

Windsor Village: Appeal of Interpretation

Board of Adjustment – Item A-1

July 13, 2022

Project Details

- Address: 5900 Westminster Drive
- Project Area: 4.97 acres
- Required Parkland Dedication: 1.17 acres
- Zoning: GR-V-CO-NP
- Affordable Housing: SMART Housing and VMU Certified
- SDP Submittal: June 24, 2020 (SP-2020-0257C.SH)
- SDP Approval: May 2, 2022

A-1/3-PRESENTATION (PH)

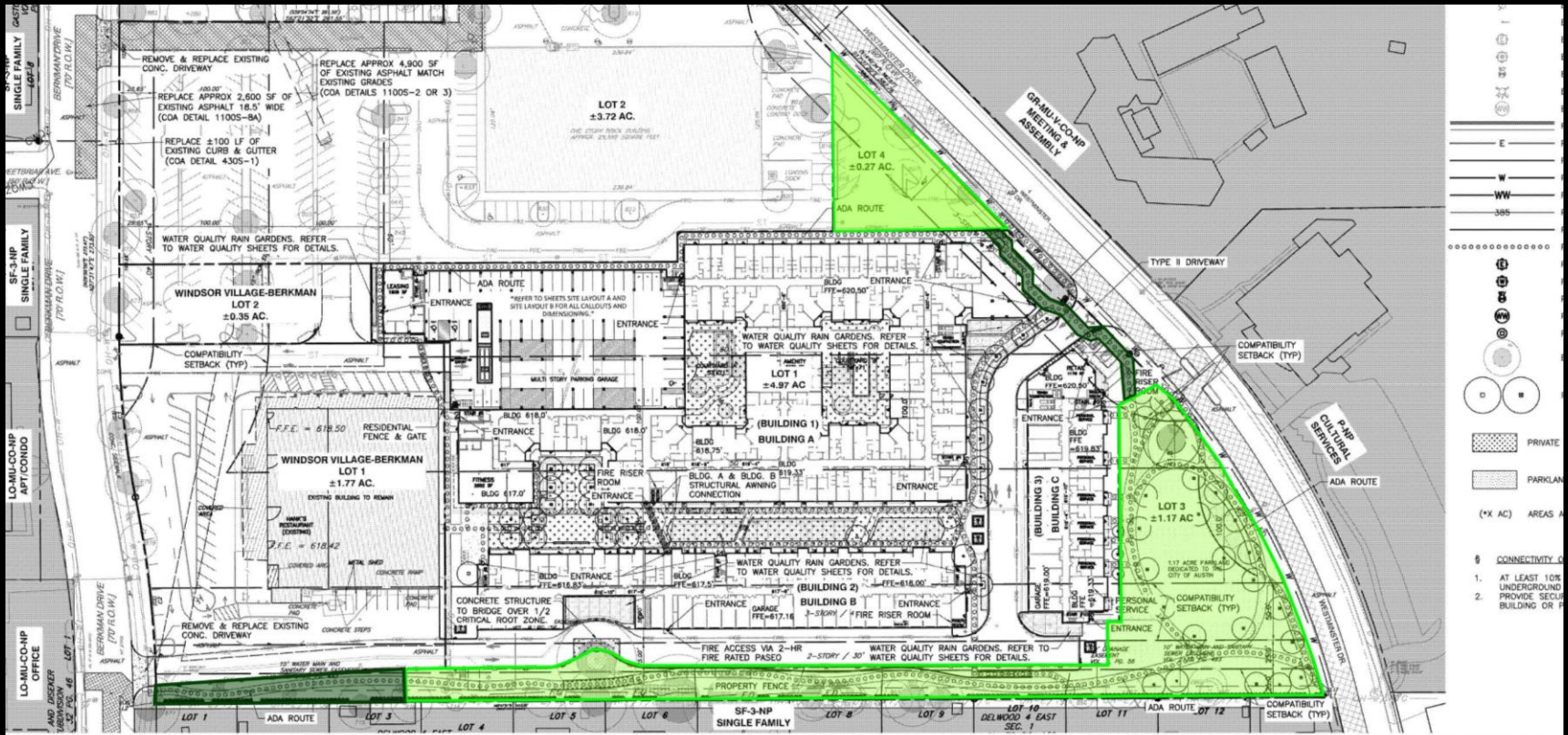


Appeal of Interpretation

Subchapter E §1.1.5: *To provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.*

Response: Public parkland and east-west connection dedicated during SDP process. Project buildings situated to line and complement new park space.

