



City of Austin Development Services Department
6310 Wilhelmina Delco Drive / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-2023-0311C

DATE APPEAL FILED April 23, 2024

PROJECT NAME Voltera – 2711 Cesar Chavez

YOUR NAME Jewels Cain

PROJECT ADDRESS 2711 E. Cesar Chavez

SIGNATURE _____ Jewels Cain _____

Austin, TX 78702

YOUR ADDRESS 100 Congress Ave., Suite 1300

APPLICANT'S NAME Kimley-Horn (Anthony

Austin, TX 78701

Ennis)

YOUR PHONE NO. (512) 435-2318 WORK

CITY CONTACT Heather Chaffin

(____) _____ HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☒ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date) _____.
- ☐ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☒ Land Use Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☐ Other:

Date of Decision: _____

Date of Decision: _____

Date of Decision: April 9, 2024 _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

See attached appeal letter regarding the Land Use Commission Disapproval of Conditional Use Permit and Compatibility Waiver From Section 25-5-142(1) and 25-2-1063(B)

(Attach additional page if necessary.)

Applicable Code Section: **Section 25-5-142(1) and 25-2-1063(B). This appeal is filed in accordance with Section 25-5-149 of the Land Development Code (the "LDC") and meets the deadline criteria set forth by Section 25-1-182 of the LDC.**

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Jewels Cain
(512) 435-2318
jcain@abaustin.com

April 23, 2024

VIA ELECTRONIC MAIL

Jose G. Roig
City of Austin
6310 Wilhelmina Delco Drive
Austin, Texas 78767

Re: Voltera – 2711 and 2730 Cesar Chavez Site Plan Appeal for SP-2023-0311C and
SP-2023-0310C

Dear Mr. Roig:

Jurisdictional Recitals

I am writing to you on behalf of Voltera Power, LLC, the owner of the property located at 2711 and 2730 East Cesar Chavez (the “Property”) as Armbrust & Brown, PLLC represents Voltera. The Property is contained within Site Plan application numbers SP-2023-0311C and SP-2023-0310C. On April 9, 2024, the Planning Commission considered and denied the Conditional Use Permit Request for both site plans and the Compatibility Waiver Request for SP-2023-0311C (the “Request”). Per Zoning Ordinance 011213-44 Commercial Off Street Parking is a Conditional Use and Section 25-5-142(1) requires Land Use Commission approval of a conditional use site plan. The Land Use Commission may waive a requirement of Article 10 (Compatibility Standards) if they determine that a waiver is appropriate and will not harm the surrounding area. The waiver submitted was to Section 25-2-1063(B) which prohibits the construction of a structure 25 feet or less from property zoned or used in an urban family residence (SF-5) or more restrictive zoning district.

Pursuant to Section 25-5-149 this Notice of Appeal is filed appealing the decision of the Planning Commission’s denial of the Request. Voltera files this appeal as the applicant and record owner of the Property.

Background

The Property consists of two sites across the street from each other and each site is approximately half an acre. Both sites have been vacant or otherwise underutilized for several years with surface

parking and disused buildings in poor condition which have been subject to vandalism, loitering and crime. Please see **Exhibit A** for photos of current site conditions.

The proposed development aims to increase infrastructure in the area related to the City's Climate Equity Plan and to promote and ease the conversion to electric vehicles. There is a key need, importance and value in having this infrastructure be close to the City center and relevant routes for the people and organizations who need it so they are not having to travel in an unnecessarily inefficient manner consistently outside of the area they are serving to recharge.

The proposed project contemplates:

- 2711 E. Cesar Chavez (SP-2023-0311C) site
 - 33 electric vehicle charging stalls with 18 chargers.
 - Parking stalls will be covered with canopies to protect the vehicles.
 - Removal of the existing structure and surface parking which currently fully encroach within the 25 foot compatibility setback zone as shown in **Exhibit B**.
 - Dense landscaping will be provided in the area that's approximately 16 feet from the southern property line which abuts property triggering the 25 foot compatibility setback as shown in **Exhibit C**.
 - Six foot wood privacy fence will be provided along the shared property line.
 - An internal walkway will be approximately 16 feet from the southern property line.
 - The envisioned canopy edge will be approximately 18 feet from the southern property line and only 11 feet tall.
 - Electrical vehicle chargers will be approximately 19.5 feet from the southern property line.
 - Parking spaces will be approximately 23.5 feet from the southern property line. Please see **Exhibit D** showing setbacks of the proposed improvements.
 - The reason for the compatibility waiver request is due to drive aisle width requirements and the limited depth of the lot, which is further reduced by the 9.2 feet of right-of-way dedication required along E. Cesar Chavez. Notably, we believe the proposed design meets the proposed changes as currently shown in the compatibility code amendment draft ordinance.
- 2730 E. Cesar Chavez (SP-2023-0310C) site
 - 45 electric vehicle charging stalls with 24 chargers and a 456 square foot support building.
 - Parking spots will be covered with a canopy to protect electric vehicles and fast chargers to increase reliability and uptime.
 - The only request for this site is a Conditional Use Permit. No waivers or variances are being requested with the site plan in review.

Voltera contracted to purchase the Property in March 2023 following City staff direction that the proposed use would be Commercial Off Street Parking. On April 24, 2023 City staff determined the use is actually Electric Vehicle Charging and clarified that a code amendment would be needed. Council motioned staff to develop the code amendment via Resolution 20230608-082. The site plans were submitted in August 2023 not knowing the timing of the Electric Vehicle Code Amendment (the "Code Amendment"). Several conversations occurred with City staff about how

the site plans would continue to move through review while the Code Amendment is in process. On February 27, 2024 City staff confirmed these two site plans could proceed as Commercial Off Street Parking as a Conditional Use. The site plans are virtually approved with the exception of land use approval. The proposed use would still require a conditional use permit under the current draft of the electric vehicle code amendment ordinance. Therefore, the use also aligns with the future planning based on the current draft of the electric vehicle code amendment.

The City's actions to establish an Electric Vehicle Charging code amendment in its ordinance is an important step to setting the foundation for building the necessary infrastructure to achieve electrification goals. To make EV ownership truly accessible, we need to adjust policies to where charging stations are located and make it easy for low-income and diverse communities so that we build out the charging network in areas that are systemically excluded. A clear assessment of transportation electrification policy is needed to balance development and land use goals. Some of the City's strategies is the transition 100% of private fleets, -- including gig, rideshare, and delivery vehicle fleets -- to electric, particularly in the Eastern Crescent and creating networks for more low-cost and accessible charging stations that are convenient, reliable and accessible to all.

City Review

City Planning & Development Review Department staff reviewed the Request. City staff **recommended approval** of the Request. In the backup provided to the Planning Commission, City staff outlined how the conditional use site plan complied with each of the evaluation criteria referenced in Section 25-2-145:

Section 25-5-145(B): A conditional use site plan must:

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; and

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

6. For a 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.

Section 25-5-145(C): A conditional use site plan may not:

1. 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.

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

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

3. 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.

Basis for Appeal

Pursuant to Section 25-5-145(A): The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

Section 25-5-145(B): A conditional use site plan must:

1. Comply with the requirements of this title;

Appellant Response: Other than the compatibly waiver request, and the Appellant believes the proposed project meets the proposed Citywide Compatibility regulations under the

current draft of the compatibility ordinance, the site plans comply with all regulations of the Land Development Code.

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

Appellant Response: The Property is zoned General Commercial Services (CS) and has a conditional overlay that makes Commercial Off-Street Parking a Conditional Use. Per Section 25-2-103, CS district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. The site plans comply with the objectives and purposes of the zoning district in that the proposed use is commercial and consistent with neighboring commercial uses on E. Cesar Chavez.

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;

Appellant Response: The proposed project does not consist of tall buildings and proposes dense landscaping along the shared property line with the residential lots. Additional landscaping is also proposed along E. Cesar Chavez. Traffic produced is anticipated to be much lower than what a more intense commercial use that can be built by right under current zoning could generate.

