

CITY OF CASTLE HILLS
ARCHITECTURAL REVIEW COMMITTEE MEETING
MINUTES OF OCTOBER 20, 2008

The Architectural Review Committee of the City of Castle Hills held a public hearing at 7:00 p.m. on October 20, 2008, in the City of Castle Hills Council Chambers, 209 Lemonwood Drive, Castle Hills, Texas 78213.

The attendance roster included Michael Hunter, Barbara Hunter, John Coyle, Douglas Gregory, and Roberto Gonzales.

I. OPENING

- Quorum

Present and composing a quorum of the Committee were Chairman Steve Ackley, Sarah Burke, Joan Buerschinger, Walter von Nimitz, and Claudia Bankler.

Staff present was City Manager Mike Rietz, Assistant City Manager Rita Hoyl, and City Secretary Linda Gill.

II. OLD BUSINESS – None

III. NEW BUSINESS

- A. Hold a Public Hearing and act upon an application from Paul F. Boaz of Lopez Salas Architects, Inc. regarding proposed additions to NEISD Jackson Keller Elementary School at 1601 Jackson Keller Road.

Jorge Cabello, representative of Northeast Independent School District, and Robert Lopez, of Lopez Salas Architects, came forward; and Mr. Lopez explained that the proposed construction will replace 29 temporary classrooms with 29 permanent classrooms and replace the gymnasium. The new building will be two stories and 52,000 square feet. Mr. Lopez showed that landscaping and seating areas will be added between the buildings. He said that a minimal amount of lighting will be added, and light fixtures will be hooded so as not to overwhelm nearby residents. Mr. Lopez discussed elevations and indicated the materials will be brick with some glass. A translucent material will be used in places to allow in natural light. He explained how drainage issues on the property will be corrected and how traffic circulation is designed to separate buses from parents picking up students. Mr. Cabello said that NEISD is proud of the architectural design,

and that the completion date is expected to be in the winter of 2010.

Upon Chairman Ackley inviting comments from citizens, Michael Hunter of 107 Shalimar expressed his approval of the proposed construction, but he added that the school district needs to be honest with the city. He indicated that he has a real concern with the parking and traffic problem around the school. Chairman Ackley said that NEISD is morally obligated to come and tell the city what the plan is and that they will not deviate from it. Ms. Buerschinger was not convinced that emergency vehicles would have adequate access when students are being picked up due to the traffic congestion. Mr. Lopez clarified that the drive into the school is two lanes, and a fire truck can get in.

In response to Chairman Ackley's comment that energy consumption should be decreased by 5% per year according the Chapter 44 of the Education Code, Mr. Cabello said that NEISD has approved an initiative to conserve energy. Mr. Lopez added that the state mandates how many light fixtures can be installed and what light levels must be. He said his firm usually tries to beat that. Mr. Ackley suggested that NEISD put in a solar system. It would be proactive and educational.

Motion: Discussion ended with a motion made by Ms. Bankler to approve the application from Paul F. Boaz of Lopez Salas Architects regarding proposed additions to NEISD Jackson Keller Elementary School at 1601 Jackson Keller Road. Sarah Burke seconded the motion. The motion passed unanimously.

- B. Hold a Public Hearing and act upon an application from Marc Donatelli of Avant Design Group, Inc. for the exterior alteration of the existing Sonic Drive-in located at 2209 NW Military Hwy.

Marc Donatelli of Avant Design Group, Inc. spoke for Sonic Restaurants, Inc. He said that Sonic tries to freshen stores every five to eight years. He passed around photographs and renderings of what is planned for the store at 2209 Northwest Military. He pointed out that an arched canopy is planned, and that Sonic is trying to get rid of the neon on the canopy. Mr. Donatelli explained that plans are primarily to upgrade the current design, adding a tower feature on the canopy and replacing bolted tables and benches with loose tables and chairs. He said he didn't have a rendering of the exact changes, but wanted to get approval before going forward. Chairman Ackley remarked that he should have exactly what it will look like.

Motion: Mr. Von Nimitz moved to approve the exterior alterations of the current Sonic Drive-in located at 2209 Northwest Military Highway. Ms. Buerschinger seconded the motion. The motion carried with a unanimous vote.

- C. Hold a Public Hearing and act upon an application from Alamo Area Council, Boy Scouts of America concerning the architectural design and reconstruction of the Order of the Arrow Pavilion at McGimsey Scout Park at 2226 Northwest Military Highway.

John Coyle and Roberto Gonzales represented the Alamo Area Council, Boy Scouts of America, regarding the reconstruction and restoration of the Order of the Arrow Pavilion on the McGimsey Scout Park property at 2226 Northwest Military Highway. Mr. Coyle explained that the proposed construction would restore the red barn to its original use, which was a meeting center for scouts to work on projects. He said the siding would be hardee board and the roof would be aluminum. Ms. Burke mentioned that the barn cannot be seen from Military Highway. Chairman Ackley asked whether the building would have heat and air conditioning. Mr. Coyle said it would, but would only be used as needed, and primarily on weekends. Mr. Ackley suggested putting a solar system in. As a service organization, it would serve to set an example.

Motion: Ms. Burke moved to approve the application for reconstruction of the pavilion. Ms. Buerschinger seconded the motion. The motion passed unanimously.

IV. ADJOURNMENT

Chairman Ackley adjourned the meeting at 8:20 p.m.

Steve Ackley, Chairman

ATTEST:

Linda Gill, City Secretary