

**VILLAGE OF PANTHER CREEK  
THE WOODLANDS TOWNSHIP  
RESIDENTIAL DESIGN REVIEW COMMITTEE  
DRAFT MEETING MINUTES**

October 11, 2012  
2801 Technology Forest Boulevard  
The Woodlands Township at 6:00 p.m.

Members Present: Barby Carroll, Doug OwYang and Carmen Mulraney  
Staff Present: Devon Jordan, Jessica Mejia and Kim McKenna  
Residents Present: Cinda Redmond, Bob Whiteside and brother of Cinda Redmond

- A. Welcome/call to order  
The meeting was called to order by Carmen Mulraney at 6:02 p.m.
- B. Consideration and Action of the Minutes of September 20, 2012  
It was moved by Doug OwYang and seconded by Barbie Carroll that the minutes be accepted as presented.
- C. Consideration and Action Concerning Absence of Any Committee Member  
It was moved by Doug OwYang and seconded by Barby Carroll that the absences of Jay Mac Sanders and Carmen Mulraney be excused from the meeting of September 20, 2012.
- D. Review and Disposition of the applications on the Review List, "Exhibit A"  
The applications on the review list were reviewed and accepted by all members present.
- E. Report on the Staff Approval List for September 20, 2012  
The summary staff approval list was reviewed and accepted by all members present.
- F. Public Comments (3 minutes)  
Cinda Redmond, homeowner of 39 Leeward Cove and affected neighbor to 37 Leeward Cove, addressed the committee and discussed in length her concerns regarding the proposed paving/walkway at this address. Her main concern was that the proposed walkway could cause drainage issues that would affect her property. She also referenced the Residential Standards and how they would apply to the paving issue.
- G. Committee Member Comments  
Doug OwYang addressed Mrs. Redmond and in summary explained that if her concern was drainage, this could be a condition placed on the permit in accordance to the Residential Standards, to assure that the homeowner addressed this concern if it were to arise and that if a problem did arise, it would need to be addressed by the affected neighbor. There was also discussion regarding Neighborhood Criteria and how it relates to various properties, specifically agenda item #1 at 135 Bitterwood Circle and their proposed fence application.
- H. Staff Comments  
Devon Jordan addressed Mrs. Redmond and explained the Residential Standards associated with paving and how they applied to her specific concern. Devon also read the Residential Standard specific to drainage in order to clarify the earlier explanation of Doug OwYang, making sure she understood the conditions that would be put on the permit approving the proposed paving at 37 Leeward Cove. Kim McKenna provided an explanation and clarification regarding the use of Neighborhood Criteria when approving or disapproving

applications. It was discovered that an agenda item on the Exhibit A may be approvable if it adhered to the current Neighborhood Criteria. After reviewing two different criteria with contradicting fence requirements, Kim McKenna provided a recommendation to the committee to conditionally approve the proposed fence on the condition that the DSC modify the revised Neighborhood Criteria, incorporating the previous Neighborhood Criteria fence style.

I. Adjournment

The meeting was adjourned at 4:02pm, however the meeting was reopened at 4:05pm in order to discuss agenda item #1 regarding the proposed fence at 135 Bitterwood, and to clarify two different Neighborhood Criteria in order to properly act on this application. After discussion, clarification, and a revised action on said agenda item, it was moved to adjourn the meeting by Doug OwYang at 4:13pm. The motion was seconded by Carmen Mulraney. The motion carried unanimously.

**Exhibit A - Village of Panther Creek\***  
Application Review List  
October 11, 2012

<b>Item</b>	<b>Applications Reviewed</b>	<b>Owner Name</b>	<b>Property Address</b>	<b>Sec</b>	<b>Blk</b>	<b>Lot</b>	<b>Committee Action</b>
1	Fence and related improvements	BRENDA K KAY	135 BITTERWOOD CIR	20	01	34	Approved with Conditions
2	Material change and related improvements	JAMES V TAYLOR	41 DUNLIN MEADOW DR	18	02	06	Staff Approved
3	Driveway, Deck and Paving	RENE J CHAMPAGNE JR	6 PEBBLE HOLLOW CT	32	02	57	Staff Approved
4	Detached Structure	RENE J CHAMPAGNE JR	6 PEBBLE HOLLOW CT	32	02	57	Staff Approved
5	Satellite Dish	FRANK J SERNA	2 CROWNBERRY CT	39	01	08	Staff Approved
6	Driveway, Deck and Paving	BHARAT B LATTHE	37 LEEWARD COVE DR	24	02	02	Approved with Conditions
7	Fence	SAEED DARVISH	2 W ISLE PL	25	01	17	Resolved
8	Fence	PAUL D AUBERT	51 N BUCK RIDGE	27	02	14	Staff Approved
9	Fence	PAUL D AUBERT	51 N BUCK RIDGE	27	02	14	Staff Approved
10	Fence	ALEJANDRO RODRIGUEZ	7 W SOUTHFORK PINES CIR	17	02	02	Staff Approved