

CITY OF CASTLE HILLS
BOARD OF ADJUSTMENT HEARING
MINUTES OF OCTOBER 15, 2008

The Board of Adjustment of the City of Castle Hills held a public hearing on the 15th day of October, 2008, at 7:00 P.M. at the City of Castle Hills City Hall, 209 Lemonwood Drive, Castle Hills, Texas.

The attendance roster included Garrett J. Sullivan, Jorge Cabello, Aleene Walsh, Barbara Hunter, Michael B. Hunter, and Paul Boaz.

I. OPENING - QUORUM

Present and composing a quorum of the Board of Adjustment was Kathryn Safford, Bob Jones, Pamala Farris, and Brother William Dooling. Chairman William Schluter was absent. Brother William Dooling chaired the meeting.

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

II. OLD BUSINESS – None

III. NEW BUSINESS

A. CONSIDER AND ACT UPON APPROVAL OF THE MINUTES OF MEETING OF JULY 16, 2008.

Motion: Mr. Jones moved to approve the minutes of the July 16, 2008, meeting. Ms. Safford seconded the motion. The motion passed unanimously.

B. CONSIDER AND ACT UPON THE MINUTES OF THE MEETING OF AUGUST 20, 2008.

Motion: Mr. Jones moved to approve the minutes of the August 20, 2008, meeting. Ms. Farris seconded the motion. The motion passed unanimously.

C. HOLD A PUBLIC HEARING AND ACT UPON AN APPLICATION FROM PAUL F. BOAZ OF LOPEZ SALAS ARCHITECTS, INC., REPRESENTING NORTHEAST INDEPENDENT SCHOOL DISTRICT (NEISD) REGARDING THE FOLLOWING:

1. The demolition of 29 temporary building classrooms at Jackson Keller Elementary School, 1601 Jackson Keller Road, and the proposed construction of a 29 classroom permanent structure. The applicant is requesting a reduction in the required parking spaces from 87 to 35.
2. The height of the proposed school building design at Jackson Keller Elementary School, 1601 Jackson Keller Road. The applicant is

requesting a variance to the building height that exceeds the 35' maximum by 4', 8".

Garret Sullivan, representing Northeast Independent School District explained that the new construction at Jackson Keller Elementary is one of four projects funded by the recent bond election. He said that it will be replacing 29 temporary building classrooms with 29 permanent classrooms and adding a new masonry gymnasium. Mr. Sullivan estimated the project will take 18 months to complete. Acting Chairman Dooling clarified that 35 new spaces will be added to the existing parking spaces.

Robert Lopez of Lopez Salas Architects discussed current problems of pick-up of children, cars waiting in line, and parking in neighborhoods or apartment complexes. He indicated plans to redirect traffic around the campus and make it safer for children by providing a loop around the rear of the building. Brother Dooling confirmed that Fire Chief Riedel was involved in the plans.

In answer to a question from Mr. Jones, Mr. Lopez said there will be no additional traffic or students and more parking than at present. He confirmed for Ms. Farris that no offices are being added. Mr. Lopez described the new structure, indicating that it would be just a few feet over the 35' height limit. He responded to lighting concerns expressed by Brother Dooling, stating that lights inside the new building will be lower and not at roof level. He said pole lights in the parking lot will be addressed by the Architectural Review Committee. Mr. Lopez assured Mr. Jones that drainage issues had been resolved.

Aleene Walsh of 93 Bluet Lane said that her back yard backs up to the school and her bedroom is lit up like daylight when the drapes are open at night. Mr. Lopez agreed to do what he could to correct any problems she may have.

Michael Hunter of 107 Shalimar said that he appreciated the traffic being taken off Shalimar. He added that he hoped the project designers would not do any more than they are saying now.

Bill Martin of 113 Cobblestone Court remarked that he was happy about the new building for the children. He said the application needed to be approved.

Barbara Hunter of 107 Shalimar inquired whether a traffic study had been done. She expressed concern about the amount of parking when the school has a function. Mr. Sullivan answered that people would have to park on the surrounding streets. He added that the school had functions only three or four times a year.

City Manager Rietz stated that, for clarification, according to the application, they will be adding 35 parking spaces for a total of 139 spaces; and there will be no increase in enrollment.

Mr. Sullivan and Mr. Lopez showed egress and ingress on the site plan, and Brother Dooling noted that the drawing board he was looking at was different from the one they were using. He pointed out that ten spaces were lost to a curb cut, and he asked that a corrected drawing be brought in for the file.

Motion: Mr. Jones moved to approve item number 1 and item number 2 on the application from Paul F. Boaz of Lopez Salas Architects, Inc.

Brother Dooling moved to amend the motion to include the requirement that NEISD would bring in the correct site plan that indicates the parking. Ms. Farris seconded the amended motion. The motion passed unanimously.

Ms. Farris then seconded the original motion made by Mr. Jones and amended by Brother Dooling. The motion passed unanimously.

IV. ADJOURNMENT

Mr. Jones moved to adjourn the meeting at 7:43 p.m. Ms. Farris seconded the motion, and it passed unanimously.

These minutes were approved on the 17th day of December, 2008.

Brother William Dooling, Acting Chairman

ATTEST: _____
Linda Gill, City Secretary