Parkland Exhibit



DATA TABLE (POST-PARKLAND DEDICATION)

GR-V-CO-NP MULTI-FAMILY/GENERAL RETAIL SALES (GENERAL)/PERSONAL SERVICES (LIVE/WORK)
216,493 SF (4.97AC)
195,827 SF (90.0%)
162,694 SF (74.8%)
163,190 SF (75.0%)
128,223 SF (58.9%)
383,265
5,148
2,924
367,110
5
60'
58.5'
26,160 SF (12.1% OF GROSS SITE)
SLAB ON GRADE
N/A*

REQUIRED PARKING TABLE

LAND USE	GENERAL RETAIL	COMMERCIAL COMPONENT	PERSONAL SERVICES	RESIDENTIAL COMPONENT	MULTI-FAMILY
			EFFICIENCY 1 BEDROOM 2 BEDROOM	EFFICIENCY 1 BEDROOM 2 BEDROOM	
GFA (SF) / NO. OF UNITS	2,924	5,148	1 5	1 105	205 88
PARKING RATIO	1:275	1:275	1 PER UNIT 1.5 PER UNIT	1 PER UNIT 1.5 PER UNIT	1.5 PER UNIT 2 PER UNIT
REQUIRED PARKING BY USE	11	19	1 8 2	105 308	176
TOTAL ACCESSIBLE PARKING REQUIRED*			11		
VAN ACCESSIBLE PARKING REQUIRED**			2		
L/W UNIT PARKING CREDIT			7		
TOTAL L/W PARKING REQUIRED			22		
TOTAL PARKING REQUIRED*			634		
TOTAL PARKING REQ. AFTER REDUCTION***			381		
*PER TEXAS ACCESSIBILITY STANDARDS TABLE 208.2					
**PER TEXAS ACCESSIBILITY STANDARDS 208.2.4					
***40% SHARED PARKING REDUCTION (25-2-SUB, E-4.3.3.E.3)					
PROVIDED PARKING TABLE			BICYCLE PARKING TABLE		
PARKING SPACE	LEVEL 1	LEVEL 2	TOTAL VEHICULAR SPACES REQ.	644	

WESTMINSTER PLAT PARKLAND DEDICATION - REQUIRED

TOTAL PLAT AREA		MAX PARKLAND DEDICATION % OF SITE		PARKLAND DEDICATION REQUIREMENT	
30.13 AC		15%		1.52 AC	
WESTMINSTER PLAT PARKLAND DEDICATION - PROVIDED					
DESCRIPTION	TOTAL AREA (SF)	TOTAL AREA (AC)	PARKLAND CREDIT (%)	PARKLAND CREDIT AREA (AC)	METHODOLOGY ACCORDING TO PDOP
LOT 3 PARK (CONSTRUCTED WITH SP-2020-0257C-SH)	50,910	1.17	100%	1.17	DEDICATED BY PLAT
LOT 4 PARK (CONSTRUCTED WITH FUTURE SDP)	11,785	0.27	100%	0.27	DEDICATED BY PLAT
ON-SITE TRAIL EASEMENT (CONSTRUCTED WITH SP-2020-0257C-SH)	2,120	0.05	50%	0.025	RECORDED TRAIL EASEMENT TO PARD
OFF-SITE TRAIL EASEMENT (CONSTRUCTED WITH SP-2020-0257C-SH)	4,835	0.11	50%	0.055	RECORDED TRAIL EASEMENT TO PARD
TOTAL=				1.52 AC	

Appeal of Interpretation

Subchapter E §2.1.7: *Ensure that building entrances are convenient to and easily accessible from the roadside pedestrian and bicycle system.*

Response: Commercial building entrances are located along Westminster Drive and pedestrian pathway along required parkland.



Appeal of Interpretation

Subchapter E §2.1.10: *Ensure that large sites are developed in a manner that supports and encourages connectivity and creates a cohesive visual identity and attractive street scene.*

Response: In addition to parkland trail easements, public pathways from Westminster Drive to Berkman Drive and improved sidewalks along Westminster Drive with street trees will be provided. A walkway along the north side connecting Westminster to Berkman is proposed as part of a future phase of the development.

