



THE CITY OF CASTLE HILLS

LIVE / WORK SPACES

EXPLORING THE LOCAL POSSIBILITIES



GSC Architects and



TRANSWESTERN
REAL ESTATE
SERVICES



GSC Architects

Designing built environments
to elevate the success of our clients,
enrich our communities,
and inspire all those within.





TRANSWESTERN REAL ESTATE SERVICES

Business Advocates
Creative Doers
High Achievers
Value Drivers
Opportunity Seekers

CHALLENGES

LIMITED AMOUNT OF
UNDEVELOPED SITES

FINITE BOUNDARIES

3-STORY HEIGHT LIMITATION
LIMITS DENSITY

OPPORTUNITIES

DESIRE FOR PLACES TO
GATHER WITHIN CASTLE HILLS

DESIRE FOR GREEN SPACES

DESIRE FOR WALKABILITY /
CONNECTIVITY

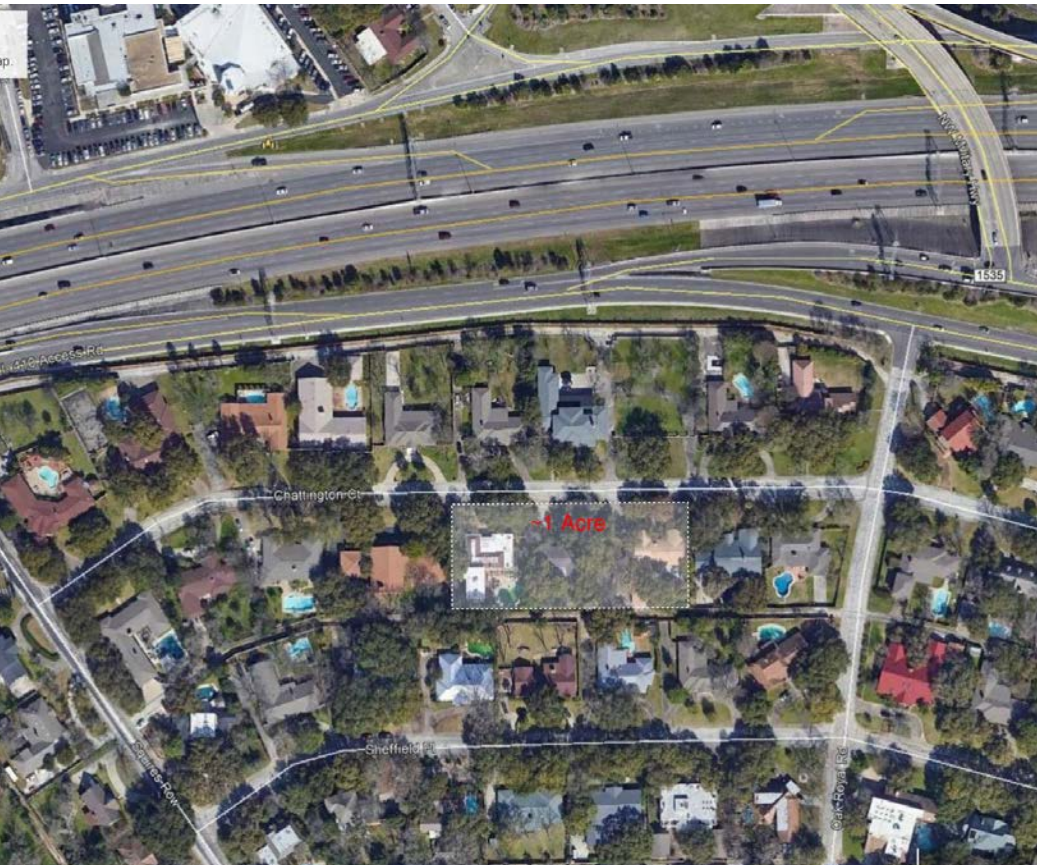
DESIRE FOR AN OPTION TO
DOWNSIZE WITHIN THE COMMUNITY



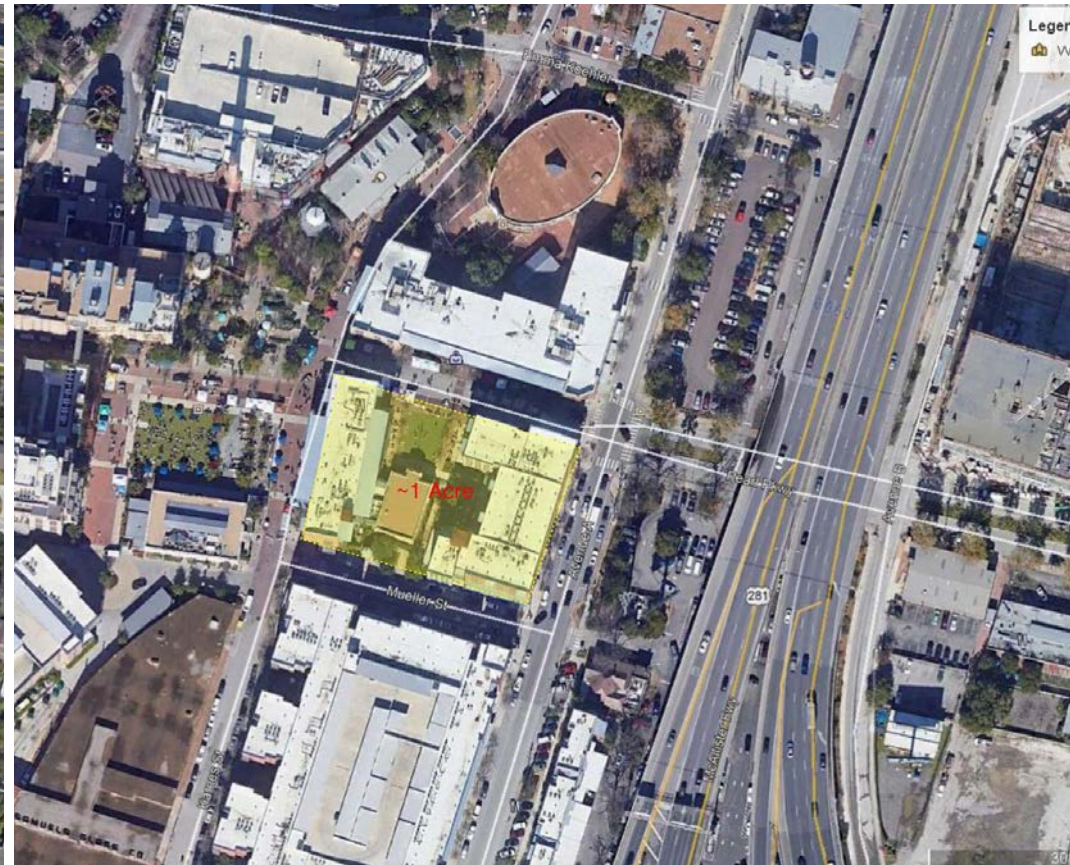
WHAT DOES LIVE / WORK / PLAY LOOK LIKE?