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

Appellant Response: The proposed project will provide parking to fully serve the operation and will not need to use the street for additional parking or loading facilities.

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

Appellant Response: Landscaping and screening will temper any noise from the electrical equipment and traffic. The maximum noise level will not exceed decibel levels that are allowed by code in a residential district. The project will not contribute to any of the listed adverse effects.

6. For a 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.

Appellant Response: The Holly Neighborhood Plan envisions mixed uses along the Cesar Chavez corridor. Currently, this area of East Austin is not experiencing multi-story commercial/mixed use development, and there are ample parcels available for development or redevelopment which played a key role in Voltera's identification of these properties. The subject sites are modest in size and present limited opportunity to develop the number of units to make the properties profitable from a mixed-use developer perspective. The history and market conditions are further explained in a letter from Voltera in **Exhibit E**.

Electric Vehicle Charging is a use important to meet the City's overall climate goals and does not adversely affect other uses along the corridor. Austin's Climate Equity Plan (the "Plan") has the monumental potential to influence outcomes to Austin's climate goals. In the Plan, Voltera's mission and efforts align with the Transportation and Land Use Sections and the Transportation Electrification Section. There is also an opportunity to make these sites an example of what an urban electric vehicle charging site could look like, with landscaping, canopies and safe interaction with neighboring uses.

According to the Plan, there is a goal to increase 50% of trips in Austin to public transit, biking, walking, carpooling, or avoiding travel altogether by 2030. The remaining vehicles on the road will need to be electrified and powered by renewable energy. There are now more than 10,000 EVs in the greater Austin area and public entities like Capital Metro and the City are committed to transitioning their fleets to electric. Voltera could be a powerful partner in building the infrastructure that is needed to transition.

Section 25-5-145(C): A conditional use site plan may not:

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

Appellant Response: The proposed project is more neighborhood friendly than a more intense commercial use that can be developed by right under the current zoning from a traffic and safety standpoint. Additionally, the Property is currently vacant, vandalized and the existing improvements at 2711 E. Cesar Chavez currently fully encroach within the 25 foot compatibility setback zone. The proposed project will greatly improve existing conditions, fit in well with the aesthetics of the existing neighborhood, and only modestly encroach within the present setback zone.

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

Appellant Response: The proposed project will be secured and has been designed to be gated for private access only. The amount of traffic produced by the project will be far less than what a more intense commercial use that can be developed by right under current zoning, such as a liquor or convenience store. Also, per code, the project will be dedicating 9.2 and 10 feet of right-of-way along both sides of Cesar Chavez for sidewalk improvements.

3. Adversely affect an adjacent property or traffic control through the location, lighting or type of a sign.

Appellant Response: The proposed project will stay under the decibel levels allowed by code in a residential neighborhood, lighting will be placed under the canopies facing down and away from the adjacent residents and traffic produced by the project does not meet the threshold for requiring a Traffic Impact Analysis. The Appellant believes the proposed project meets all of these criteria.

Conclusion

Under the applicable requirements of the Land Development Code, the basis for approval of the Request includes (i) whether the project is consistent with the goals and policies of City code, including the Holly Neighborhood Plan, aesthetic enhancement and traffic and (ii) the compatibility waiver is the minimum required by the peculiarities of the tract. An appeal is hereby filed of the Planning Commission's decision to deny the Request because this project warrants a minor departure from the 25 foot compatibility setback requirement and to allow for a reasonable use that is consistent with the goals of the Holly Neighborhood Plan.

In addition, in response to the Planning Commission discussion, the Applicant plans to offer additional neighborhood mitigation measures to address concerns which were expressed. Upon filing of this letter and pursuant to Section 25-1-188 on behalf of the Applicant, we hereby request a public hearing to be scheduled before the City Council.

This letter is intended to supplement and become a part of the Site Plan Appeal Forms filed with the City by the Applicant. Thank you for your attention to this matter and please do not hesitate to contact me if you need further information regarding this appeal.

Respectfully,

ARMBRUST & BROWN, PLLC

A handwritten signature in dark ink, appearing to read "Jewels Cain". The signature is fluid and cursive, with the first name "Jewels" written in a larger, more prominent script than the last name "Cain".

Jewels Cain
Land Development Consultant

cc: Joi Harden, City of Austin
Heather Chaffin, City of Austin
Tom Ashley, Voltera Power, LLC
Amira Streeter, Voltera Power, LLC
David Armbrust, Armbrust & Brown, PLLC

Exhibit A



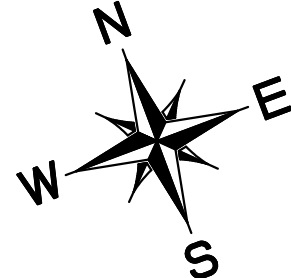
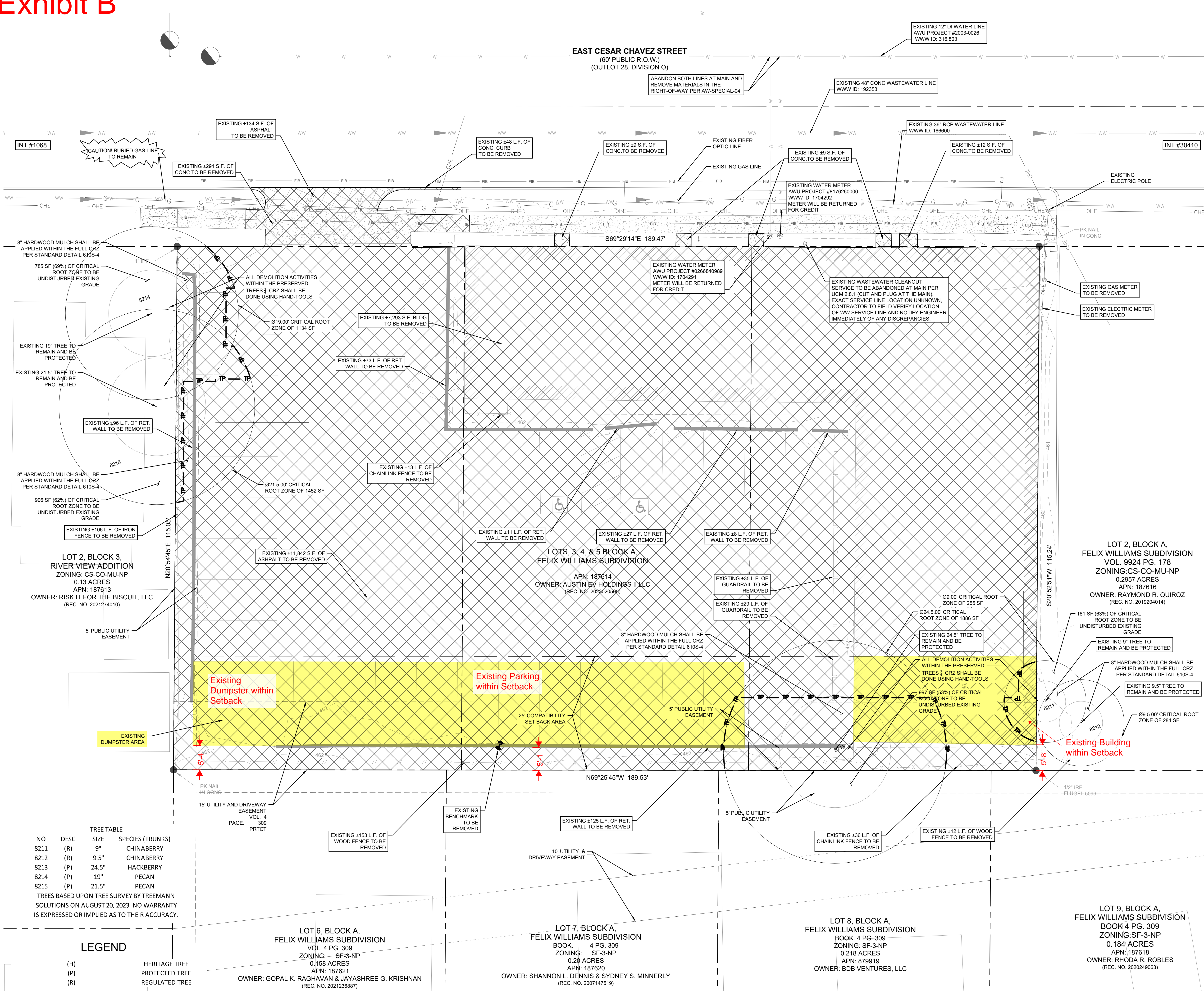
Current/Prior



