

Development Standards Committee Special Meeting
December 1st, 2010 at 5:30PM
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380
Minutes

Members present: Chris Florack, Ken Anderson, Robert Heineman, Kim Hess, Ken Parker,
Mike Bass and Deborah Sargeant

Staff Present: Chris Feist, Pam Forde and Kim McKenna

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:34 p.m.

II. Approve Minutes of Meeting of November 8th, 2010.

It was moved by Chris Florack and seconded by Ken Parker to approve the minutes of the regular meeting of November 8th, 2010 as presented. Mike Bass abstained from the vote. The motion carried.

III. Consideration and Action of the Summary List

Committee Chair, Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted of residential items 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18. It was moved by Ken Parker and seconded by Chris Florack to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Review and Disposition of Commercial Applications

A. Request for Consideration and Action

Preliminary Approval

Greystar Woodlands Apartments (former Woodlands Athletic Center)

11111 Winterberry Place – 01-010-0006-0547-0360

Village of Grogan's Mill

This item was reviewed by the full committee. After a PowerPoint presentation by Kim Hess and discussion by the committee, it was moved by Kim Hess and seconded by Ken Anderson to conditionally grant preliminary approval subject to revising the civil plans to save more existing trees, submitting a complete landscape and irrigation plan, installing at least 30 gallon size trees of native varieties (no palms), and revising the “round about” area plan so it is more natural in style. The motion carried, with Deborah Sargeant voting against the motion.

V. Review and Disposition of Residential Applications

1. Variance request for a proposed eight foot fence, which will exceed the maximum allowed height and will be constructed with the smooth side facing inward to the lot.

Travis L. Cagney

6 Gentry Oak Court

Lot 31, Block 02, Section 35 Village of Panther Creek

This item was reviewed by the full committee. The staff provided a PowerPoint presentation on the improvement. The committee discussed their attendance at the home and the change in grade and concerns regarding privacy. Additionally they discussed the need to make a decision that would not allow a precedent be set for eight foot fencing. It was then moved by Mike Bass and seconded by Chris Florack to deny the variance as proposed and require the owner install a 6 foot 6 inch fence at the from right hand side of

the house. As the fence continues down the side of the property, the fence may increase in height to maintain a level fence at the front of the property. The fence will continue around the rear property line at the modified height. As the fence turns the corner and begins to line up with the left front fence, the fence must then taper back down to a 6 foot 6 inch fence. The owner could consider additional vegetation, for any additional screening, beyond the modified fence. The motion carried unanimously.

2. Consideration and Action for approval of the plat and plans for the development of approximately 51 lots for the Nursery Road Patio Home Development
Silver Crest Developments, LLC
Richard Foulkes
Silver Crest Development
Village of Grogan's Mill
This item was reviewed by the full committee. It was moved by Robert Heineman and seconded by Ken Anderson to table this item until a final approved plat has been received and submitted to the office. The motion carried unanimously.
3. Variance request for a proposed addition, which will be located beyond the 25 foot rear building setback.
Charles and Pamela Tautfest
22 Craggy Rock
Lot 42, Block 04, Section 08, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed addition on the condition the owner meet code and pass final inspection. The motion carried unanimously.
4. Variance request for a proposed attached patio cover, which will be located beyond the 25 foot rear building setback.
Thomas and Janice Freet
26 Bough Leaf Place
Lot 39, Block 01, Section 40, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed attached patio cover on the condition the owner meets code and passes final inspection. The owner must ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The drainage from each lot should be directed to the street where possible. In instances where the rear area of a lot is lower than the elevation of the street, a lot-to-lot drainage solution may be needed. In these situations, a lot cannot block drainage from an adjacent lot that naturally flows across that lot on a path to a drainage swale, stream, or outlet. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.
5. Variance request for a proposed attached arbor with Summer Kitchen and related paving, which will exceed the maximum amount of hard surface area allowed.
Paul and Susan Baumgardner
59 Shearwater Place
Lot 19, Block 05, Section 04, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed attached arbor with Summer Kitchen and related paving on the condition the owner meet code and pass final inspection. Additionally, the owner must ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring

tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The drainage from each lot should be directed to the street where possible. In instances where the rear area of a lot is lower than the elevation of the street, a lot-to-lot drainage solution may be needed. In these situations, a lot cannot block drainage from an adjacent lot that naturally flows across that lot on a path to a drainage swale, stream, or outlet. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