CASE STUDIES

DENSITY



CASTLE HILLS



THE PEARL



PEDESTRIAN AS PRIORITY

PUBLIC SPACE





ACCESSIBLE



DIVERSITY OF USE

PEARL BREWERY

303 PEARL PKWY, SAN ANTONIO, TEXAS

LAND SIZE: 21 ACRES

LIVE

RESIDENTS: 700+ UNITS

WORK

OFFICE: 431,596 SF

**CULINARY ARTS INSTITUTE
OF AMERICA: 30,500 SF**

PLAY

8 RESTAURANTS + BARS: 109,400 SF
AMPHITHEATER

STAY

HOTEL EMMA: 5-STAR, 1416 ROOMS



LONE STAR DISTRICT

COMING SOON - SAN ANTONIO, TEXAS



LAND SIZE: 32 ACRES

LIVE

RESIDENTS: 250 UNITS *

WORK

OFFICE: 85,000 SF *

PLAY

**FOOD + BEVERAGE + RETAIL
80,600 SF ***



*** PHASE 1:**



WILLA

600 S 1ST ST., AUSTIN, TEXAS



LAND SIZE: 1.45 ACRES

LIVE

FLOORS 2-4: 59 FLAT CONDOMINIUMS

WORK

**GROUND FLOOR: 24,309 SF OF
COMMERCIAL/RETAIL LEASING**

PLAY

**GROUND FLOOR: 24,309 SF OF
COMMERCIAL/RETAIL LEASING**



MAGNOLIA HEIGHTS

5500 BROADWAY, SAN ANTONIO, TEXAS



LAND SIZE: 1.45 ACRES

LIVE

FLOORS 2-4: 149 UNITS

WORK

GROUND FLOOR: 5,000 GSF OF RESTAURANT/RETAIL SPACE

PLAY

GROUND FLOOR: 5,000 GSF OF RESTAURANT/RETAIL SPACE

ELEVATED AMENITY COURTYARD WITH SWIMMING POOL

AMENITIES

**BUSINESS CENTER, FITNESS CENTER
CLUB ROOM**





PEARL BREWERY

21 ACRES



LONE STAR DISTRICT

32 ACRES



WILLA

1.45 ACRES



MAGNOLIA HEIGHTS

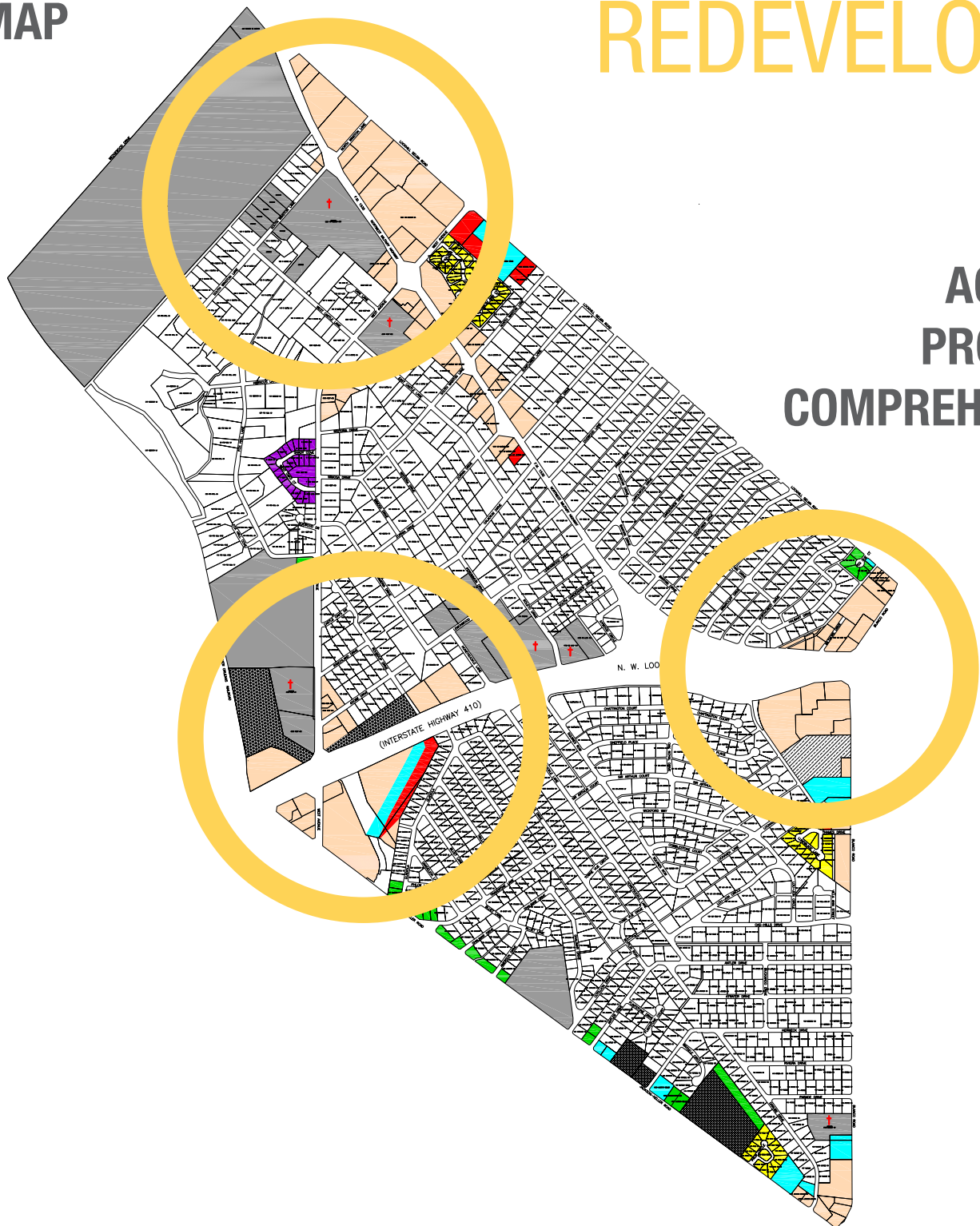
1.45 ACRES

CASE STUDIES COMPARISON

OFFICIAL ZONING MAP OF THE CITY OF CASTLE HILLS, TX

REDEVELOPMENT AREAS

ACCESSIBILITY
PROPER ZONING
COMPREHENSIVE PLAN



LEGEND

- DISTRICT "A" (SINGLE FAMILY)
- DISTRICT "AA" (RESIDENTIAL)
- DISTRICT "B" DUPLEX
- DISTRICT "C" LOW-RISE APARTMENT DIST
- DISTRICT "D" HIGH-RISE APARTMENT DIS
- DISTRICT "E" (OFFICE) & PROF. (1 STOR
- DISTRICT "F" (OFFICE) & PROF. (2 STOR
- DISTRICT "G" GENERAL BUSINESS DISTRIC
- DISTRICT "H" SPECIAL BUSINESS
- DISTRICT "I" PUD
- CHURCH
- TAX EXEMPT

“The success of the development and growth of our City
cannot be credited to any one person.

Each person who has served the City, each resident that has lived here
has contributed to our success in one way or another.”

- **LEONARD YECKEL** - 1st Mayor of Castle Hills

NEXT STEPS

YOU'RE DOING IT!

COMPREHENSIVE PLANNING - NEXT 70 YEARS

BUILD RELATIONSHIPS

BE READY TO TAKE ADVANTAGE OF OPPORTUNITIES WHEN THEY ARISE



