



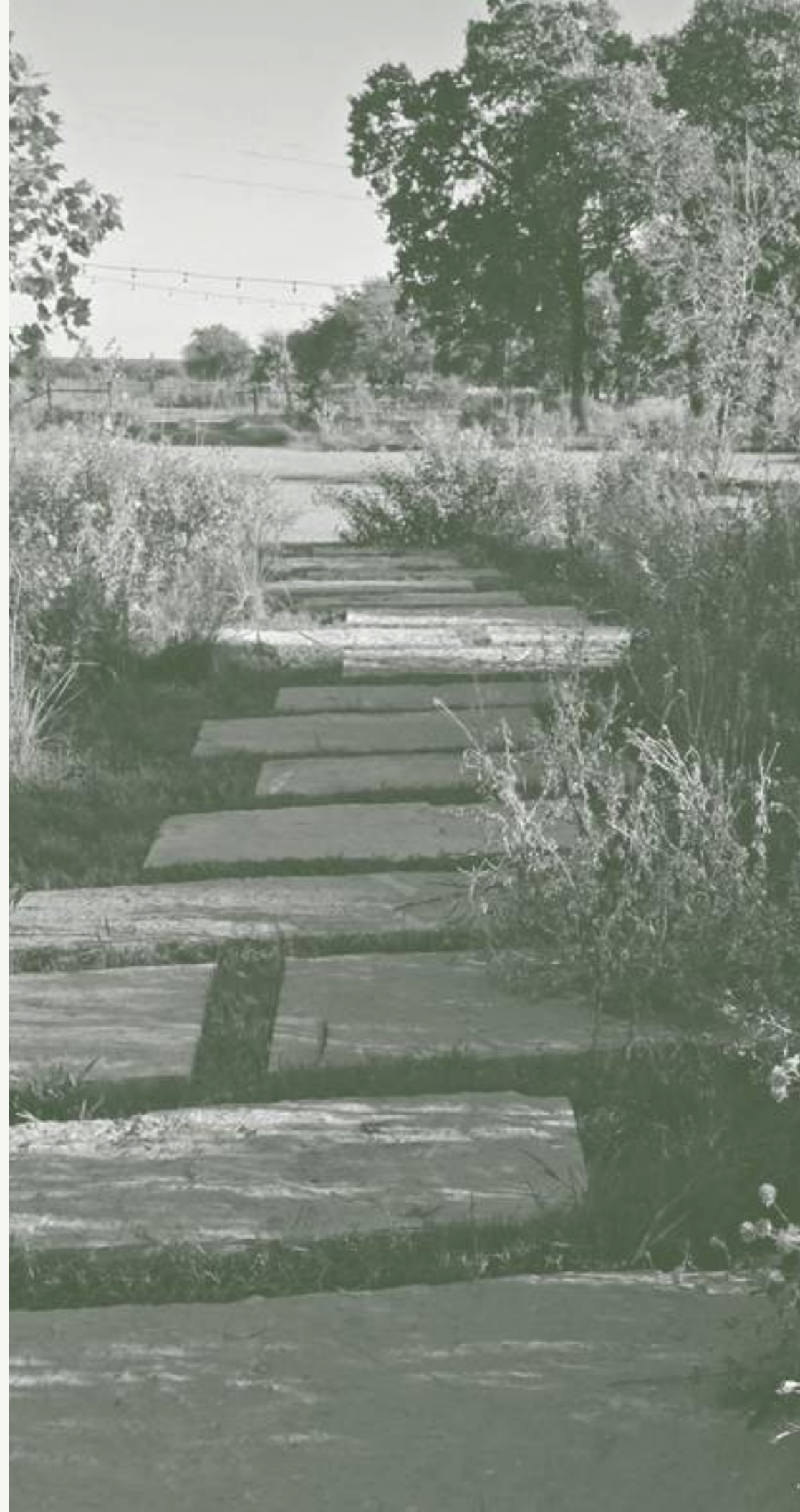
Botanical Garden Café and Eatery

Sunset Valley
Zoning Commission Meeting
January 26, 2022

Michael Hsu
Office Of Architecture

CAMPBELL LANDSCAPE ARCHITECTURE

 stansberry engineering co.





History of the Land

Betty Grubbs, a late World War II vet, previously owned the property. Betty was a strong, independent woman who believed in the value of a dollar, the importance of education and living a purposeful life. She and her husband Homer were world travelers who enjoyed their time spent in Saltillo, Mexico for their favorite Mexican dishes. Betty also traveled to small towns where she would conduct her business, often on a barrel in the back of a feed store or coffee shop.

Betty was known for helping her neighbors and for being a pioneer for women's causes, such as her philanthropy work for women's athletics at the University of Texas. At the age of 89, she was honored as Austin's Volunteer of the Year. Following in her footsteps, the botanical garden café and eatery will support women-owned businesses and hold an annual fundraiser for the Betty Grubb's Endowed Scholarship Program for the University of Texas Women's Athletics. Lastly, a memorial plaque will be created to pay homage to her accomplished life.

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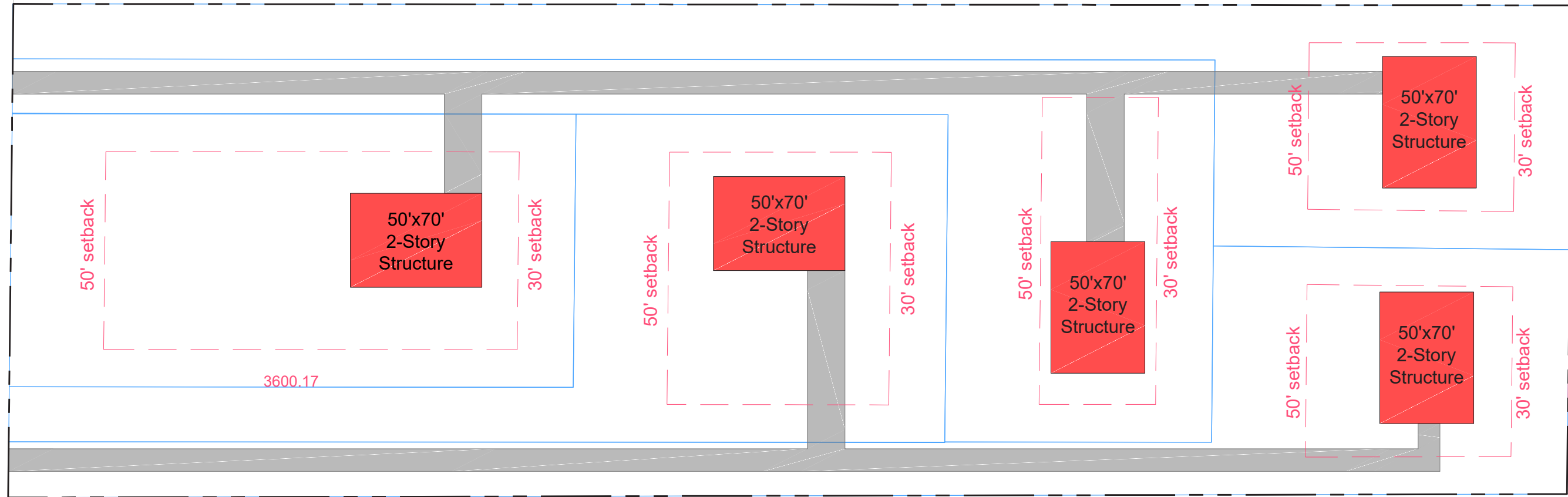


Site Context



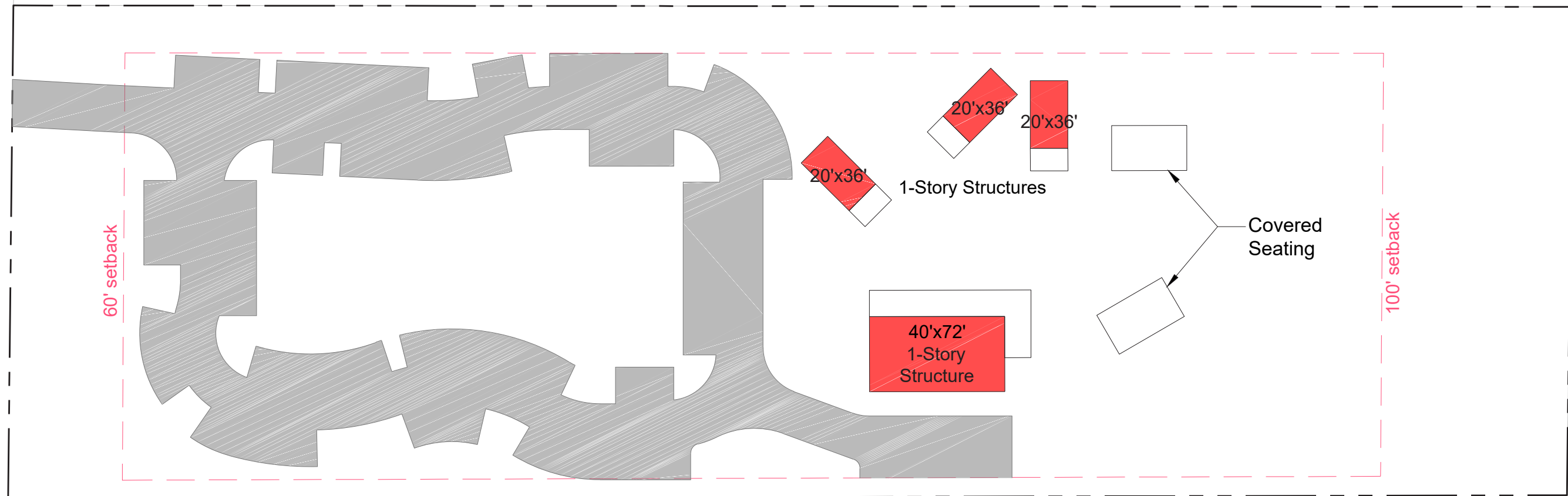
5 Single Family Building Footprints (Prior Developer)

BRODIE LANE



Proposed Building Footprint (Botanical Garden Café and Eatery)

BRODIE LANE



DEE DEE

Owners Lakana and Justin Trubiana, a wife and husband duo, own and operate DEE DEE, which means “Good Good” in Thai. Chef Lakana, born and raised in Roi Et, Thailand, focuses on authentic regional dishes passed down from her family. From a very young age she would help her great grandmother and mother farm and cook the meals to feed her family and local community. At DEE DEE, Chef Lakana still incorporates her love of gardening into her food by using organic herbs and vegetables from her own garden.