View of 2711 from E Cesar Chavez (left)
View of 2730 from E Cesar Chavez (right top)
View of 2730 from alleyway (right bottom)

Exhibit B

Plotted By: Johnson, Zach (Austin) Date: March 08, 2024, 11:36:58am File Path: K:\SAU-Civil\064618501-Volterra Austin - 2709 Cesar Chavez\CAD\PlanSheets\G - 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. 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
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE
- GAS
- GUARD RAIL
- OVERHEAD ELECTRIC
- FIBER OPTIC
- BENCHMARK
- WATER METER
- WATER MANHOLE
- WASTEWATER CLEANOUT
- GAS METER
- ELECTRIC METER
- ELECTRIC MANHOLE
- UTILITY POLE
- SIGN
- FIBER OPTIC
- DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
- LIMITS OF CONSTRUCTION AREA
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

NOTES:

- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- 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 ON SITE OR MADE AVAILABLE DURING ABANDONMENT/REMOVAL INSPECTIONS. THE GREASE 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 CLEAN CLASS III SOILS. CLAY SOILS SHOULD BE AVOIDED DUE TO THEIR HIGH SHRINK/SWELL CHARACTERISTICS.
- 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.
- STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
- 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.
- LOCATION OF EXISTING PRIVATE UTILITIES UNKNOWN. CONTRACTOR TO REMOVE AND DISPOSE EXISTING PRIVATE UTILITIES IN ACCORDANCE WITH COA STANDARDS.

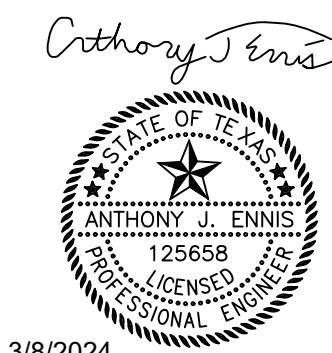
BENCHMARKS

- 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



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

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-612-418-1791
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TBE Firm No. 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

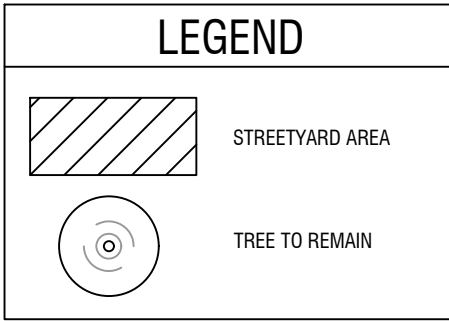
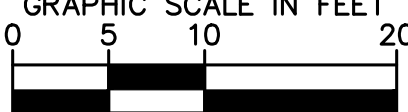
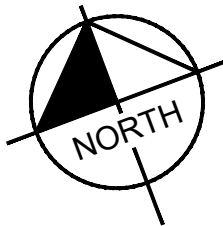
6 OF 22

SP-2023-0311C

Exhibit C

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.



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)).

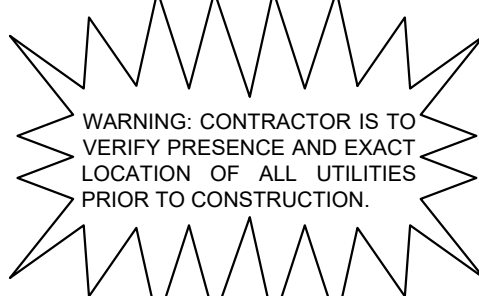
ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEELSTOPS OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7(A)).

BENCHMARKS

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



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 |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT. | SIZE | SPACING | REMARKS |
| | TA | 243 | TRACHELOSPERMUM 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

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



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

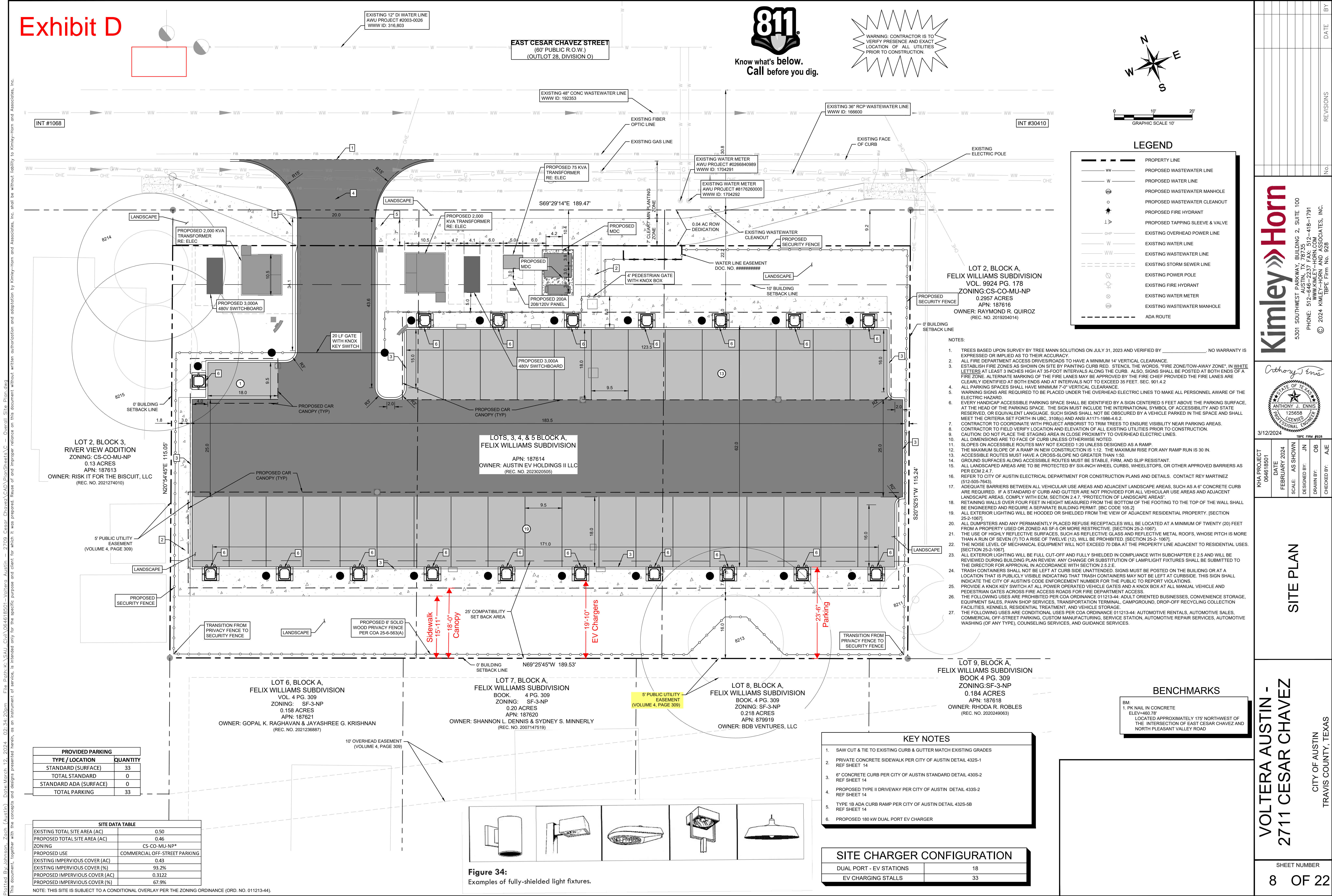
LANDSCAPE AND
TREE
PRESERVATION
PLANS

VOLTERA AUSTIN -
2711 CESAR CHAVEZ

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
LP 1.00

Exhibit D



Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-7237 FAX: 512-646-418-1791
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TPE Firm No. 928

