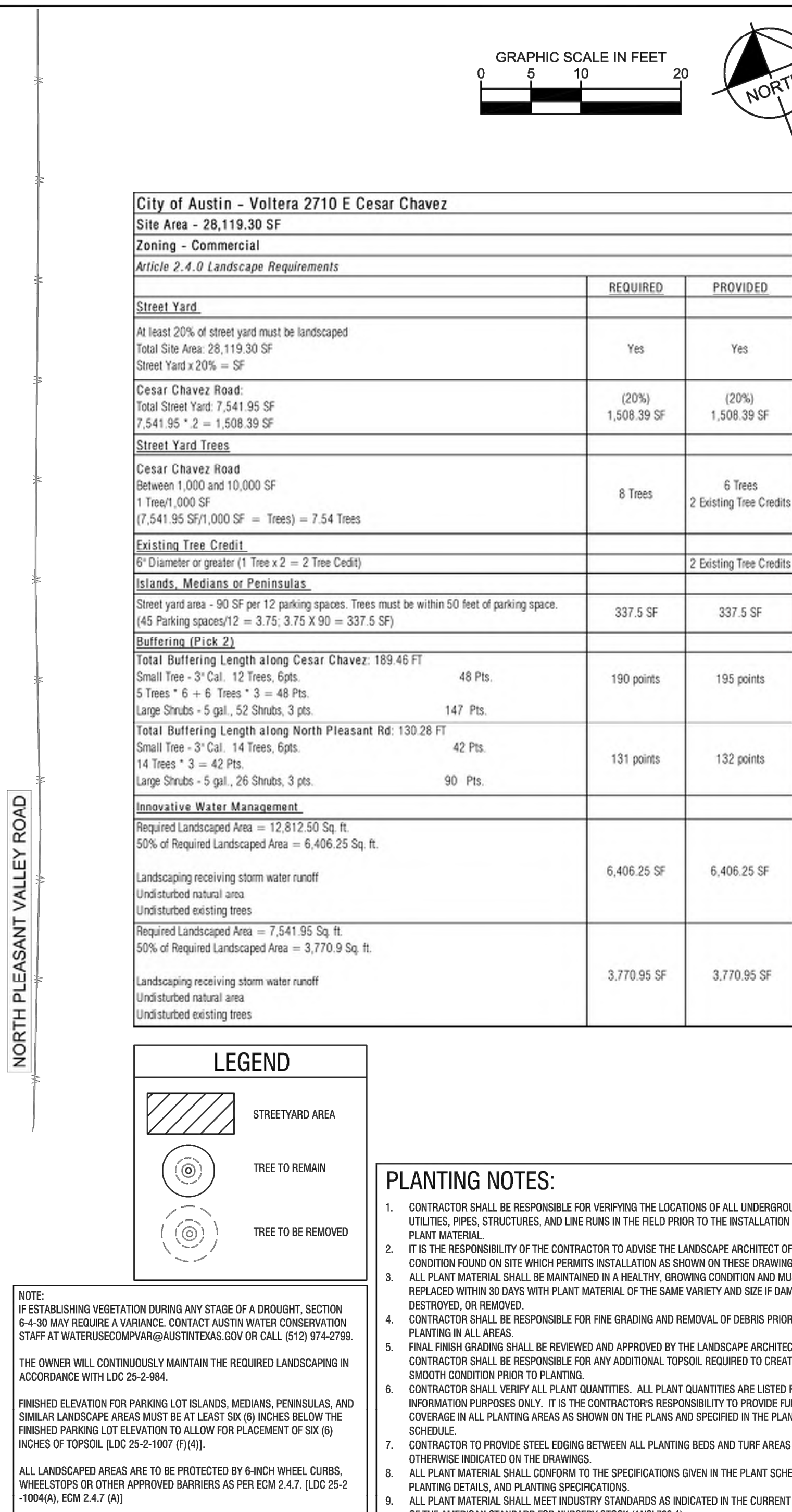
2/21/2024
KHA PROJECT 112720015
DATE 2/21/2024
SCALE: AS SHOWN
DESIGNED BY: ZJ CM/KE
DRAWN BY: ZJ CM/KB
CHECKED BY: ZJ CM/AE

