

MINUTES OF A BUILDING DESIGN COMMITTEE MEETING  
CITY OF WEST LAKE HILLS, TEXAS  
Wednesday, February 6, 2019  
5:30 P.M.

PRESENT: BDC Acting Chairman Robert Meisel and Bill Harwell

ABSENT: BDC Chairman Brian Plunkett

1. Call to Order. Chairman Brian Plunkett.

**Robert Meisel calls the meeting to Order at 5:35 p.m.**

2. Land Use: An Amended Commercial Site Plan and a Commercial Building Permit for The Hills Professional II at 4609 Bee Cave Road. (Sections 22.02.005 and 22.03.302 of the West Lake Hills Code.) Applicant John Barzizza.

- a. Staff Briefing.

**City Planner Naini:** The property is zoned B-2 and has a development agreement and is in the packet. The annexation was 2006 and amended in 2008 and 2015. It was previously approved in 2015 and requesting an amendment for the building. November 13, 2015, they may have 48' in building height. It is a conditional use and permitted under B-2 regulations. The plans are for the exterior only and interior will be submitted at a later time. An e-mail from Mike Lacey is at the dais. He has reviewed as well. The e-mail is read by Anjali Naini. I will be expecting full comments by the end of the week. I have had similar comments from ATS and they had several comments as well.

**Robert Meisel:** This is an outside shell?

**Planner Naini:** There are usually more details provided with the exterior. Michael Lacey was asking about life safety issues, stairwells, handrails but he was saying at the moment, the shell is a dark shell which is just the shell of the building and other contractors would come and provide the other elements and the finish out would come in later for the interior. It is not meeting the safety issues before we can move forward with this set of plans.

**BDC Member Harwell:** Is the two stage are they in plans stages?

**Planner Naini:** They just wanted to keep the process moving along. There may have been a time frame of when it needed to be submitted.

- b. Presentation by applicant.

**John Barzizza** is the owner of the Hills Medical and Professional Offices. The reason I am here is as a representative. I am doing an introduction because the details I can shed a lot more answers to than the folks here with me. I'll introduce Mac Holder is the lead architect and principal of Holder Architects. They have put the plans together. The origin of the, there is a development agreement since 2006 and we've been adding buildings as the market has allowed. The most recent was the Bright Horizons project. It

required more parking. The reason for the phasing of this project, this project, all the civil which is 100 spaces, the detection, water quality, water line, storm drainage, utilities for the building, needed to be done in order for the Bright Horizons project. This is to park the employees if Bright Horizons. We needed to create a better drive through and access to the site. Another reason was as we built that the building was on the market but Stream Realty was trying to find a tenant to go to the bank and finance the vertical project. It allowed for the development timeframe to be shortened. The council agreed, it was helpful so that happened. Last year I went to the city and we allocated the wastewater to the project from the wastewater units. We bought 48 and have a bunch left. We will require 12 but we'll have some left. That was in anticipation of getting a big enough tenant. Largely because of Bee Cave Road. Our timing wasn't great but some of these things you can't control. I was approached by Mr. Vogel, USA Managed Care. They have a headquarters in Phoenix and this is a second headquarters. I would have loved to have them as a tenant but they are in 20,000 sq. ft. building. I didn't want to build a spec building and this late in the cycle, the better is to get the project done. Many people benefit from the projected getting done. He's a solid citizen. We are going to have a great corporate tenant for the community. The site plan, I know Mr. Meisel has seen it many times. I used this for 20 years. This is the Bright Horizons building. They have parking for the employees. This is medical on the side and underneath. This building has plenty of parking. All of this is built. We just need to go vertical here. We need to go 10' lay in the foundation for the garage and go vertical. It will be mildly offensive and inconvenient for a short time. When originally conceived the development plan didn't have a center turn late. Nevertheless you understand the push and pull of the parking this building needed to be closer to 30,000 in order to park well for a medical parking ratio. It will end up being far superior to the original design. In terms of wastewater there is more than enough. It will less than what was originally designed. That is the utility edition.

**BDC Member Harwell:** Is the elevation from BCR back to that space?

**John:** The 40,500 sq. ft. building plan was a garage and 3 stories. What we will have is a garage and 2 stories but a space of this area here that will be sort of a AV, 3,000 sq. ft., the USA Manage Care board room in it. No tenants just utility in that regard. The dimensions are you only have part of the 3 stories. You won't see it at all from Westlake. The sport facility we tore down last year was the same height was 2 ½ stories because of the clear height. This building is slightly taller than what was there for. I'll leave all the building questions. This is the third time for this campus. We have always built the dark shells except the lobbies. This is the same thing. They are going to take 60% of the building. You'll get plans for that TI shortly after they start the excavation. Any questions?