Anthony J. Ennis
STATE OF TEXAS
ANTHONY J. ENNIS
125658
Professional Engineer
3/12/2024
TPE Firm #228

SITE PLAN

VOLTERA AUSTIN - 2711 CESAR CHAVEZ
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
8 OF 22

SP-2023-0311C

Exhibit E



Jewels Cain, Land Development Consultant
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, TX 78701-2744

RE: Voltera – 2711 and 2730 Cesar Chavez Site Plan Appeal for SP-2023-0311C and SP-2023-0310C

Dear Jewels,

In response to questions and comments from Planning Commission members and the public at the April 9th Planning Commission meeting, our team thought it may be helpful to explain how and why Voltera came to select these particular properties on E. Cesar Chavez and share perspective on the viability of some of the other uses that were mentioned as preferred over EV charging. *Please note that I did not work for Voltera during the search and acquisition process for these sites. The following represents my understanding from reviewing our files, and discussion with our extended team of Voltera employees, external counsel, local brokers, and partners.*

History:

With some expression of interest by prospective customers Voltera (then under the EdgeConnex banner) began searching for EV charging locations in Austin in January 2022. Due to feedback from potential customers related to vehicle charging proximity requirements to the city center, Voltera's target geography was limited to a 3-mile driving distance of city center. Voltera evaluated over thirty (30) available real estate listings to meet this requirement. Due to various factors including zoning, power availability, site conditions, access and cost, these properties on E. Cesar Chavez were selected as the best candidates to accomplish this development within the City's planning and zoning ordinances.

It is our understanding that the 2710-2730 E. Cesar Chavez property was formerly a restaurant which burned down in the early 2000s and has remained undeveloped since the fire. The property was temporary used as a food truck parking operation for several years starting in 2017.

The owners of the adjacent home to the north (112 Pleasant Valley) were the former owner/operators of the restaurant that burned down. During the years when the property was vacant, this resident and former owner reported regular undesirable behavior on the property including loitering, vandalism, littering, and crime.

At the time Voltera purchased the 2710-2730 E Cesar Chavez lots, the property was owned by Justin Lavenue, a local restaurant owner of The Roosevelt Room (cocktail bar) and adjacent business, The Eleanor (event space). Mr. Lavenue ultimately decided to list the properties for reasons unknown.

The 2711 property contains an 8,500 square foot former retail building which contained various businesses over the years, including most recently a restaurant that shuttered in 2022 when the owner decided to close. The remainder of the strip center building was vacant at the time Voltera put the site under contract.

4040 Wilson Boulevard Suite 420 Arlington, VA 22203



Market Conditions:

The inflated demand for real estate in Austin has resulted in a current land value for these properties that will be difficult to economically justify the type of single-story commercial development that was indicated by the public as preferred. According to Voltera's local brokerage experts, if Voltera were to dispose of the properties, the most likely buyer would likely be a local developer seeking to build a small multi-story, mixed-use project.

This particular corridor of E. Cesar Chavez Street is not yet experiencing vertical multi-story mixed use development, the likes of which can be found several blocks north on 5th, 6th and 7th. The demand for this development type would require a patient investor, potentially willing to hold the land while waiting for this density mix to make its way to the area.

The size of these sites, each at about ½ acre will also present a challenge for mixed use development. The current zoning will only allow for a 60' building, limiting the number of units that the sites can support.

If the properties were over time to achieve a multi-level, residential/mixed use, the two lanes of E. Cesar Chavez, coupled with the lighted intersection at Pleasant Valley would be likely to experience greater traffic impacts than for an EV charging use. A traffic study would be likely to confirm that a 3-5 story mixed-use project would undoubtedly surpass the traffic volume of Voltera's proposed use.

In closing, Voltera Power carefully selected and was able to secure these properties in 2023 due to a lack of development potential for other uses at that time. We believe that the City's electrification goals will require uses like ours to be supported throughout the City, and not sequestered to industrial corridors. We remain confident that our use would add valuable emission free transportation to the City and East Austin neighborhood while improving the condition of these underdeveloped lots and the overall aesthetic and safety of the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Kate Ely".

Kate Ely
Senior Manager, Real Estate

4040 Wilson Boulevard Suite 420 Arlington, VA 22203

**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

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.

PLANNING COMMISSION ACTION:

April 9, 2024: Motion by Commissioner Woods, seconded by Commissioner Azhar to deny the requests was approved on a vote of 7-3. Commissioner Haynes, Howard and Cox voted nay. Commissioners abstaining were Commissioners Barrera-Ramirez, Mushtaler, Johnson.

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 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 | |

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.

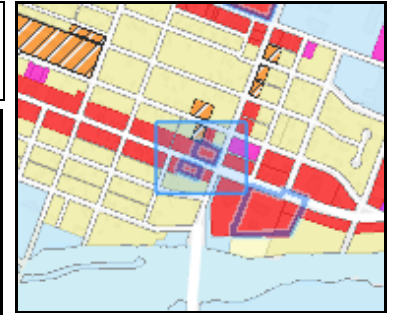
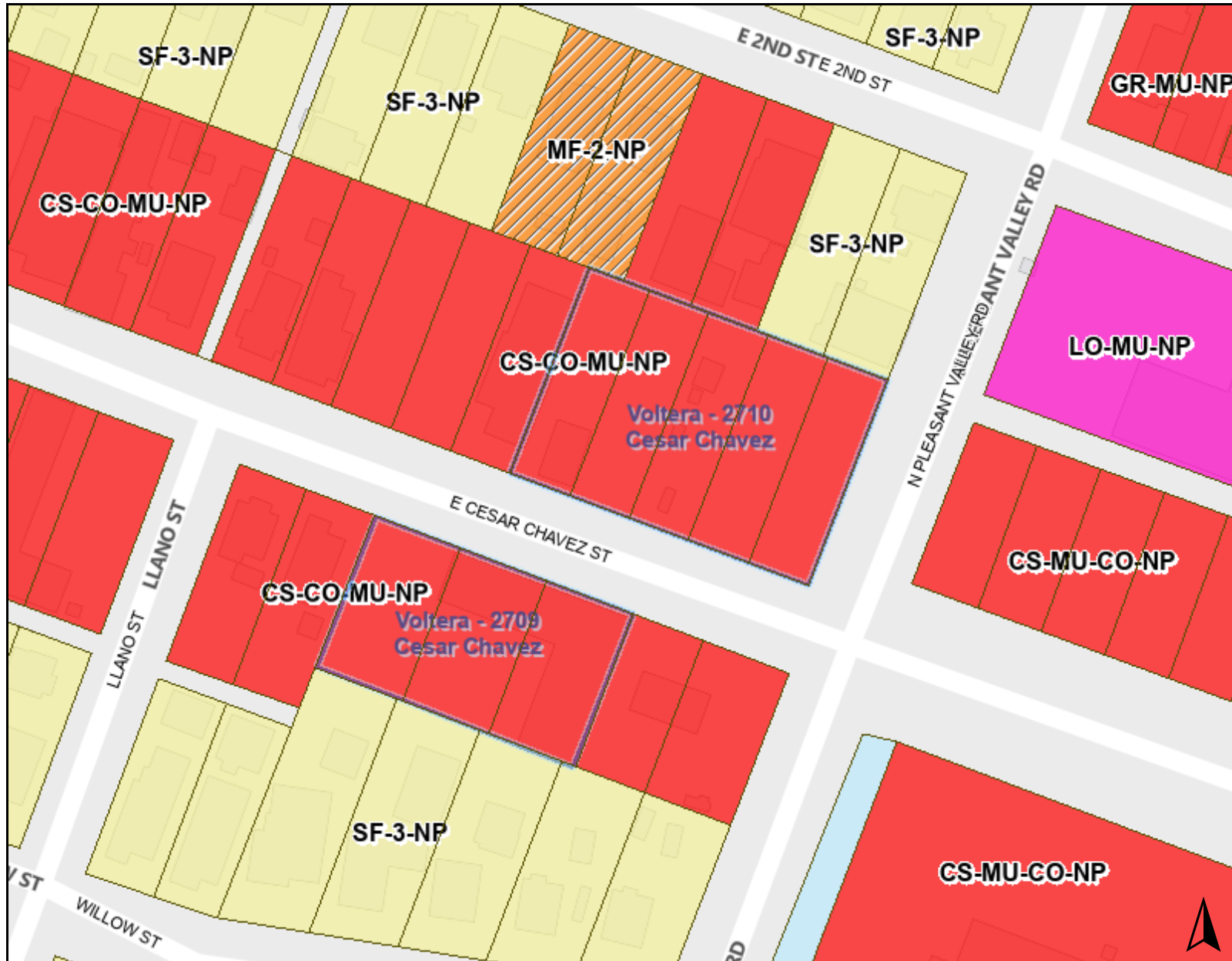
8. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or

