

CITY OF CASTLE HILLS
ARCHITECTURAL REVIEW COMMITTEE MEETING
MINUTES OF DECEMBER 15, 2008

The Architectural Review Committee of the City of Castle Hills held public hearings at 7:00 p.m. on December 15, 2008, in the City of Castle Hills Council Chambers, 209 Lemonwood Drive, Castle Hills, Texas 78213.

The attendance roster included Brad Boeckner, Judith Boeckner, Denise Haley, Shenaz Singh, and Margaret Casillas.

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

IV.

- A. Hold a Public Hearing and act upon an application from St. Juste Management Corporation for a preliminary review of construction of a Burger King restaurant to be located at 6003 West Avenue.

Chairman Ackley called the meeting to order and asked for a representative of St. Juste Management Corporation to come forward and make a presentation. Architect Phil Shoup, Jr. introduced himself and explained that the primary reason he and Mr. Juste were there was to follow due diligence and find out if there is anything they need to know if they proceed to purchase the Don's & Ben's property at 6003 West Avenue for use as a Burger King site. Mr. Shoup explained that he did not bring plans, but he brought photographs and drawings to show what is proposed. He indicated that the city would be provided with full construction documents if and when the project moves forward.

Mr. Ackley led discussion among committee members, mentioning that the

proposal would not be taken to City Council without a set of plans. Ms. Burke pointed out that the Burger King would be at an entryway into the city and requested that Mr. Shoup show the committee all the options available as far as the building design and landscaping. Mr. Ackley remarked that he would like to see landscaping dress up that corner. He advised Mr. Shoup that the city has requirements regarding parking and the number of trees.

Discussion turned to signage, and Mr. Shoup said that he would like to keep the pylon sign from Don's & Ben's for the visibility to Loop 410. Assistant City Manager Hoyl stated that they could have the present sign on West Avenue at Jackson Keller, but they would have to go to City Council to get a variance in order to keep the pylon sign. Mr. Ackley confirmed that when there is a change in usage, the sign has to be code compliant.

Mr. Von Nimitz clarified that Mr. Shoup was looking for approval of the concept, not the final plan. Mr. Shoup said next time he came before them he would have a final plan. No action was taken.

- B. Hold a Public Hearing and act upon an application from Sabinal Group to build a single story, 4,660 sq. ft. medical office building at 6511 Blanco Road.

Robert Lopez, president of Lopez Salas Architects, Inc., introduced himself and Fred Casias, the owner's representative. Blake Pearson of Sabinal Group, applicant for the owner, CPT Investments, Ltd., came forward and explained that the project is very simple. He said that the building will be 4,660 sq. ft. and will house medical offices. He indicated that the proposed building would be close to the existing building on the property and was designed to take on the characteristics of the nearby residential neighborhood. The plan was to create a campus-like appearance with the landscaping. He added that the building would include offices, an operatory, recovery rooms, and a waiting room. Mr. Pearson described the layout of the buildings and the parking.

Chairman Ackley called for questions or comments from the public.

Brad Boeckner of 200 Lundblade said that he had no comments, but he would like to see a site plan. Ms. Hoyl gave him one.

Mr. Ackley asked if there was a zoning issue on the property. Ms. Hoyl said that it was zoned "E Single Story Office Building," and there were conditions placed on the property. One condition was to build a wall between the vacant lot and the residential home (the Boeckner's home). They were required to have a 15-20 foot buffer zone between the wall and the property green space, which the plans probably show. Ms. Hoyl said the plans exceed the parking requirements at present for the size of the building they are proposing. The other issue was the dumpster.

Mr. Boeckner came forward to say that the new zoning ordinance states that a dumpster should not be located near the front street and should be placed as far back on the property as possible. He noted that the site plan showed the dumpster in the front of the property near the street. Mr. Boeckner remarked that he didn't think the residents were going to be happy with the dumpster located there.

Judith Boeckner of 200 Lundblade came forward to emphasize the noise caused by the dumpsters being emptied in the middle of the night. She said they are not supposed to be emptied between the hours of 7:00 p.m. and 7:00 a.m., but they must think they can sneak in and empty them. She pointed out that the dumpsters are located on Blanco Road now, and she can imagine what the noise will be like when they are located at the front of the property. Ms. Boeckner indicated that she would also like to know what the lighting will be like, since her property is already lit up like daylight at night with the present lighting.

Mr. Pearson explained the reasons for putting the dumpster where it is proposed. He said the location will allow the vehicle picking up the garbage to easily enter and exit without having to travel the length of the property, which would cause even more time and noise. He mentioned that Sabinal Group is very sensitive about lighting and would minimize the lighting so that it would not be directed at any residences. He called on the project manager to explain plans for the lighting. She explained that the lights would be hooded and pointed toward the buildings, not the residences.

Martha von Nimitz of 214 Lundblade said that her concern was traffic. She said it is a health and safety hazard with the number of driveways and businesses. She said that she would like to see traffic diverted to Blanco Road. Ms. Boeckner said that trucks are parking in the fire lanes, and there is no law enforcement.

Mr. Lopez said that they are staying with the two curb cuts that are there now.

After clarifying that new landscaping was proposed, Mr. Ackley noted that there are important enforcement issues that need to be addressed, but the committee needed to move on in terms of its purview, which is to rule on the merits of the property.

Motion: Ms. Buerschinger said that she thought it was a great plan and a vast improvement to the property. She moved to approve the new building construction. Ms. Burke seconded the motion. The motion passed unanimously.

- C. Hold a Public Hearing and act upon an application from Gilbert Saenz to construct a new 12,500 sq. ft. 2-story chapel and classroom building for Antonian College Preparatory High School at 6425 West Avenue. Architect Mark Markovsky of Morkovsky & Associates, Inc. explained the construction of the 2-story building. He said that there were no plans to increase enrollment, that the school needed a larger chapel for the number of its existing students.

Chairman Ackley said the plans exceed all the recommendations, and the building cannot be seen from the street.

Mr. Buerschinger noted that the building appeared to be in the flood plain on the plans. She asked if the engineer had looked at that. Mr. Markovsky said that it is not in the 100-year flood plain and added that the creek has not flooded due to improvements on the property. Ms. Buerschinger asked that the city engineer sign off on it. Councilman Douglas Gregory mentioned that it was important to know if the building will increase or impact the velocity of water run-off. Ms. Hoyl said that she would send the plans to the city engineer. Mr. Ackley said that the issue could be looked into and discussed when it goes to City Council.

Motion: Mr. Von Nimitz moved to approve the construction of the 2-story chapel and classroom building for Antonian College Preparatory High School. Ms. Burke seconded the motion. The motioned carried 4 to 1. Ms. Buerschinger opposed the motion.

IV. ADJOURNMENT

Chairman Ackley adjourned the meeting at 8:15 p.m.

Steve Ackley, Chairman

ATTEST:

Linda Gill, City Secretary