

# Windsor Village: Appeal of Interpretation

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Board of Adjustment – Item A-1

July 13, 2022

# Project Details

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- 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)



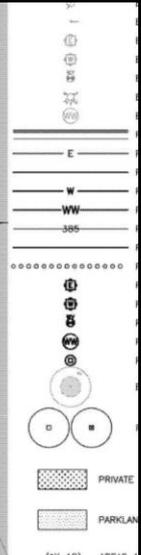
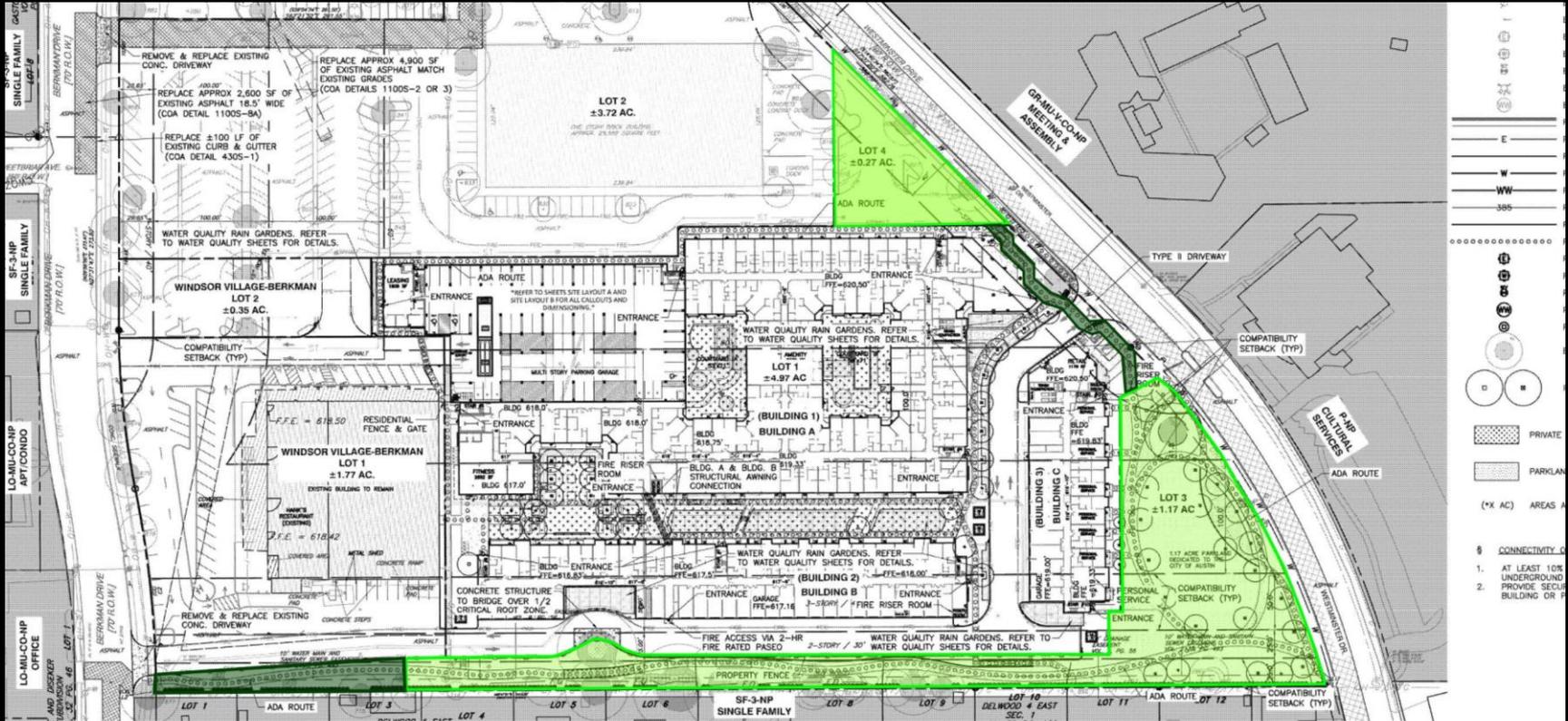
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Subchapter E §1.1.5: *To provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.*