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

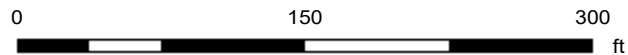
P

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". The signature is written in a cursive, flowing style.

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.

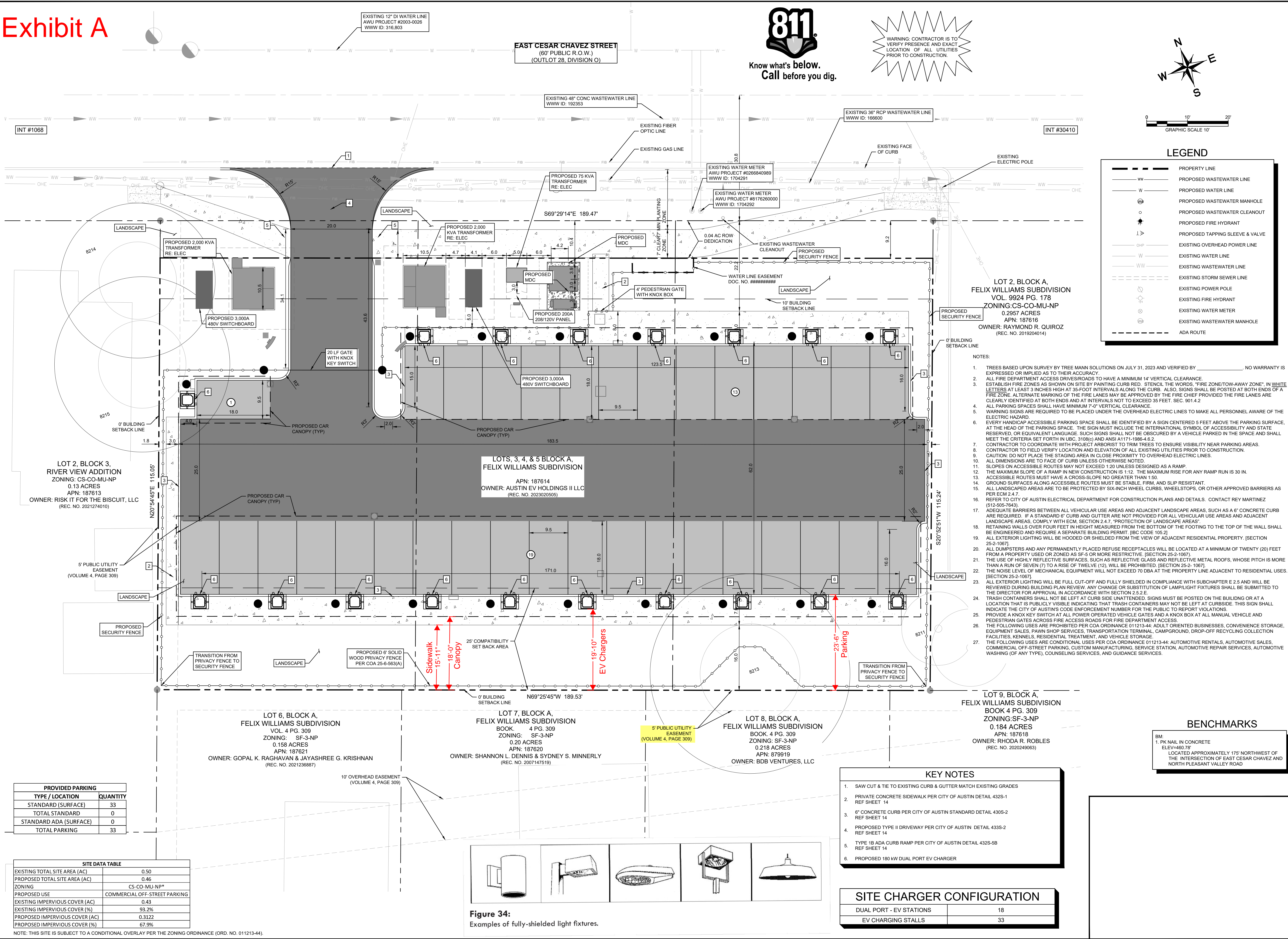
A handwritten signature in cursive script that reads "Anthony J. Ennis".

Sincerely,

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

Exhibit A

Plotted By: Johnson, Zach (Austin) Date: March 12, 2024 02:34:20pm File Path: \\k\SAU-Civil\064618501-Volterra Austin - 2709 Cesar Chavez\CAD\PlanSheets\G - Overall Site Plan.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, and its use 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.



Kimley»Horn

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TPE Firm No. 928

Anthony J. Ennis

STATE OF TEXAS

ANTHONY J. ENNIS

125658

Professional Engineer

3/12/2024

TPE Firm #228

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

CITY OF AUSTIN

TRAVIS COUNTY, TEXAS

SHEET NUMBER

8 OF 22

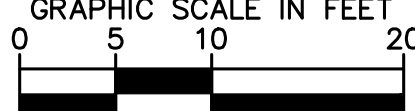
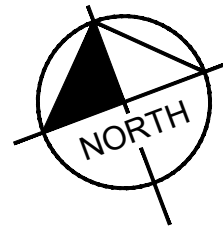
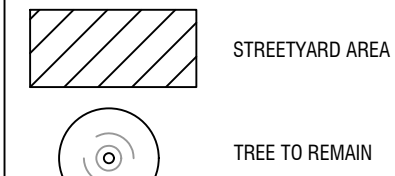
SP-2023-0311C

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 CONTRACTOR'S 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 gal., 55 Shrubs, 3 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, MEDANS, 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.

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

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. |

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 MEDANS, 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

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.