**BDC Chairman Meisel:** I understand the shell. I'm concerned with ML concerns about that not being in here. This is up to the edge of the building we are in step with the development agreement?

**John:** Yes. We're taking the footprint and going up.

**Mac Holder** owes an architectural firm. These are the renderings of the buildings. We do a lot of work in West Lake Hills. This is a different kind of

project then we've done lately. We were bringing you the exterior so you could get a feel for them. The elevations and the building sections. That drawing there is when it is finished. Our intent was to get another packet that had the rest of the details of the building dev that are not the exterior with the first round of comments. They have allowed this first set of drawings to go to reviewers to try to get this started as quickly as possible.

**BDC Chairman Meisel:** Is that deadline a city requirement?

**John:** Their lease is up. It ends in January next year.

**Mac:** We need to start excavation next month and a schedule laid out. We were trying to make it simpler for the approval process. We now have a warm shell because the restrooms and elevations are done. The plumbing is done. We will talk to the reviewers. We are trying not to get little pieces of the plans. We want it in big pieces. I have met with Fire and they have discussed the stairwells and where they are located and function. The top floor is a mezzanine and I wanted to clear it with him and has approved the way we've put in the stairs. It's in the final stages of being draw. They are being done to scale. We were trying to get an overall concept so we could get through the other things we need to do. I can answer any questions, materials, anything you would like to ask on the site. We are using every bit of the parking without disturbing any of it. 4 more handicapped spaces on the first floor. The first floor the HC spaces are planned to be on the west end.

**BDC Chairman Meisel:** Those are the outside spaces, not in the garage?

**Mac:** Yes. This is the parking lot. We put additional parking here. Drawings are provided at the dais. The higher portion is the main entry.

**BDC Member Harwell:** Bee cave is back here?

**Mac:** You can't hear Bee Cave. There is a creek back here?

**BDC Chairman Meisel:** What does TCEQ say about that?

**Mac:** It's all been approved.

**BDC Member Harwell:** This is designated lower floor HC parking?

**BDC Chairman Meisel:** This is direct access into the finished building and elevators. My suggestion would be more spaces in the garage closer to the elevators.

**Mac:** We have more parking that what is required. We have four additional ones back here. We have greatly exceeded the requirements and provided additional at other locations.

**BDC Chairman Meisel:** Will these have automated doors?

**Mac:** I don't have that door hardware done. It will be accessible. There is a big area with a button. It's protected from the wind and rain. This stone is

on this building. There is a little bit of this stone on that building to tie these buildings together. The building should fit in the surroundings.

**BDC Chairman Meisel:** We are going to be looking at safety. As far as going to ZAPCO in two weeks. The ZAPCO commissioners are going to skewer you if there is incomplete information.

**Mac:** We will get them turned in. I have faced every ZAPCO. I'm here to answer any questions you have.

**BDC Chairman Meisel:** I would emphasize you are not making any variances from any pre-approved plans. Make sure all the safety things are there.

**Mac:** It's much easier to get comments and we can address them. We work hard to make sure they're taking care of in the second submittal. That's why we met with the fire chief early.

**BDC Member Harwell:** I'm in a learning mode.

**Mac:** I got the project about 6 months ago.

**BDC Member Harwell:** About the elevation change, for the WW portion grinder pumps?

**Mac:** Pumps are right there.

**John:** The whole site is served by there is a main that starts up high and goes low and goes directly to this main lift station that LCRA designed and built for the entire development.

**BDC Chairman Meisel:** That's approved for that size building?

**John:** Yes. You couldn't gravity because of where it sits. You have storm drains under the driveway and you go into the water quality. Before we built all the civil we didn't have water quality. TCEQ said it needs to serve the whole thing. This is for a 45,000 sq. ft. building. It's in the ground but doesn't have the pump. Phase II we drop in the pumps and the main gravity line is low enough that it goes over. The only problem we had with this is when we have the largest pediatric rehab group and it took a while to learn you can't put wipes in the sewer. We haven't had that problem in 5 years. Bright Horizons is very well trained and we've never had a problem.

**BDC Chairman Meisel:** I'm not sure what else we can say.

**BDC Member Harwell:** I'm just following your lead. We'll be seeing you again in two weeks.

**BDC Chairman Meisel:** Just get as much information as you can. The things like stairwells, fire safety. The best thing to have is either Mike Lacey in person or something from him.

**Mac:** We shouldn't have any problem with that.

c. Public Hearing: All persons wishing to speak for or against shall be heard.

**Public hearing is closed.**

d. Deliberation and action.

3. Adjournment. Acting Chairman Robert Meisel.

**Meeting is adjourned at 6:15 p.m.**