SITE PLAN

VOLTERA AUSTIN - 2730 CESAR CHAVEZ




CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
10 OF 29



City of Austin – Volterra 2710 E Cesar Chavez		
Site Area – 28,119.30 SF		
Zoning – Commercial		
Article 2.4.0 Landscape Requirements		
	REQUIRED	PROVIDED
<u>Street Yard.</u>		
At least 20% of street yard must be landscaped		
Total Site Area: 28,119.30 SF	Yes	Yes
Street Yard x 20% = SF		
<u>Cesar Chavez Road:</u>		
Total Street Yard: 7,541.95 SF	(20%)	(20%)
7,541.95 * 2 = 1,508.39 SF	1,508.39 SF	1,508.39 SF
<u>Street Yard Trees</u>		
Cesar Chavez Road		
Between 1,000 and 10,000 SF		
1 Tree/1,000 SF	8 Trees	6 Trees
(7,541.95 SF/1,000 SF = Trees) = 7.54 Trees		2 Existing Tree Credits
<u>Existing Tree Credit</u>		
6" Diameter or greater (1 Tree x 2 = 2 Tree Credit)		2 Existing Tree Credits
<u>Islands, Medians or Peninsulas</u>		
Street yard area - 90 SF per 12 parking spaces. Trees must be within 50 feet of parking space. (45 Parking spaces/12 = 3.75; 3.75 X 90 = 337.5 SF)	337.5 SF	337.5 SF
<u>Buffering (Pick 2)</u>		
Total Buffering Length along Cesar Chavez: 189.46 FT		
Small Tree - 3" Cal. 12 Trees, 6pts.	48 Pts.	190 points
5 Trees * 6 + 6 Trees * 3 = 48 Pts.		
Large Shrubs - 5 gal., 52 Shrubs, 3 pts.	147 Pts.	
Total Buffering Length along North Pleasant Rd: 130.28 FT		
Small Tree - 3" Cal. 14 Trees, 6pts.	42 Pts.	132 points
14 Trees * 3 = 42 Pts.	131 points	
Large Shrubs - 5 gal., 26 Shrubs, 3 pts.	90 Pts.	
<u>Innovative Water Management</u>		
Required Landscaped Area = 12,812.50 Sq. ft.		
50% of Required Landscaped Area = 6,406.25 Sq. ft.		
Landscaping receiving storm water runoff	6,406.25 SF	6,406.25 SF
Undisturbed natural area		
Undisturbed existing trees		
Required Landscaped Area = 7,541.95 Sq. ft.		
50% of Required Landscaped Area = 3,770.9 Sq. ft.		
Landscaping receiving storm water runoff	3,770.95 SF	3,770.95 SF
Undisturbed natural area		
Undisturbed existing trees		

LEGEND

	STREETYARD AREA
	TREE TO REMAIN
	TREE TO BE REMOVED

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 REPLANTED 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 DAMAGED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO INSTALLATION OF ALL PLANTS.
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 CONDITION PRIOR TO PLANTING.
6. ALL PLANT MATERIALS SHALL MEET ALL PLANT QUALITIES. ALL PLANT QUALITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S 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, PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET ALL QUALITY 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 BE REVEAL SOIL, SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PROVIDED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, BRUSH, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SALT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE SPECIFIED. EXCESS MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). THE OVERHANGING PUBLIC LIMITS SHALL BE UNIMBED TO ALLOW FOR ACCESS TO THE FULL CROWNED TREE.
17. TREES PLANTED NEAR TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE SUBMITTED TO 76" (80" MIN) AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRESWIRES, HOES, STRAPS, POSTS (METAL, OR WOOD) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



Know what's below.
Call before you dig.

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

[illegible]

Kimley»»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-418-1791
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928



KHA PROJECT 112720015
DATE 02/20/2024
SCALE: AS SHOWN
DESIGNED BY: LC
DRAWN BY: LC
CHECKED BY: BDM

LANDSCAPE AND TREE
PRESERVATION PLAN

**VOLTERA AUSTIN -
2730 CESAR CHAVEZ**

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

25 OF 29

SP-2023-03100

Plotted By: Chavez, Lindsey Date: February 20, 2024 02:28:02pm File Path(s): \\SAU-Civ\\N1272005-Volterra Austin - 2770 Cesar Chavez Cod PlantSheets Landscape\\LP_100.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Results of improper reliance on this document without written authorization and adaptation by Kimmey-Horn and Associates, Inc. shall be without liability to Kimmey-Horn and Associates, Inc.

-----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