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

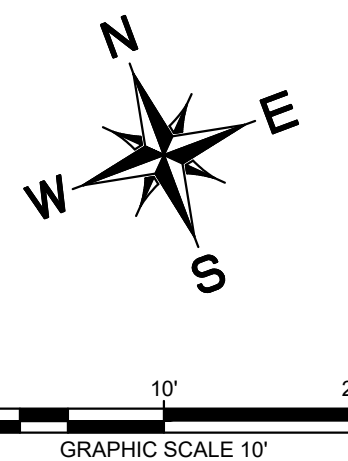
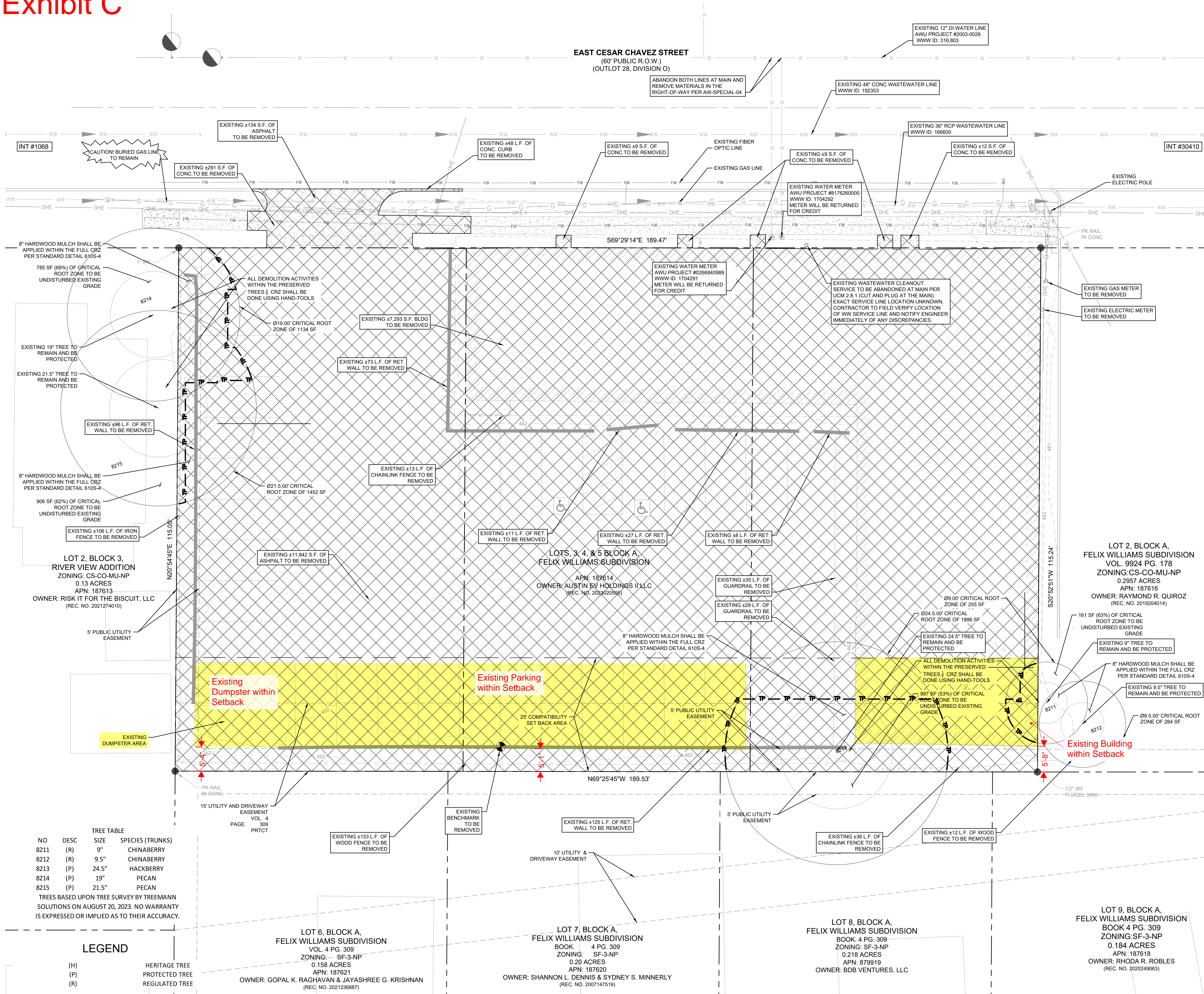
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

REVISIONS
No. DATE BY

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-418-1791
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TBPE Firm No. 928

Exhibit C

Plotted By: Johnson, Zach (Austin) Date: March 08, 2024 11:36:58am File Path: \\c:\SAU-Civil\064618501-Volterra Austin - 2709 Cesar Chavez\CAD\PlanSheets\G - Existing Conditions and Demo Plan.dwg
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LEGEND

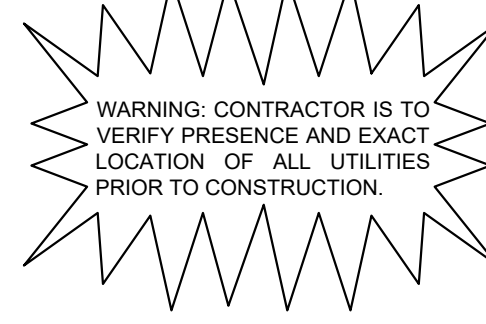
| | |
|--|---|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EASEMENT LINE |
| | WATER LINE |
| | WASTEWATER LINE |
| | STORM SEWER LINE |
| | GAS |
| | GUARD RAIL |
| | OVERHEAD ELECTRIC |
| | FIBER OPTIC |
| | BENCHMARK |
| | WATER METER |
| | WATER MANHOLE |
| | WASTEWATER CLEANOUT |
| | GAS METER |
| | ELECTRIC METER |
| | ELECTRIC MANHOLE |
| | UTILITY POLE |
| | SIGN |
| | FIBER OPTIC |
| | DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED |
| | LIMITS OF CONSTRUCTION AREA |
| | EXISTING TREES TO REMAIN |
| | EXISTING TREES TO BE REMOVED |

NOTES:

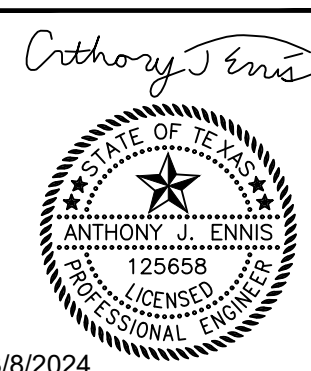
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- GREASE INTERCEPTORS (OR TRAPS) SHALL BE PUMPED OUT BY A LICENSED LIQUID WASTE HAULER WITH CURRENT CITY OF AUSTIN PERMITS PRIOR TO REMOVAL. THE MANIFEST OR TRIP TICKET DOCUMENT PROVIDED BY THE HAULER SHALL BE POSTED ONSITE OR MADE AVAILABLE DURING ABANDONMENT/REMOVAL INSPECTIONS. THE GREASE 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 CLEAN CLASS III SOILS. CLAY SOILS SHOULD BE AVOIDED DUE TO THEIR HIGH SHRINK/SWELL CHARACTERISTICS.
- 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.
- STRAPPING 2X4 OR THICKER LUMBER (TO MATCH HEIGHT OF BUILDING) SECURELY AROUND TREE TRUNK, BUTTRESS ROOTS, AND ROOT FLARE, IS REQUIRED IF FENCING CANNOT GO AROUND THE ENTIRE HALF CRZ.
- 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.
- LOCATION OF EXISTING PRIVATE UTILITIES UNKNOWN. CONTRACTOR TO REMOVE AND DISPOSE EXISTING PRIVATE UTILITIES IN ACCORDANCE WITH COA STANDARDS.