Appeal of Interpretation

Subchapter E §3.1.3: *Ensure that buildings contribute to the creation of a pedestrian-friendly environment through the provision of glazing, shading, and shelter at the pedestrian level.*

Response: Street trees on Westminster and shade elements at building entrances proposed. Pedestrian walkways through new park provide connectivity to commercial spaces.



Appeal of Interpretation

Subchapter E §4.3.3:

Mix of Uses. A use on the ground floor must be different from a use on an upper floor. The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors. At least one of the floors shall contain residential dwelling units.

Pedestrian-Oriented Commercial Spaces. Along at least 75 percent of the building frontage along the principal street, the building must be designed for commercial uses in ground-floor spaces that meet the following standards. A lobby serving another use in the VMU building shall not count as a pedestrian-oriented commercial space for purposes of this section.

Dimensional Requirements. Each ground-floor commercial space must have:

- a. A customer entrance that opens directly onto the sidewalk;*
- b. A depth of not less than 24 feet;*
- c. A height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling; and*
- d. A front facade that meets the glazing requirements of Section 3.2.2.*



PHASE 2
RETAIL AREA CURRENTLY
BEING PLANNED.

LEGEND	
—————	RIGHT OF WAY
—————	PROPERTY LINE
—————	PROPERTY LINE ADJOINERS
- - - - -	EASEMENT LINE
—————	EXISTING INDEX CONTOUR
—————	EXISTING INTERMEDIATE CONTOUR
—————	EXISTING FINISH ROAD (POB) (1)
—————	EXISTING FINISH CHAIN LINK
—————	EXISTING OVERHEAD ELECTRIC LINE
—————	EXISTING GAS LINE
—————	EXISTING WATER LINE
—————	EXISTING WASTEWATER LINE
—————	EXISTING ROAD CENTERLINE
—————	EXISTING CURB & GUTTER
—————	EXISTING UTILITY POLE
—————	EXISTING GUY WIRE
—————	EXISTING ELECTRIC METER
—————	EXISTING WATER METER
—————	EXISTING WATER VALVE
—————	EXISTING FIRE HYDRANT
—————	EXISTING WASTEWATER MANHOLE
—————	PROPOSED CURB
—————	PROPOSED UNDERGROUND ELECTRIC
—————	PROPOSED GAS LINE
—————	PROPOSED WATER LINE
—————	PROPOSED WASTEWATER LINE
—————	PROPOSED INDEX CONTOUR
—————	PROPOSED INTERMEDIATE CONTOUR
—————	PROPOSED ACCESS ROUTE
—————	PROPOSED ELECTRIC METER
—————	PROPOSED WATER METER
—————	PROPOSED WATER VALVE
—————	PROPOSED WASTEWATER MANHOLE
—————	PROPOSED WASTEWATER CLEAN OUT
—————	EXISTING TREE WITH 1/2 DBP
—————	PROPOSED TREE

DATE	REVISION	REVISION RECORD
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CEE
Texas Registered Engineers & Surveyors

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3711 South MoPac Expressway • Building 1, Suite 550 • Austin, TX 78746
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TRANSWESTERN DEVELOPMENT CO.
WINDSOR VILLAGE
5900 WESTMINSTER DR.
CITY OF AUSTIN, TRAVIS COUNTY, TX

**WINDSOR VILLAGE SITE PLAN:
RETAIL COMPONENT**

DRAWING NO.:
EXH
SHEET OF

FOR CITY USE ONLY:

SITE PLAN APPROVAL: 25-2010-027C SHEET: 7 OF 41

FILE NUMBER: _____ APPLICATION DATE: 8/26/2010

APPROVED BY COMMISSION ON: _____ UNDER SECTION: 117

CHAPTER: 25-5 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (25-511): _____ CASE MANAGER AND DESK NAME: _____