DEE DEE has been named as one of the top 10 restaurants in Austin by the Austin Chronicle and featured as one of the best food trucks by Condé Nast Traveler, USA Today, Eater, Austin Monthly and CultureMap. Chef Lakana and her recipes have also been featured on the Cooking Channel and she was selected as a finalist for top chefs under the age of 30 in America by Zagat.

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COMMUNITY

City of Sunset Valley
3205 Jones Road
Sunset Valley, TX 78745

To the City of Sunset Valley:

Please support the application for the proposed botanical garden café and eatery at 6405 Brodie Lane.

As Sunset Valley residents who live near the site, we support this request and ask that you vote in favor of the necessary approvals to allow this project to proceed as proposed.

Thank you for your consideration.

Sincerely,

Name

Address

Macy Hurwitz macyhurwitz@gmail.com

Joyce and Donny Hurwitz donnym5dw@aol.com

Timothy Cousins tmcousins84@yahoo.com

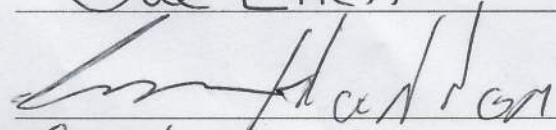
Roger Edmondson reedmondson@gmail.com

Pam Powell prpowell7@~~com~~yahoo.com

Betty Dunn bjdunn2@aol.com

Phil Ellett ERelt.phil@gmail.com

Sue Ellett ellett.sue@gmail.com

 EP H. Leeder@aol.com

Carole Leeder

Jennie Lou Leeder 785 Oakdale Ln., SV
jennielouleeder@gmail.com

City of Sunset Valley
3205 Jones Road
Sunset Valley, TX 78745

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Please support the application for the proposed botanical garden café and eatery at 6405 Brodie Lane.

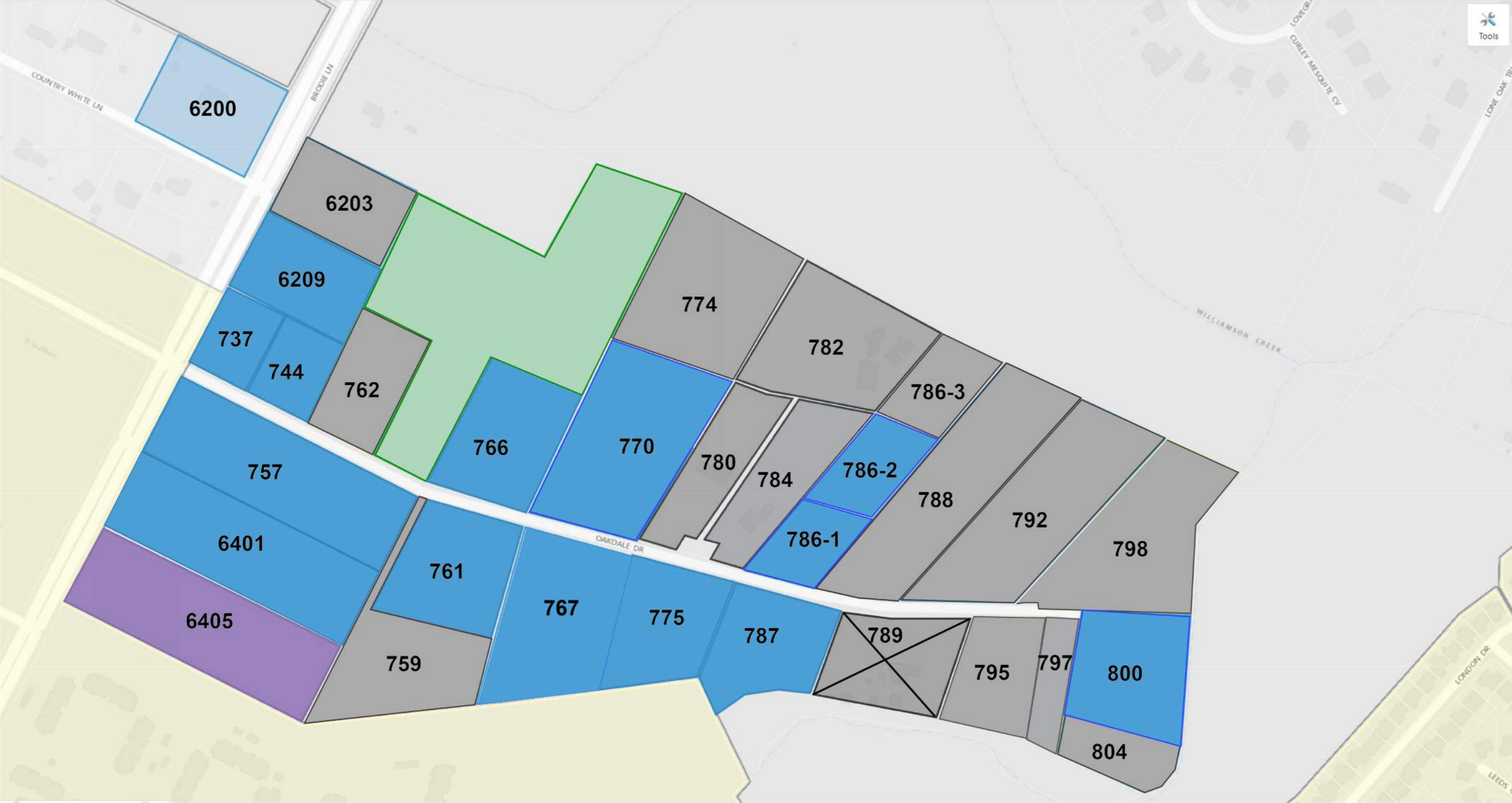
As Sunset Valley residents who live near the site, we support this request and ask that you vote in favor of the necessary approvals to allow this project to proceed as proposed.

Thank you for your consideration.

Sincerely,

Name	Address
Don Manley	766 Oakdale Dr
Maggie Manley	766 OAKDALE DR.
Mary the Webster	770 Oakdale
Jay Webster	770 Oakdale
Jack Smith	761 Oakdale
Clint Smith	761 Oakdale
Alicia Calley	763 Oakdale
Bell Ashbaugh	767 Oakdale
Carla Jenkins	800 Oakdale

Local Neighborhood Support



- Supports Project - Signature / Written Post
- Supports Project - Verbal
- Project Site
- Nature Trails
- Vacant / Abandoned Homesite

Veracruz

Veracruz All Natural is a family run business in Austin, Texas, founded by sisters and best friends Reyna and Maritza Vazquez in 2008. Their passion is cooking traditional, authentic food from their hometown of Veracruz, and other regions in Mexico using fresh, natural ingredients. They grew up helping their mother in the family kitchen, and some of the business's recipes have been passed down in their family for several generations.

Today, Reyna and Maritza have multiple locations in Austin and Round Rock and have been featured in several media outlets including Bon Appetit, The Chicago Tribune, Eater, Forbes, Wall Street Journal, GQ Magazine, Huffington Post, Los Angeles Times, New York Times, Rolling Stone, Parade, and USA Today. The Food Network named their migas taco one of the five best tacos in America, and they have won other awards and recognitions from Eater Texas, Austin American Statesman, Austin Fit Magazine, Austin Monthly, The Austin Chronicle, CultureMap, and others. It took a lot of hard work and sacrifice for these two sisters to get to where they are, and today they are living their dream.