**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-CP 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*

LAND USE	REQUIRED PARKING TABLE							
	GENERAL RETAIL	COMMERCIAL COMPONENT	PERSONAL SERVICES		MULTI-FAMILY			
			RESIDENTIAL COMPONENT 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: 2.75	1: 2.75	1 PER UNIT	1.5 PER UNIT	2 PER UNIT	1 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 00   LEVEL 1   LEVEL 2   LEVEL 3   LEVEL 4   LEVEL 5   LEVEL 6   PRIVATE	TOTAL VEHICULAR SPACES REQ.	644

WESTMINSTER PLAT PARKLAND DEDICATION - REQUIRED				
TOTAL PLAT AREA	MAX PARKLAND DEDICATION % OF SITE	PARKLAND DEDICATION REQUIREMENT		
10.13 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
<b>TOTAL=</b>				<b>1.52 AC</b>	

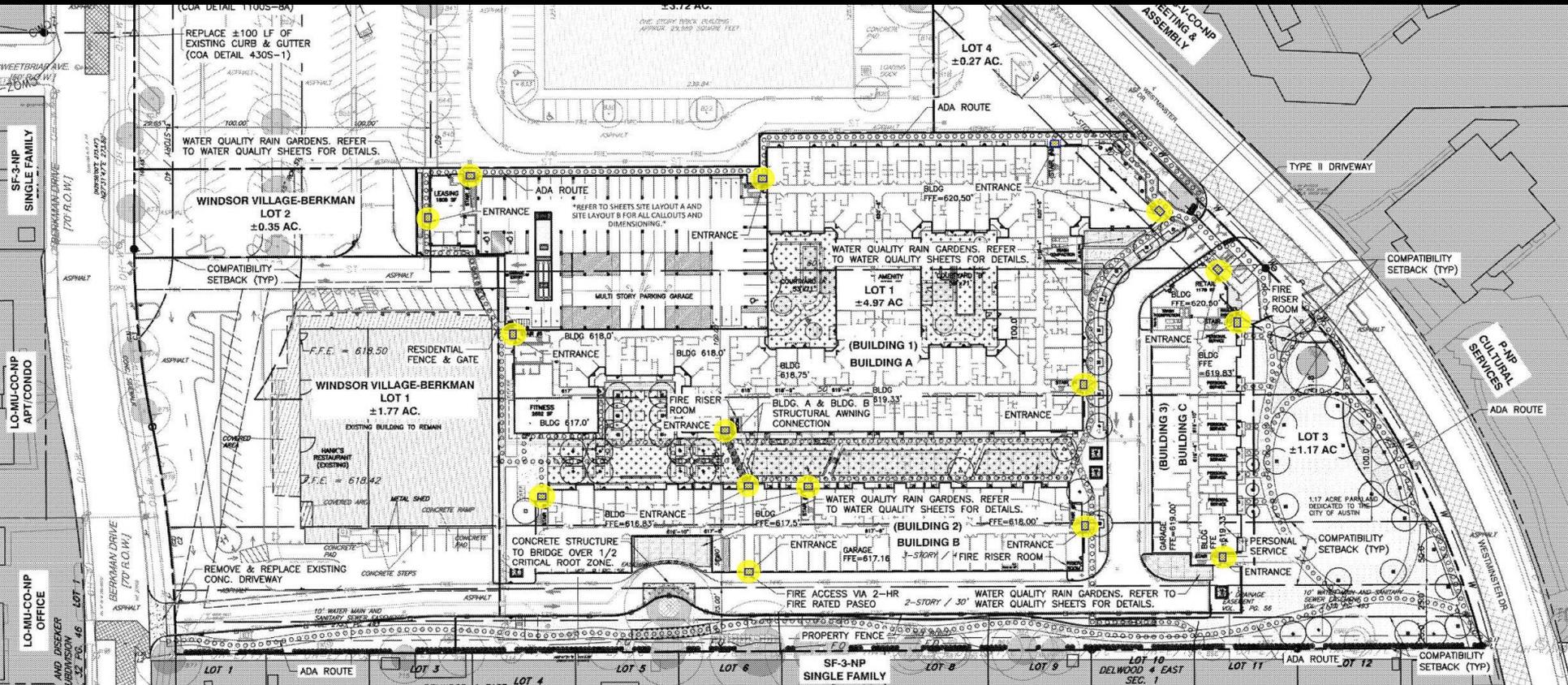
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Subchapter E §2.1.7: *Ensure that building entrances are convenient to and easily accessible from the roadside pedestrian and bicycle system.*

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

# Building Entrances Exhibit



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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.