GSC Architects

STEVEN BURCH, RID, IIDA
PRINCIPAL

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Steven brings 19 years of architecture and interior design experience. Through his leadership, direction and design expertise, he provides interior design solutions for both large and small commercial clients, all while generating new business opportunities. Steven has a diverse range of project experience including commercial, healthcare, education, multi-family and hospitality projects. That experience allows him to manage multiple aspects of client, team and project coordination, and resolve complex technical and design challenges to produce innovative solutions.



GSC Architects

DANIEL SHEARER, AIA
ARCHITECT + PROJECT MANGER

TEL: 210.249.5234

EMAIL: Shearer@gscarchitects.com

Versatile and knowledgeable, Daniel is a licensed architect who brings over 10 years of experience in both private and publicly funded projects, with types including Residential new construction and remodel, Speculative Commercial Shell, Tenant Improvement, Civic-use, K-12 and Higher Education. Daniel possess a certain wit and wisdom that enhances collaboration through each phase of a project – from presenting concepts to clients and shareholders, to working alongside his design team, to coordinating with consultants.



TRANSWESTERN

REAL ESTATE
SERVICES

CHARLIE WEIL
VICE PRESIDENT, TRANSWESTERN

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Charlie is a commercial real estate agent specializing in tenant advisory and investment sales of office, healthcare, industrial and flex properties in San Antonio and South Texas. His expertise in space utilization, optimization and planning has helped clients lease their ideal location while considering their culture, vision and growth plans. Charlie brings integrity, market knowledge, and a client-first approach to customer service. Charlie also plays a key role in local and regional business development.

CONTACT INFORMATION



GSC Architects

CITY OF CASTLE HILLS SUSTAINABLE MIXED-USE DEVELOPMENT

CASTLE HILLS

LIVE. WORK. PLAY. STAY.

City of Castle Hills  and GSC Architects and


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