Michael Hsu
Office Of Architecture

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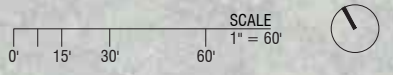


Existing



Proposed





Proposed Site Plan

Impervious Coverage Calculations

Total Site Area	216,775 SF		
Impervious Coverage			
Buildings	5,905 SF	=	2.7% Cover
Covered Outdoor Seating	3,305 SF	=	1.5% Cover
Parking/Paved Area	47,795 SF	=	22.0% Cover
Other	980 SF	=	0.5% Cover
TOTAL	57,985 SF	=	26.8% Cover
Greenspace	158,790SF	=	73.2%

- Property Line
- Asphalt
- Decomposed Granite
- Botanical Garden
- Meadow
- Mown Meadow Path

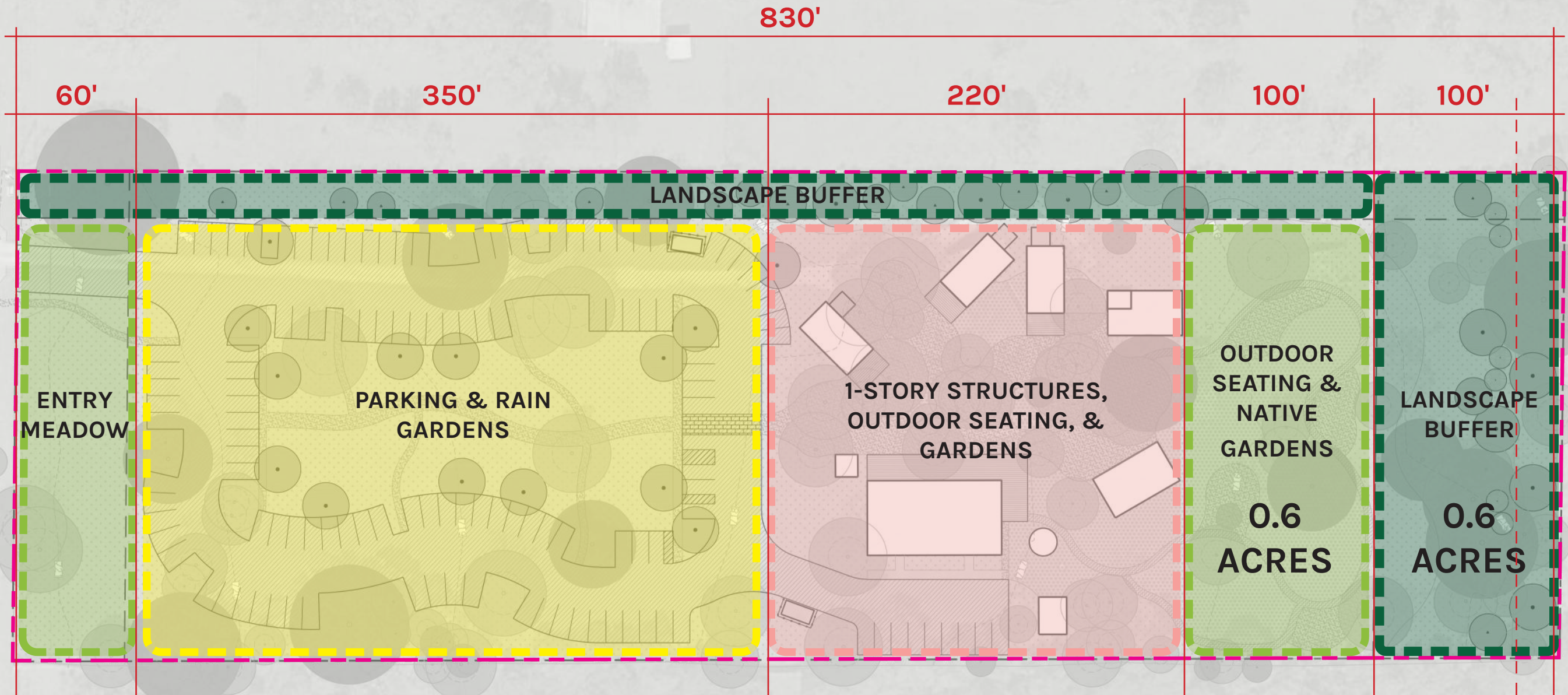
- Proposed Tree
- Existing Trees
- Non-protected Tree (<10")
- Protected Tree (10"-23.9")
- Heritage Tree (24"+)

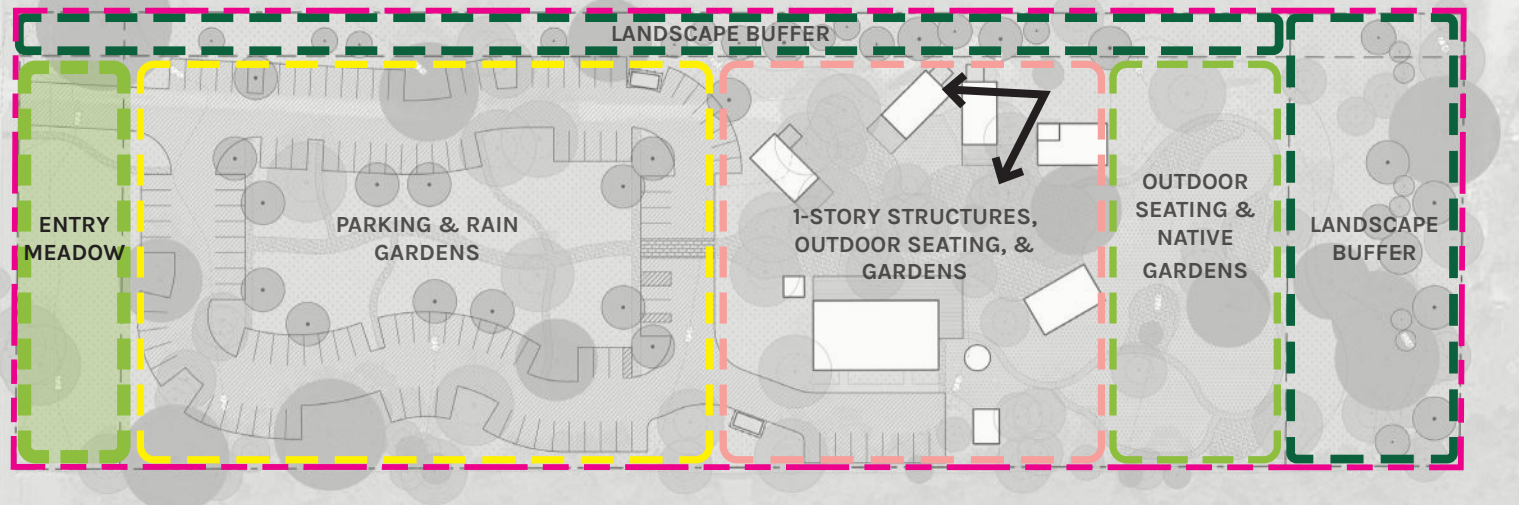
Michael Hsu
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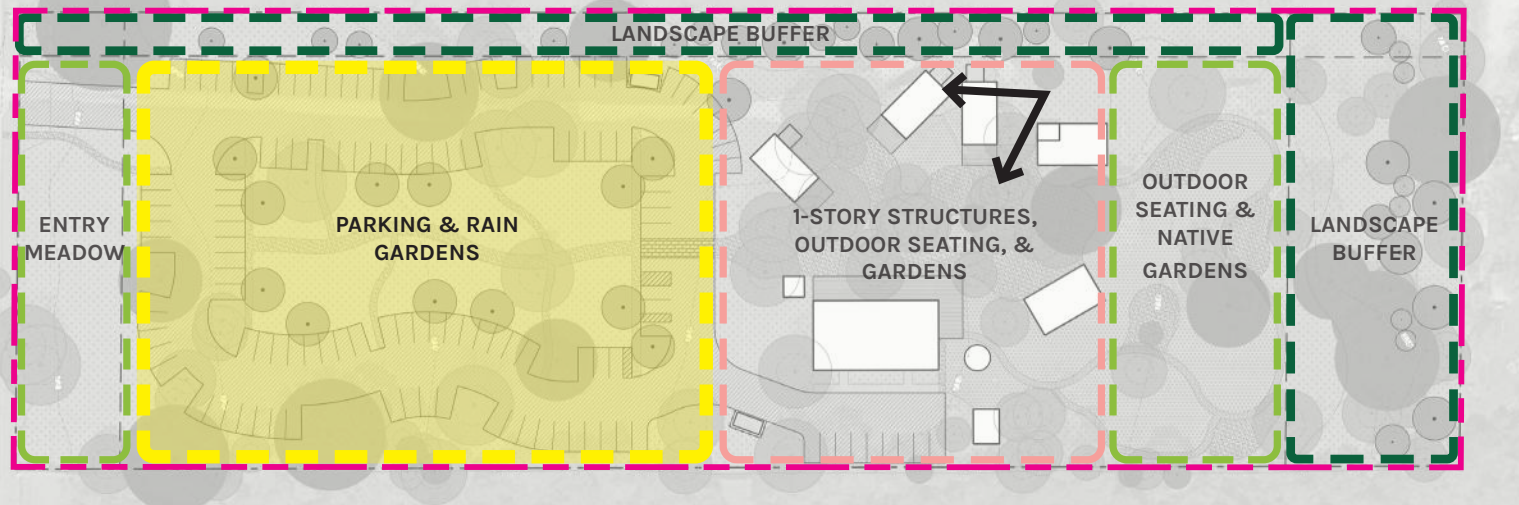
stansberry engineering co.