PROJECT EXPIRATION DATE (ORD 079905-15): _____ DWG# _____ DOC _____

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ JOHN GIBBS COM

Rev. _____ Comment 1 _____

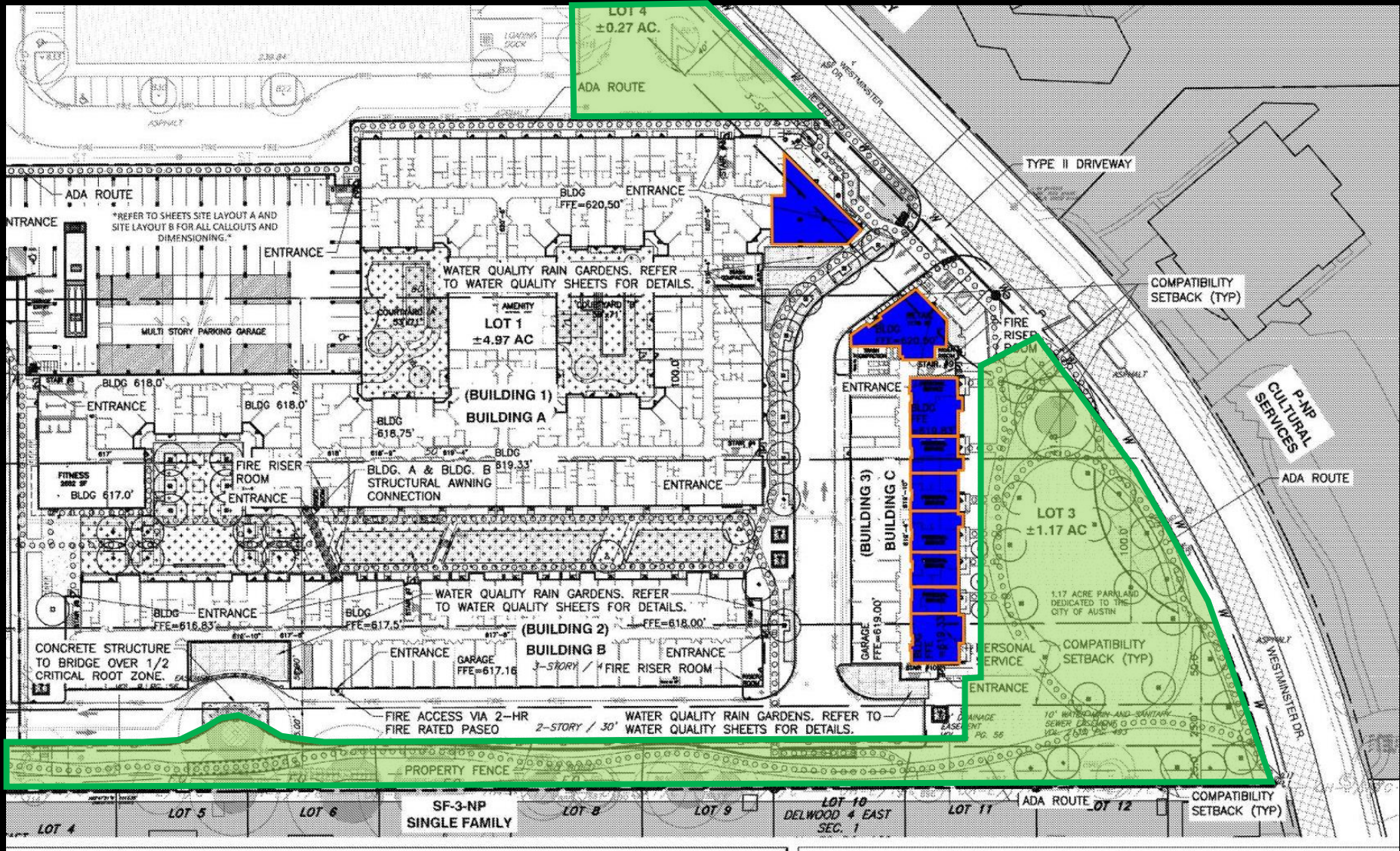
Rev. _____ Comment 2 _____

Rev. _____ Comment 3 _____

Final plan must be released by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code (current at the time of filing, and all required shading fence and/or a notice of construction if a building permit is required, must be approved prior to the Project Expiration Date.

SITE DEVELOPMENT PERMIT NUMBER: SP-2020-0257C.SH

Commercial Space Exhibit



Retail Rendering



WILDER BELSHAW ARCHITECTS
AUSTIN DALLAS

WINDSOR VILLAGE



TRANSWESTERN®
The Performance Advantage in Real Estate

Retail Rendering



WILDER BELSHAW ARCHITECTS
AUSTIN DALLAS

BERKMAN RETAIL RENDERING

 **TRANSWESTERN**
The Performance Advantage in Real Estate

Appeal of Interpretation

Subchapter E §2.2.5: *Required Internal Circulation Routes standards.*

Response: Project area is 4.97 acres; minimum required acreage for ICRs is 5 acres.