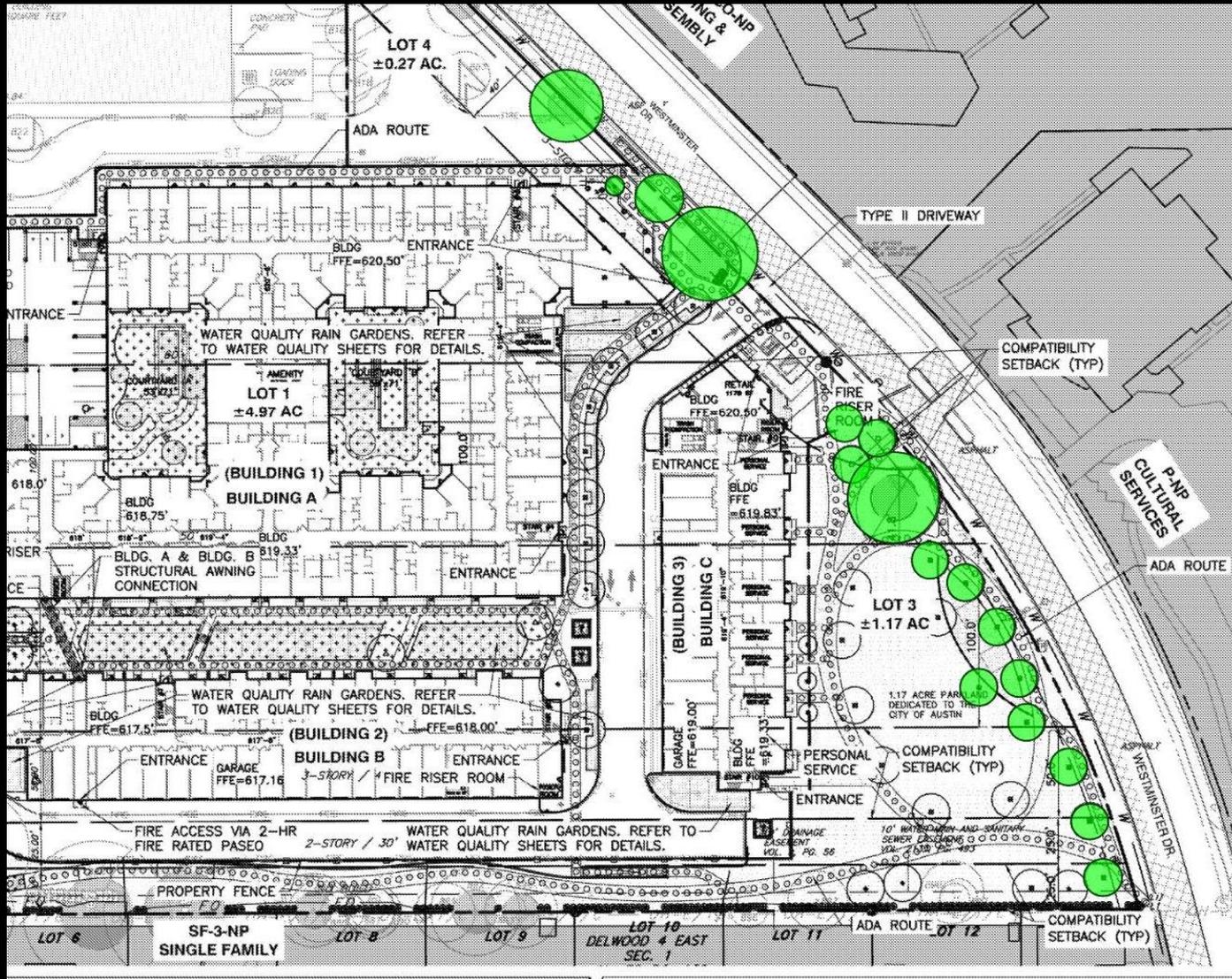
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Subchapter E §3.1.3: *Ensure that buildings contribute to the creation of a pedestrian-friendly environment through the provision of glazing, shading, and shelter at the pedestrian level.*