Garden Zones

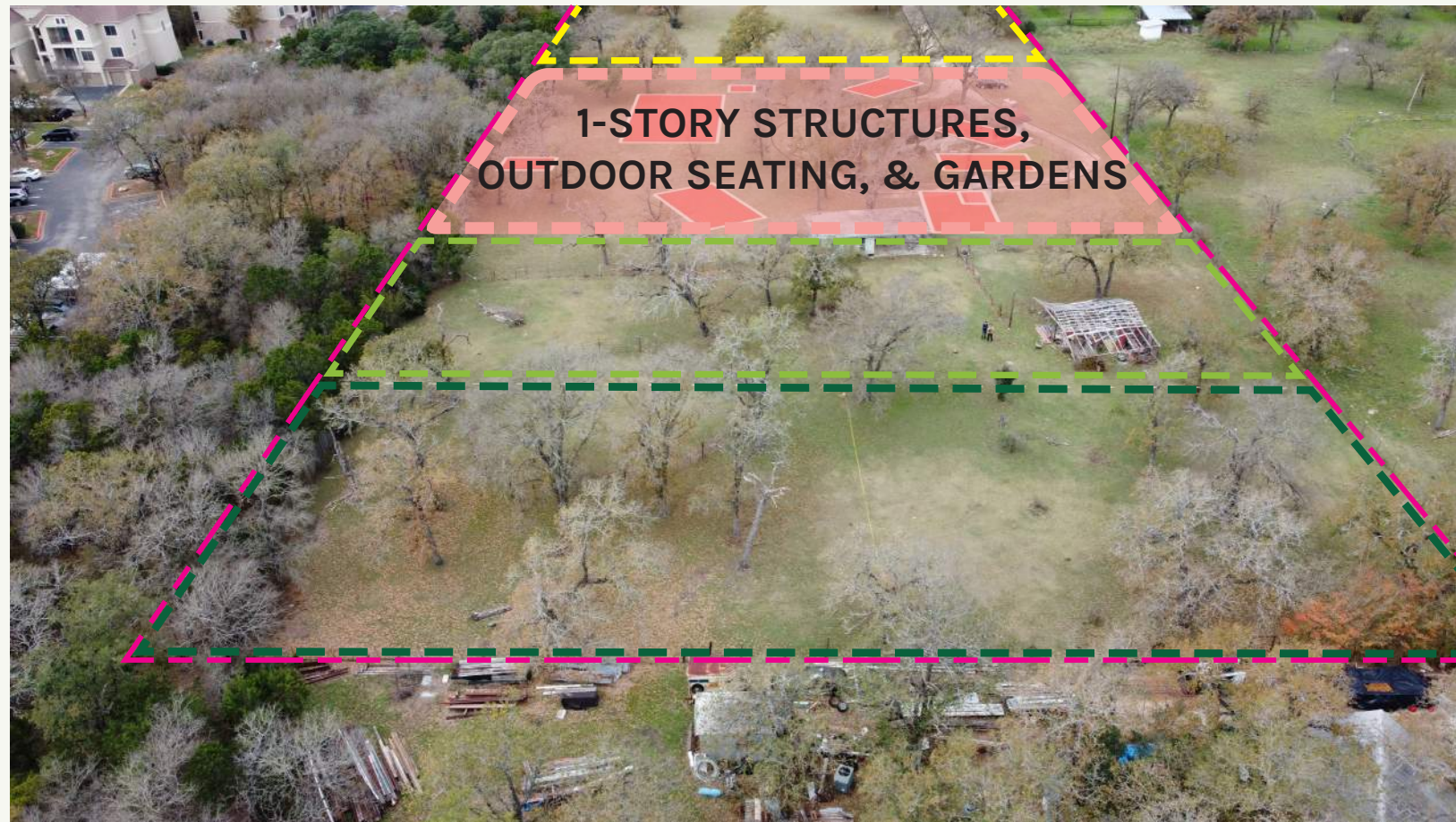
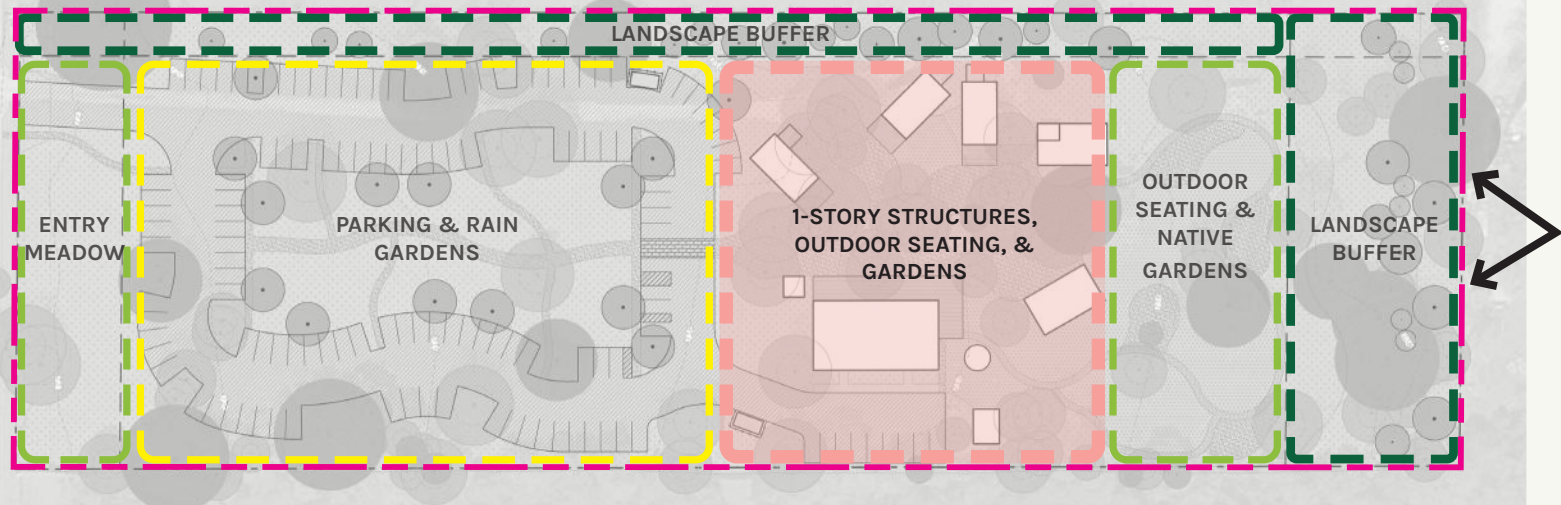