BENCHMARKS

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



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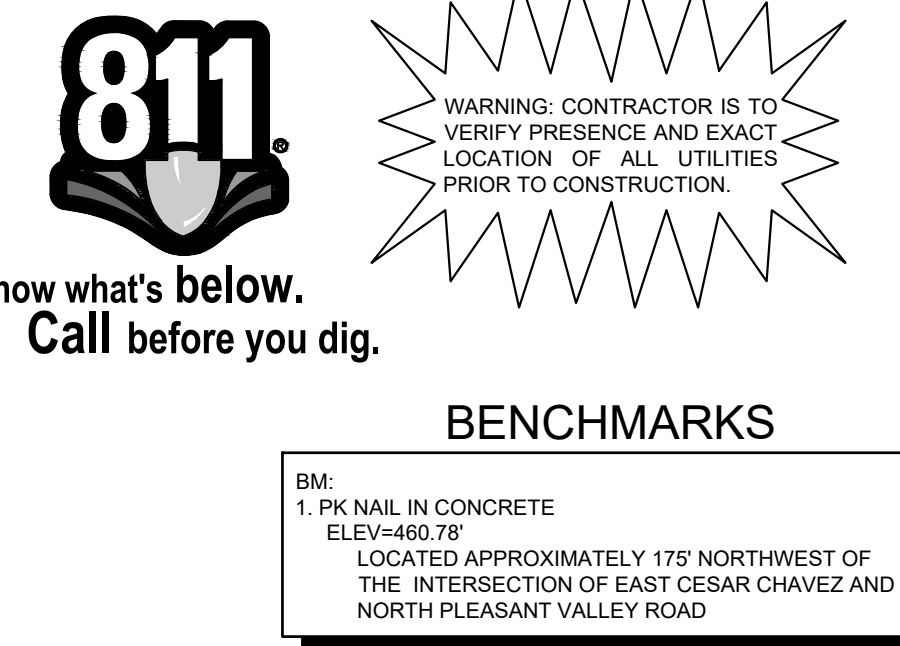


| | |
|-------------|---------------|
| KHA PROJECT | 064618501 |
| DATE | FEBRUARY 2024 |
| SCALE | AS SHOWN |
| DESIGNED BY | JN |
| DRAWN BY | OB |
| CHECKED BY | AJE |