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

# Trees Exhibit



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## 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.*

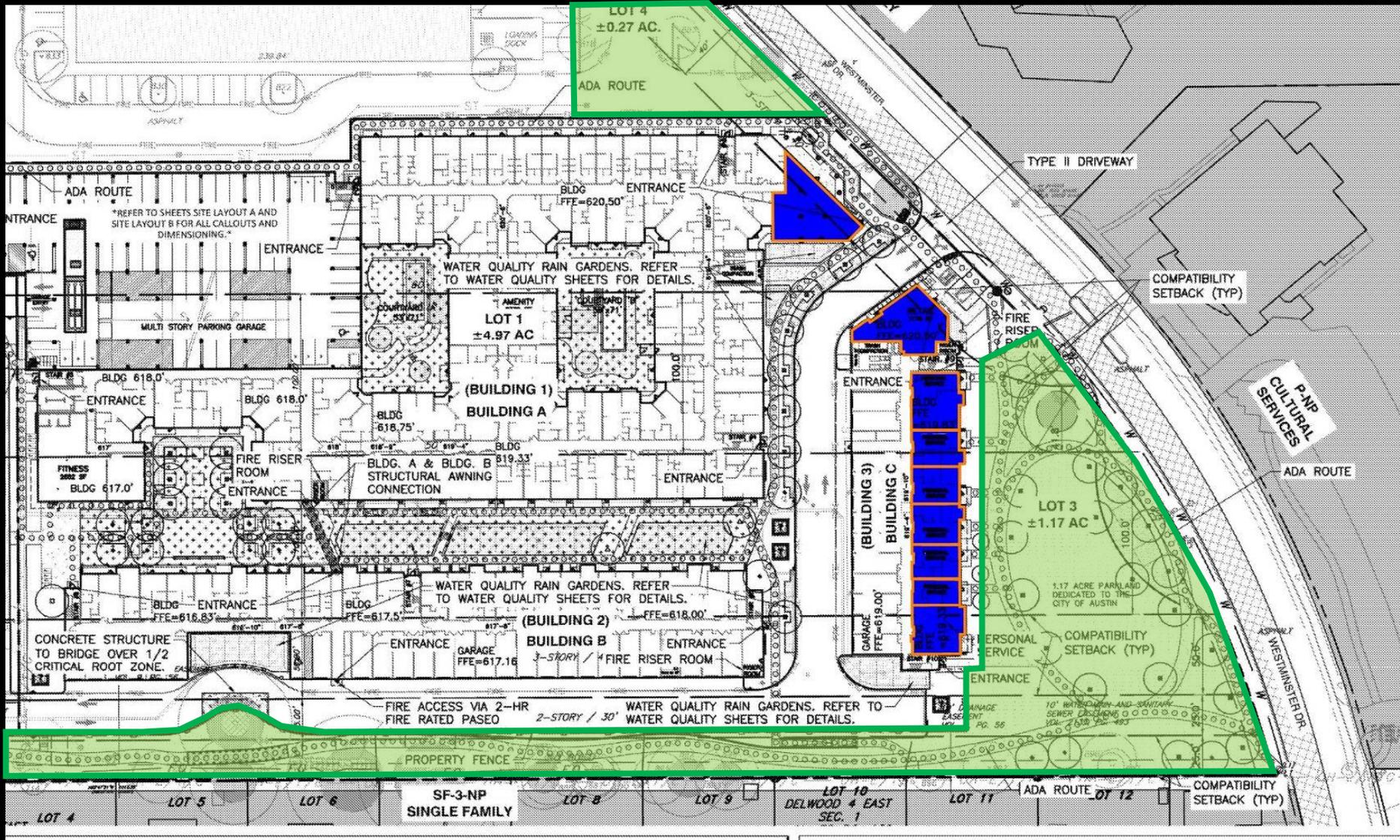
*Pedestrian-Oriented Commercial Spaces. Along at least 75 percent of the building frontage along the principal street, the building must be designed for commercial uses in ground-floor spaces that meet the following standards. A lobby serving another use in the VMU building shall not count as a pedestrian-oriented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



# Commercial Space Exhibit



# Retail Rendering



# Retail Rendering



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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.