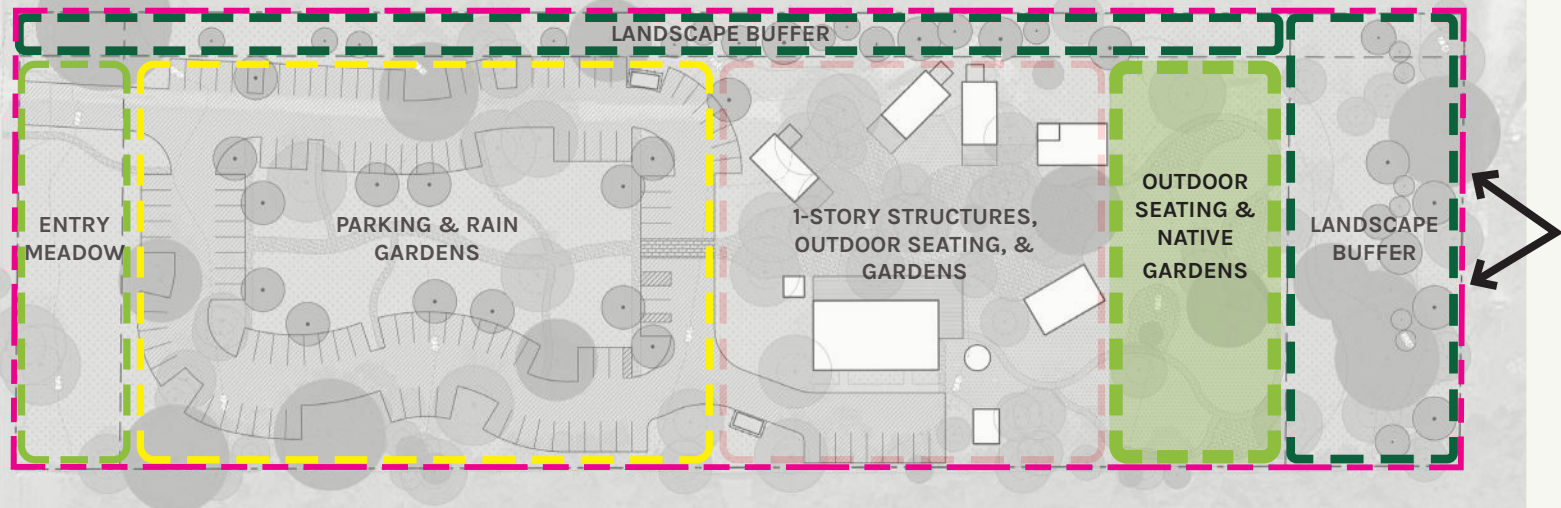
Garden Zones



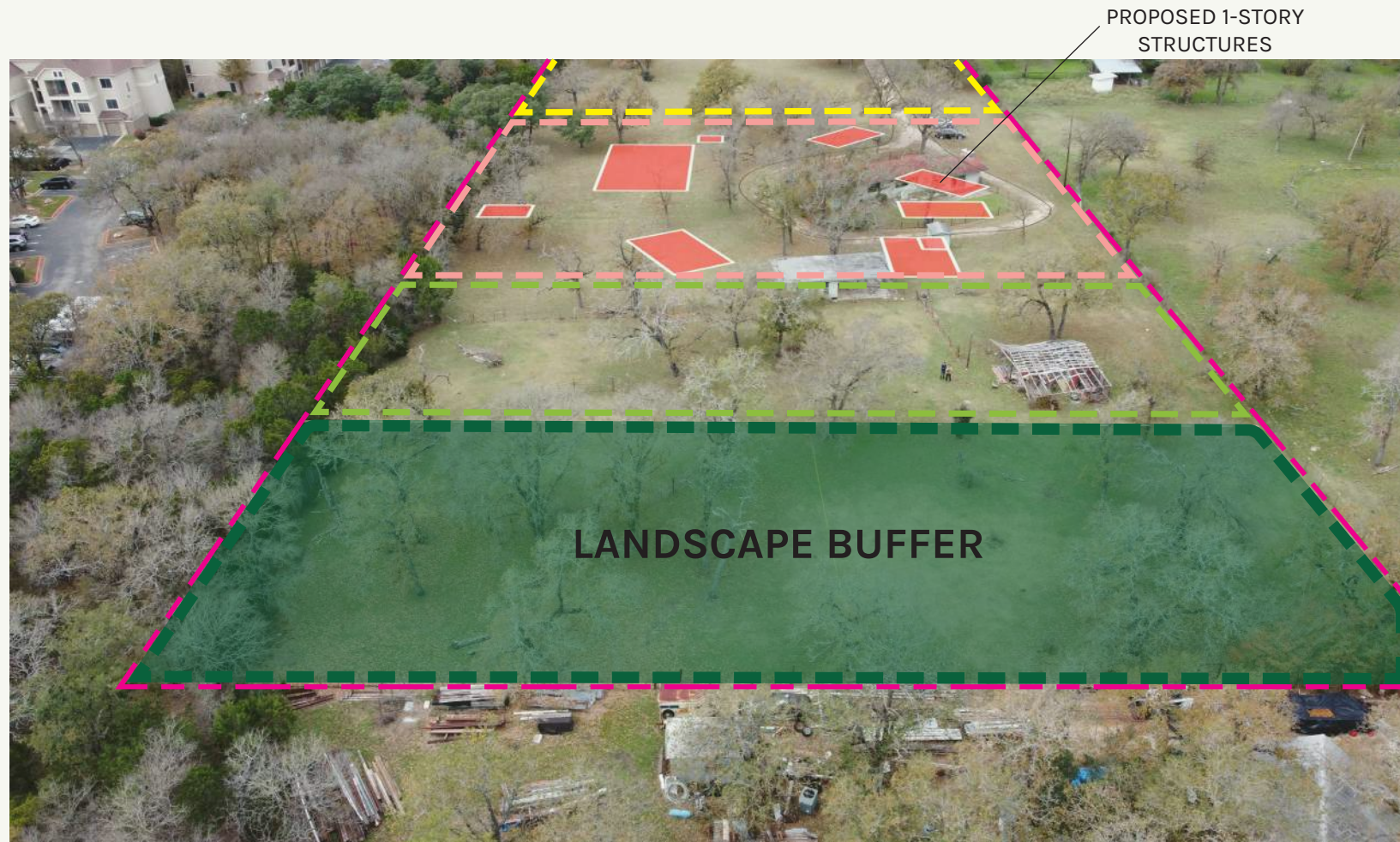
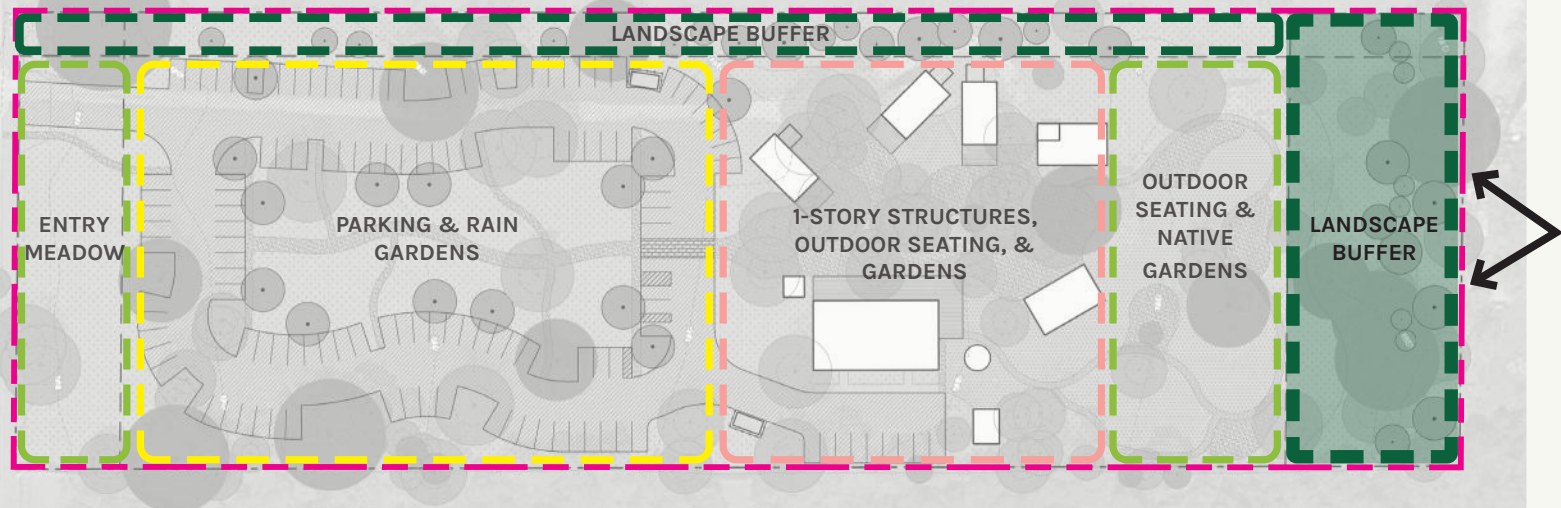
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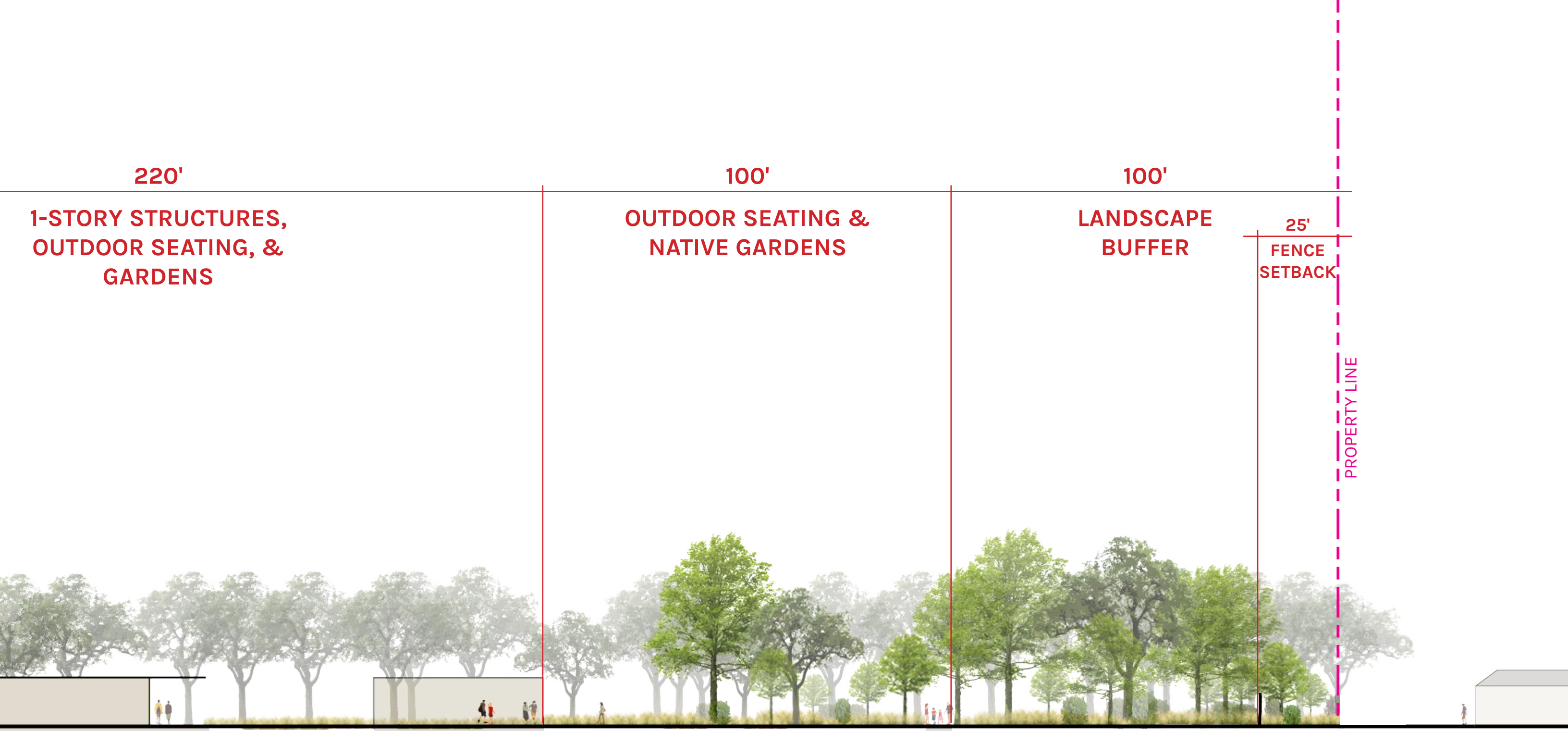
Garden Zones