EXISTING CONDITIONS
AND DEMO PLAN

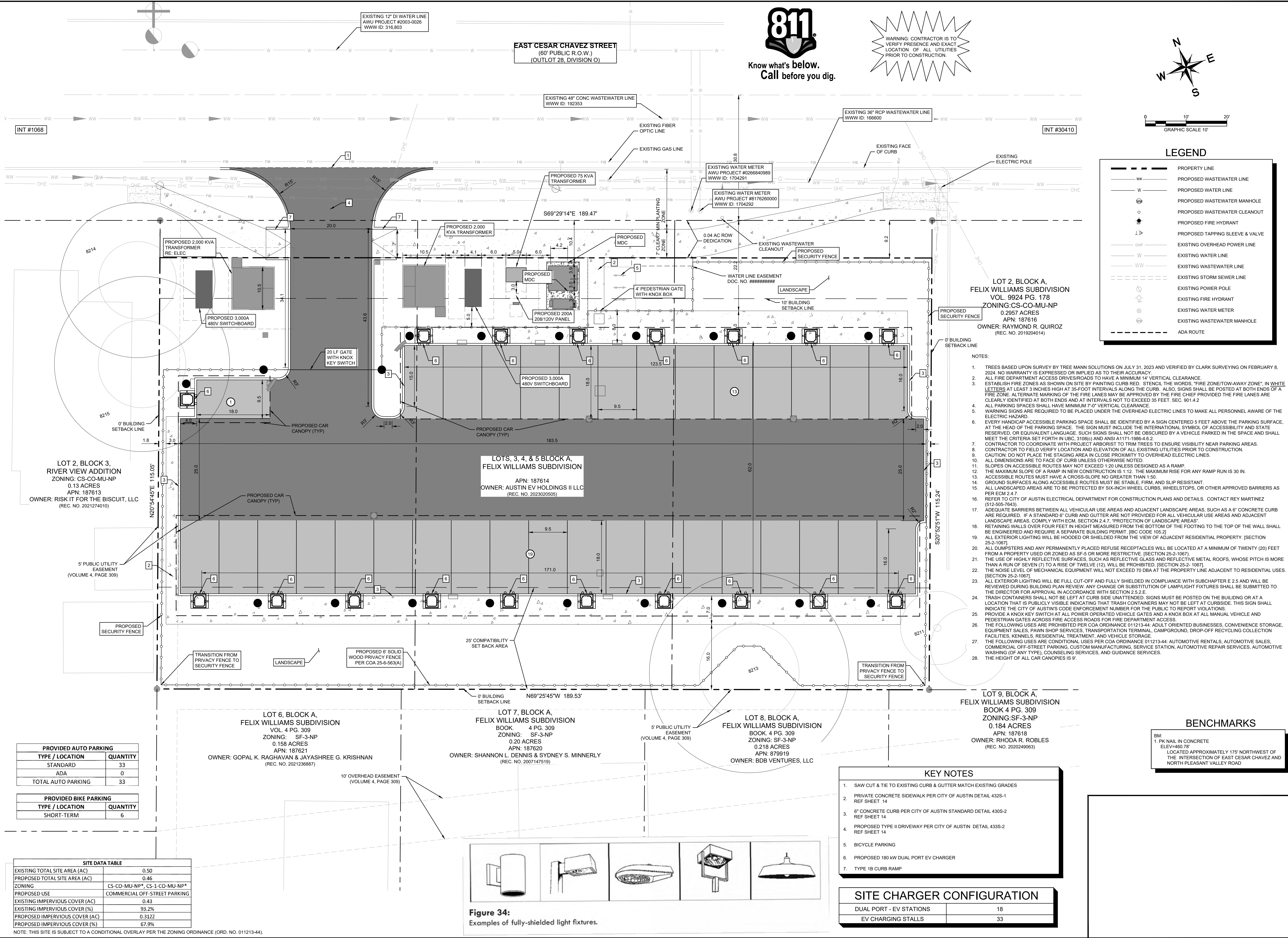
VOLTERA AUSTIN -
2711 CESAR CHAVEZ

CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



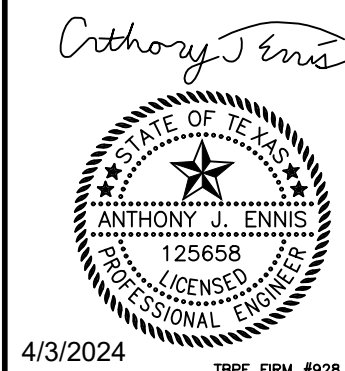
SHEET NUMBER
6 OF 24

Plotted By: Johnson, Zach (Austin) Date: April 03, 2024 01:54:05pm File Path: K:\SAU-Civil\064618501-Volterra Austin - 2709 Cesar Chavez CAD\PlanSheets\C - Overall Site Plan.dwg
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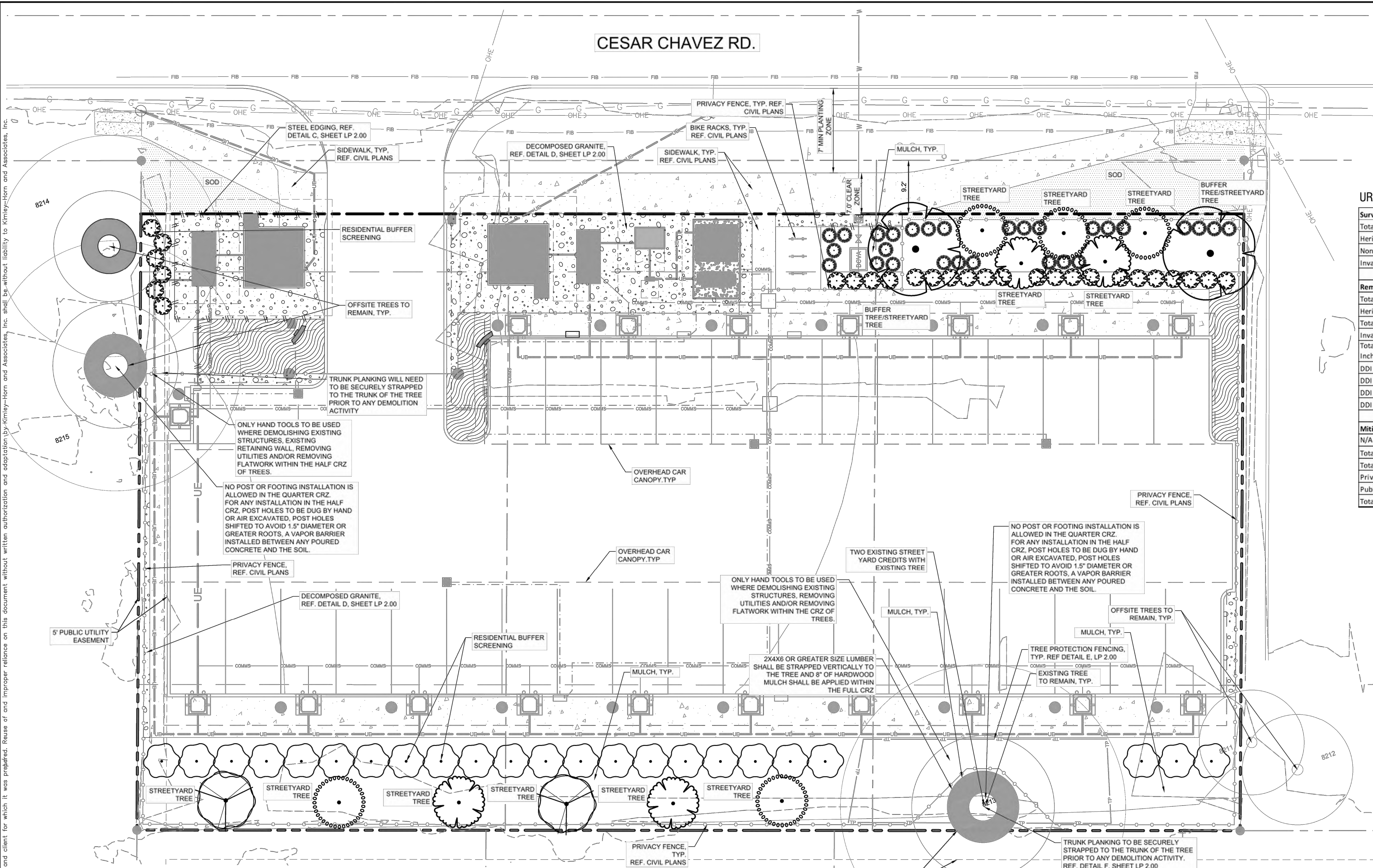







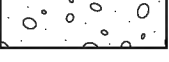
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| KHA PROJECT | 064618501 |
| DATE | FEBRUARY 2024 |
| SCALE | AS SHOWN |
| DESIGNED BY | JN |
| DRAWN BY | OB |
| CHECKED BY | AJE |

SITE PLAN

VOLTERA AUSTIN - 2711 CESAR CHAVEZ

SHEET NUMBER
8 OF 24



| PLANT SCHEDULE | | | | | | | |
|---|------|----------|---|-------|------------------|-------------|---|
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | ROOT | CAL | SIZE | REMARKS |
| TREES | | | | | | | |
|  | 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 / YAUPON HOLLY | B & B | 3" CAL. | 8'-10' HT. | FULL AND MATCHING |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | ROOT | SIZE | SPACING | REMARKS |
| SHRUBS | | | | | | | |
|  | 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 |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT. | SIZE | SPACING | REMARKS |
| GROUND COVERS | | | | | | | |
|  | TA | 212 | TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE | 1 GAL | 12" X 18" SPL. | 18" O.C. | 3-5 RUNNERS MIN. |
|  | SOD | 655 SF | CYNODON DACTYLOIDES / BERMUDA GRASS | N/A | N/A | N/A | SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS. |
| AGGREGATE | | | | | | | |
|  | DG | 1,115 SF | DECOMPOSED GRANITE / DECOMPOSED GRANITE | N/A | N/A | N/A | REFERENCE DETAIL FOR DEPTH. |

IRRIGATION NOTES

ALL AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ 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 INSPECTION.
- A. THE SYSTEM MUST PROVIDE A MOSTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS.
- B. THE SYSTEM SHOULD NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE SUCH AS MEDANS, BUFFER STRIPS, AND PARKING LOT ISLANDS.
- C. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS.
- D. SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW FLOW OR NO FLOW.
- E. A NERF-HEAD VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
- F. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPEDING SURFACES.
- G. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH RAINFALL.
- H. NEWLY PLANTED TREES SHALL HAVE PERMANENT PIPING CONSISTING OF DRIP OR BUBBLERS.

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

- A. THE AS-BUILT DESIGN PLAN SHALL BE USED TO VERIFY THE PROPER 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. 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

GENERAL NOTES

NOTE BEFORE CONSTRUCTION:

- 1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
- 2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION, HEREIN TO ACFI 3.6.1. A.
- 3. FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK FENCE WITH A MINIMUM HEIGHT OF FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.8.4.
- 4. UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH A MINIMUM DEPTH OF 6 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.1.
- 5. WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.1.
- 6. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED 90 DAYS NOT TO COMPLY WITH THE GOODE PRESERVATION CRITERIA LISTED IN ECM 3.5.3.3.

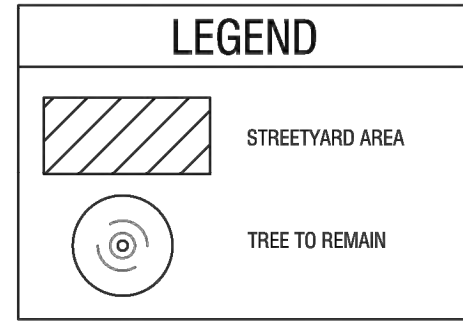
NOTE DURING CONSTRUCTION:

1. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO EGM 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 EGM 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.



NOTE:
TOTAL SITE IS CONSIDERED STREET YARD PER NO BUILDING STRUCTURE.

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 | |

| 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: 20,017.80 SF | (20%) | (20%) |
| Total Street Yard: 20,017.80 SF (No Building On Site) | 4,017.15 SF | 4,017.15 SF |
| Street Yard x 20% = 20,085.75 x 2 = 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. | 15 Trees | 13 Trees |
| (10,000 SF ÷ 10 trees) + (10,085.75/2,500 SF = 4.03 Trees – 5 Trees) = 15 Total | | (See existing tree credit below) |
| 15 Trees - 2 Tree Credits (See below) = 13 Trees | | |
| <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 /12 = 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., | 6 Pts. | |
| 2 Trees * 3 pts. = 6 pts. | 168 points | 171 points |
| Large Shrubs - 5 gal., 55 Shrubs, 3 pts. | 165 Pts. | |
| 55 Shrubs * 3 pts. = 165 pts. | | |
| <u>Innovative Water Management</u> | | |
| Required Landscaped Area = 1,989.55 Sq. Ft. | | |
| 50% of Required Landscaped Area = 994.77 Sq. Ft. | | |
| Landscaping receiving storm water runoff | 994.77 SF | 994.77 SF |
| 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 | 19 | 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)].

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



Know what's below.
Call before you dig.

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

| | | | | | | | | | |
|--------------|--|--|---|---|--|-----|------|-----------|----|
| SHEET NUMBER | VOLTERRA AUSTIN - 2711 CESAR CHAVEZ | LANDSCAPE AND TREE PRESERVATION PLANS | KHA PROJECT 064618501 DATE APRIL 2024 SCALE: AS SHOWN DESIGNED BY: LC DRAWN BY: LC CHECKED BY: BDM |  04/02/2024 |  5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TX 78735 PHONE: 512-418-1212 • 418-1791 WWW.KIMLEY-HORN.COM © 2024 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928 | No. | DATE | REVISIONS | BY |
| | | | | | | | | | |
| 19 OF 24 | CITY OF AUSTIN TRAVIS COUNTY, TEXAS | | | | | | | | |

-----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