Garden Zones



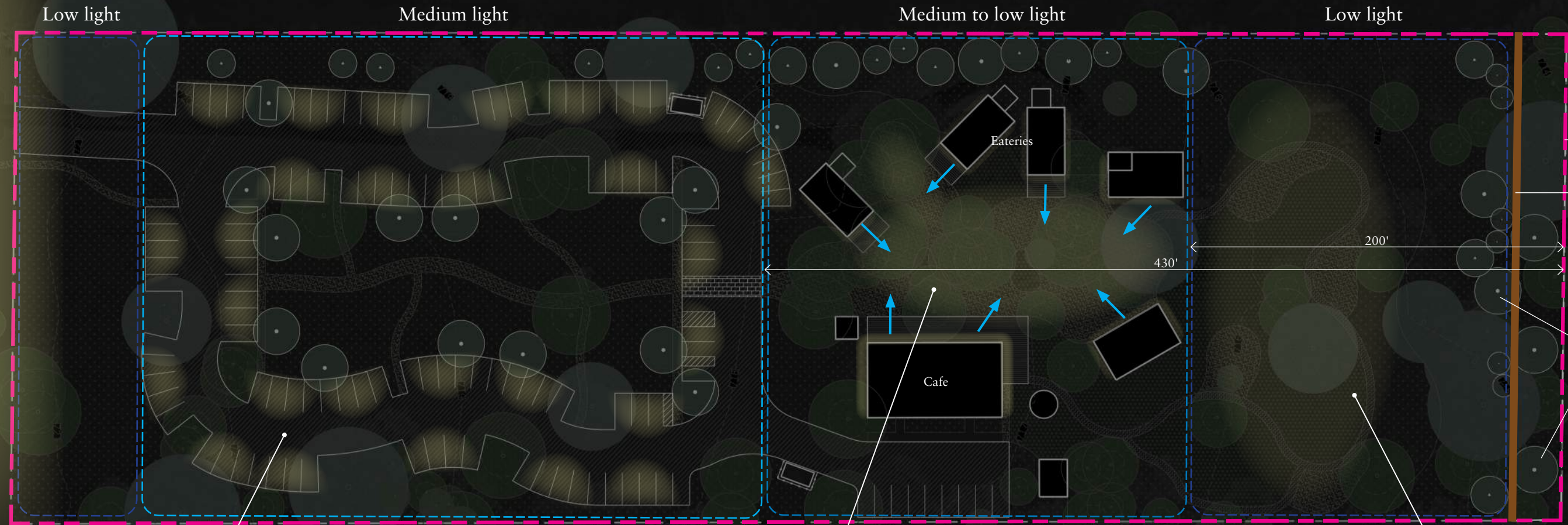
Garden Zones



Garden Zones

40'

BRODIE LN



Parking Lot Bollards



Dark Sky Lighting



Pathway Lights

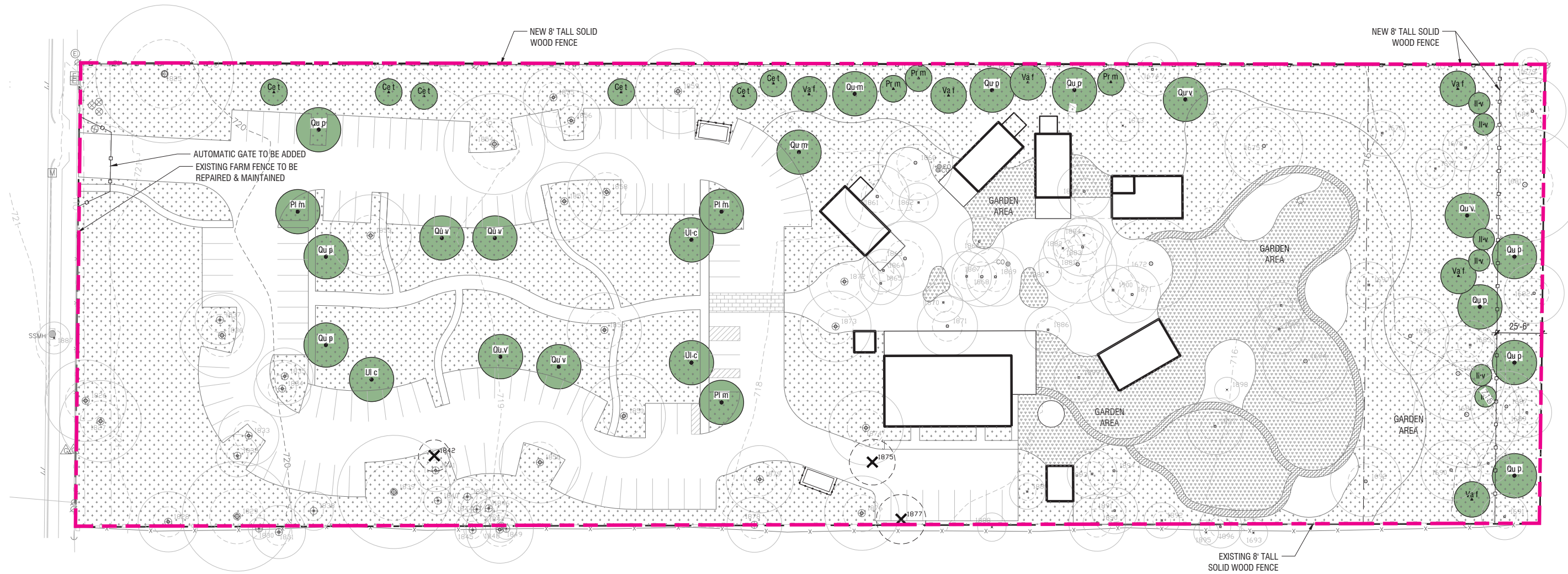
Chapter 8: Outdoor Lighting

- Total site lumen output: 2 lumens per sf of hardscape (115,970 lumens total)

Parking Lot Illumination

- All parking lot lighting fixtures shall be fully shielded
- No light emitted 90 degrees above light source
- Source of light shall not be visible from other properties
- Outdoor uplighting prohibited

Dark Sky Lighting Strategy



LEGEND - PLANTING PLAN

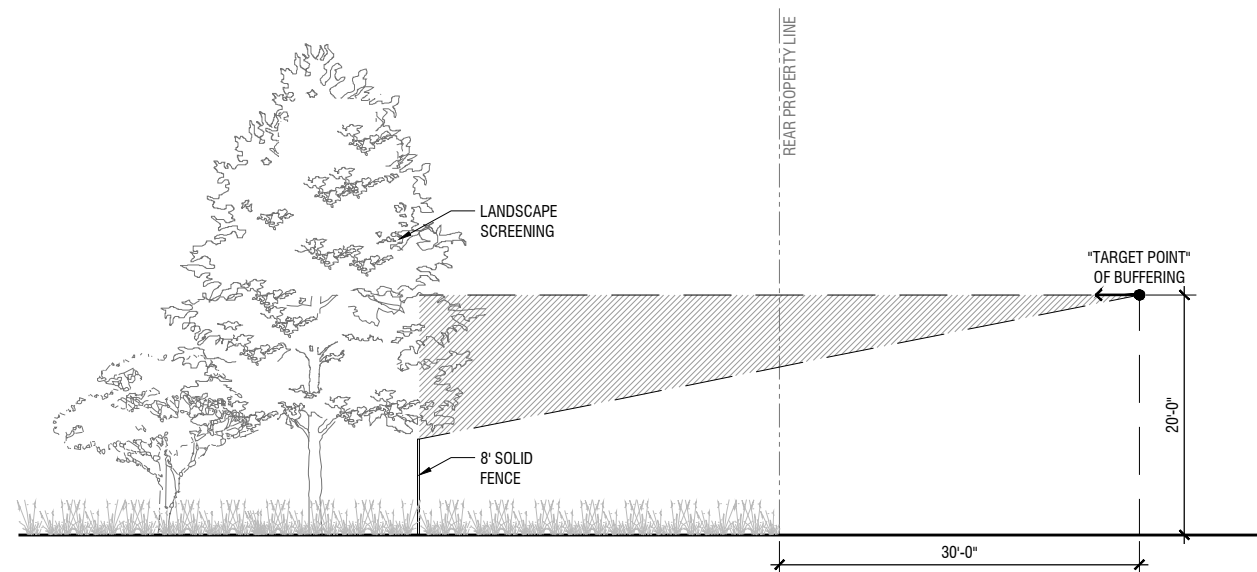
SYMBOL	ITEM
---	PROPERTY LINE
(X) (circle)	EXISTING TREE TO PROTECT
(X) (circle with X)	EXISTING TREE TO REMOVE
(Qu p) (circle)	PROPOSED SHADE TREE
(Ce t) (circle)	PROPOSED ORNAMENTAL TREE
(Il v) (circle)	PROPOSED EVERGREEN SHRUB
—o—o—o—	PROPOSED SOLID WOOD FENCE

City of Sunset Valley - Tree Mitigation Calculations [LDC Ch. 16 Sec.16.201]							Total
Tag #	Tree Species	Non-protected Tree < 10"	Protected Tree 10" - 23.9"	Heritage Tree 24" - 29.9"	Ancestral Tree 30"+	Non-listed species	
1842	cedar elm	9"					
1870	post oak		8.6 (multi)"				
1875	live oak		13"				
Caliper inches per column:		9"	24"	0	0	0	
		Total Caliper Inches Removed:					33"
Tree Replacement Ratio		0	1/3	1	2	0	
Replacement inches per column:		0	8"	0	0	0	
		Total Caliper Inches Required:					8"
		Total Caliper Inches Proposed:					137"

PLANT LEGEND

SYM	PLANT	SIZE	QTY
(Ab c)	LARGE TREES		
Pl m	Platanus mexicana Mexican sycamore	4" CAL.	3
Qu m	Quercus muhlenbergii Chinquapin oak	4" CAL.	2
Qu p	Quercus polymorpha Monterrey oak	4" CAL.	9
Qu v	Quercus virginiana Live oak	4" CAL.	6
Ul c	Ulmus crassifolia Cedar elm	4" CAL.	3
TOTAL LARGE TREES			23
(Ab c)	ORNAMENTAL TREES		
Ce t	Cercis canadensis var. texensis Texas redbud	3" CAL.	6
Pr m	Prunus mexicana Mexican plum	3" CAL.	3
Va f	Vachellia farnesiana Huisache	3" CAL.	6
TOTAL ORNAMENTAL TREES			15
TOTAL TREES			38

(Ab c)	EVERGREEN SHRUBS		
Il v	Ilex vomitoria 'Pride of Houston' Yaupon holly, Pride of Houston	5 GAL	6
GROUNDCOVER/SEED MIXES			
	Meadow mix:	1 GAL @	
	Equal percentage mix of Lindheimer muhly, sideoats grama, little bluestem, deer muhly, & guif muhly	4' O.C.	
	Botanical garden		
	Mown meadow path		



Visual Screening Sec. 2.505(b)(4)(A)

PLANT LEGEND

SYM	PLANT	SIZE	QTY
LARGE TREES			
Pl m	<i>Platanus mexicana</i> Mexican sycamore	4" CAL.	3
Qu m	<i>Quercus muhlenbergii</i> Chinquapin oak	4" CAL.	2
Qu p	<i>Quercus polymorpha</i> ** Monterrey oak	4" CAL.	9
Qu v	<i>Quercus virginiana</i> ** Live oak	4" CAL.	6
Ul c	<i>Ulmus crassifolia</i> Cedar elm	4" CAL.	3
ORNAMENTAL TREES			
Ce t	<i>Cercis canadensis</i> var. <i>texensis</i> Texas redbud	3" CAL.	6
Pr m	<i>Prunus mexicana</i> Mexican plum	3" CAL.	3
Va f	<i>Vachellia farnesiana</i> Huisache	3" CAL.	6
EVERGREEN SHRUBS			
Il v	<i>Ilex vomitoria</i> 'Pride of Houston' Yaupon holly, Pride of Houston	5 GAL	6

GROUNDCOVER/SEED MIXES	
Meadow mix:	1 GAL @ 4' O.C.
Equal percentage mix of Lindheimer muhly, sideoats grama, little bluestem, deer muhly, & gulf muhly	
Botanical garden	
Mown meadow path	

EVERGREEN SHADE TREES



Monterrey oak



Live oak



Juniper

DECIDUOUS SHADE TREES



American sycamore



Chinquapin oak



Cedar elm

ORNAMENTAL TREES



Texas redbud



Mexican plum



Huisache

EVERGREEN SHRUBS



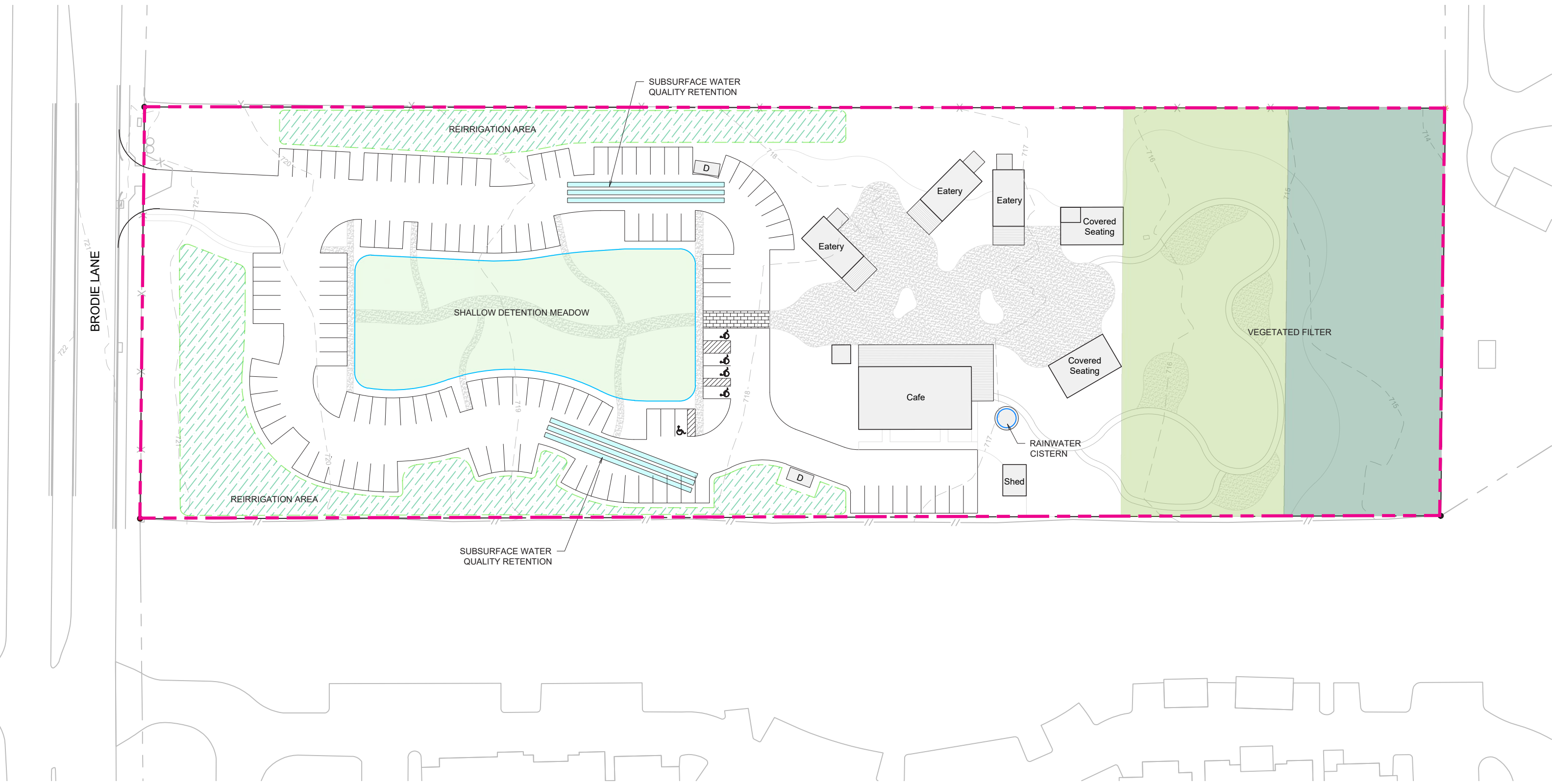
Yaupon holly



Mountain Laurel

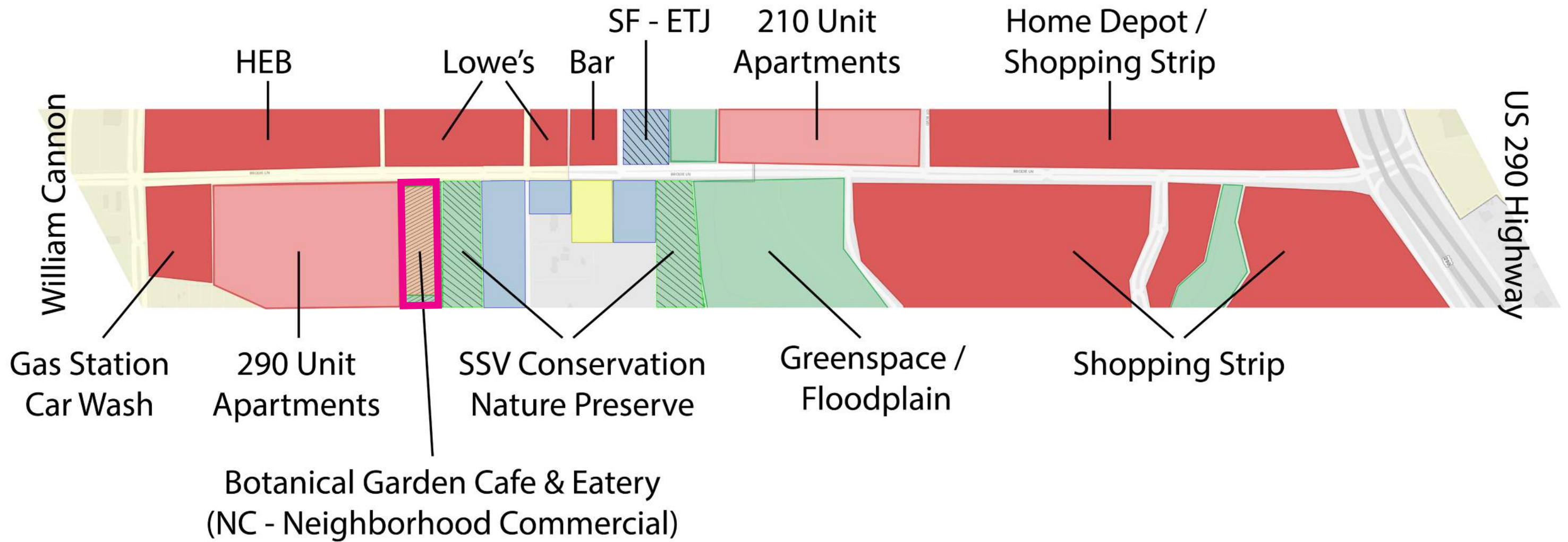


Wax Myrtle



Stormwater Management





Current Zoning (Excl. Floodplain / Greenspace)

- Commercial (73%)
- Multifamily (18%)
- Single Family - 3 Homesites (5%)
- Agriculture / Farmland (2%)



Property Buffering

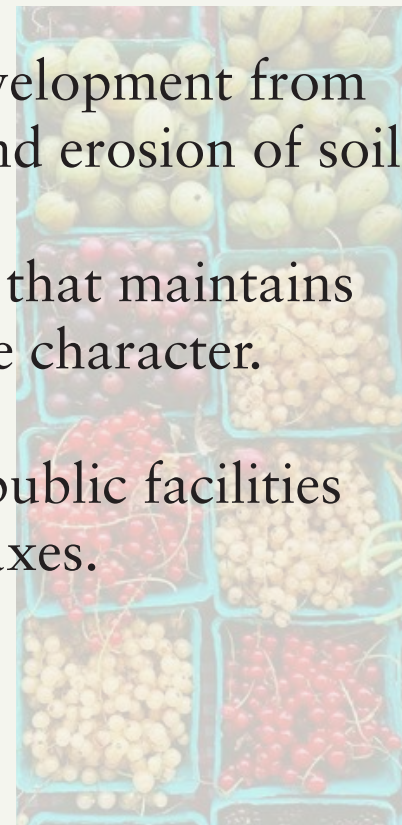
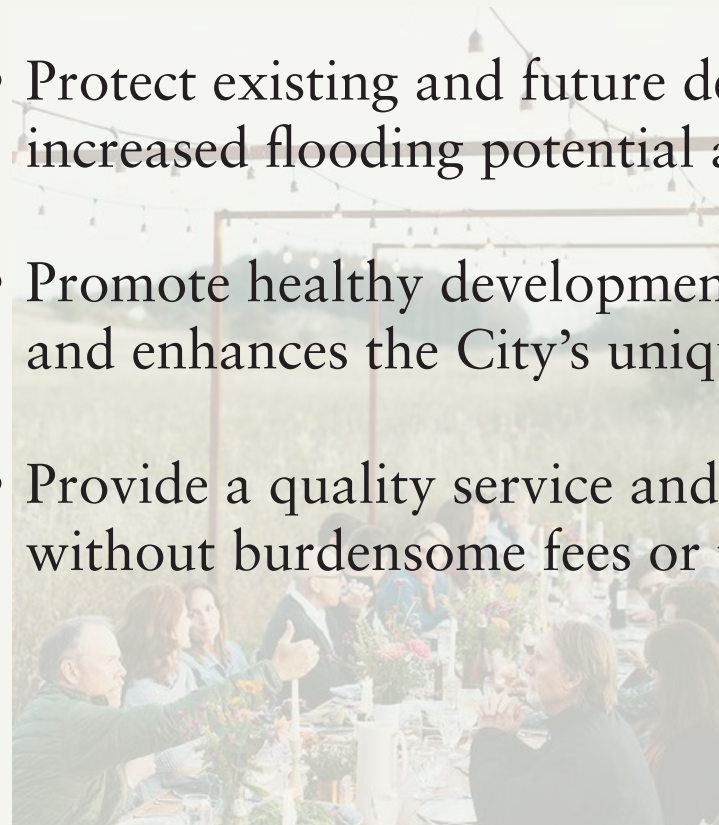


Property Buffering



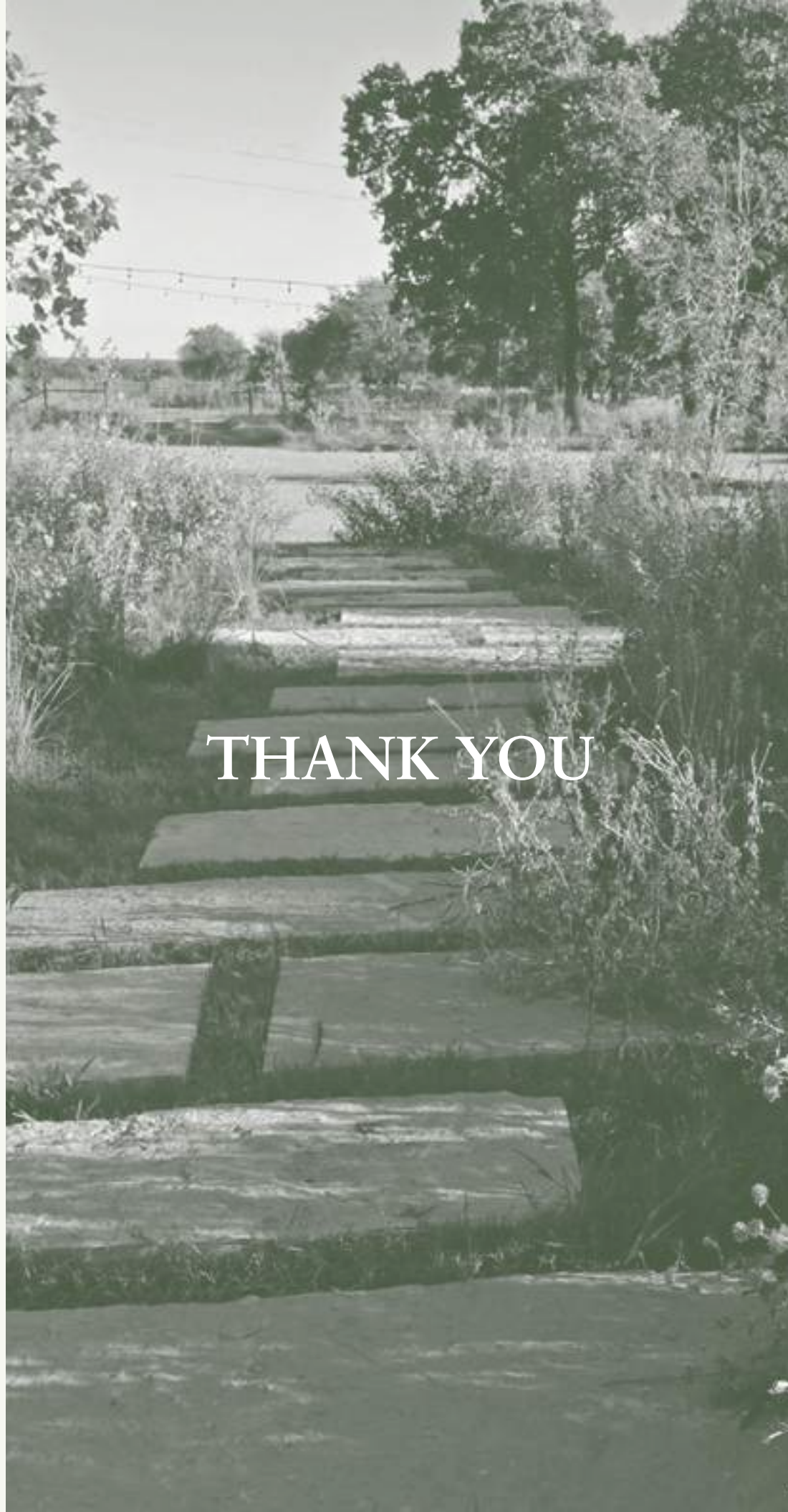
Sunset Valley Comprehensive Plan Goals

- Preserve and protect the pleasant quality of life.
- Preserve the community's natural resources, including the native wildlife habitat, natural site features and underground water supply.



- Protect existing and future development from increased flooding potential and erosion of soils.
- Promote healthy development that maintains and enhances the City's unique character.
- Provide a quality service and public facilities without burdensome fees or taxes.





THANK YOU