6. Variance request for a proposed driveway widening, which will exceed the maximum width allowed.
Kent and Michelle McGill
139 N Concord Forest Circle
Lot 09, Block 01, Section 41, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed driveway widening on the condition the owner must maintain the existing landscaping and vegetation to screen the paving from the street. The motion carried unanimously.
7. Variance request for a proposed driveway widening, which would cause the driveways to exceed the maximum width allowed and would be located within the five foot side yard water line easement and 30 foot utility and access easement.
Cecelia Roesner
11521 Timberwild Street
Lots 27, Block 01, Section 04 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed driveway widening as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the easement holders and maybe subject to removal. The motion carried unanimously.
8. Variance request for a proposed driveway widening, which would cause the driveways to exceed the maximum width allowed and would be located within the five foot side yard water line easement and 30 foot utility and access easement.
Patricia Juelg
11523 Timberwild Street
Lots 28, Block 01, Section 04 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack approve the proposed driveway widening as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the easement holders and maybe subject to removal. The motion carried unanimously.
9. Variance request for a proposed wrought iron patio fence enclosure and porch entry gate, which were not considered to be architecturally compatible with the dwelling or neighborhood when reviewed by the Residential Design Review Committee.
Norman and Mary Parrish
26 South Brokenfern Drive
Lot 7, Block 4, Section 40 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed wrought iron patio fence enclosure and porch entry gate as presented. The motion carried unanimously.
10. Variance request for a proposed second story balcony, related spiral staircase and screened enclosure, which would be located beyond the 25 foot rear building setback.
David and Sandra Walker

102 South Timber Top Drive
Lot 01, Block 01, Section 15 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the proposed second story balcony and related staircase and screened enclosure as presented on the condition the owner meets code and passes final inspection. The motion carried unanimously.

11. Variance request for a tree, which was removed from the front yard without prior approval.

David and Sandra Walker
102 South Timber Top Drive
Lot 01, Block 01, Section 15 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the tree removed on the condition that the owner plant and maintain three fifteen gallon native evergreen trees anywhere on the lot. The motion carried unanimously.

12. Variance request for an existing room addition, which exceeds the maximum amount of living area allowed, according to the Neighborhood Criteria.

Patrick Fischer
11222 Falconwing Drive
Lot 10, Block 1, Section 16, Village of Indian Springs.

This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack approve the existing room addition approve as presented, on the condition the owner must meet code and pass final inspection. Additionally, the owner must ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The drainage from each lot should be directed to the street where possible. In instances where the rear area of a lot is lower than the elevation of the street, a lot-to-lot drainage solution may be needed. In these situations, a lot cannot block drainage from an adjacent lot that naturally flows across that lot on a path to a drainage swale, stream, or outlet. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

13. Variance request for an existing patio, which encroaches into the side yard easement.

Robert Todd
63 North Misty Morning Trace
Lot 8, Block 1, Section 31, Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack approve the existing patio as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the easement holders and maybe subject to removal. Additionally, the owner must ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The drainage from each lot should be directed to the street where possible. In instances where the rear area of a lot is lower than the elevation of the street, a lot-to-lot drainage solution may be needed. In these situations, a lot cannot block drainage from an adjacent lot that naturally flows across that lot on a path to a drainage swale, stream, or outlet. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

14. Variance request for existing paving, which encroaches into the 5 foot side yard easement.
Scott and Heather Hansen
250 Cape Jasmine Ct
Lot 01, Block 01, Section 43, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack approve the existing paving as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the easement holders and maybe subject to removal. Additionally, the owner must ensure that the placement of any improvement or landscaping does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The drainage from each lot should be directed to the street where possible. In instances where the rear area of a lot is lower than the elevation of the street, a lot-to-lot drainage solution may be needed. In these situations, a lot cannot block drainage from an adjacent lot that naturally flows across that lot on a path to a drainage swale, stream, or outlet. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.
15. Variance request for an existing fence, which exceeds the maximum allowed height.
Ajeet Singh
7 Thornhedge Court
Lot 48, Block 3, Section 14, Village of Panther Creek
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the fence as presented. The motion carried unanimously.
16. Variance request for an existing fence, which is not setback five feet from the front façade of the home.
6 Shallow Pond Place
Rick and Pam Tygret
Lot 14, Block 6, Section 1 Village of Indian Springs
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to approve the existing fence as presented. The motion carried unanimously.
17. Variance request for an existing trim color.
George Ghazal
12 North Timber Top Drive
Section 13, Block 02, Lot 59, Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to table to the meeting of January 5th in order to allow the owner to attend. The motion carried unanimously.
18. Variance request for existing paving which encroaches into the five foot side and ten foot rear yard easement.
William Shackelford
25 Featherbranch Court
Lot 87, Block 3, Section 29 Village of Panther Creek
This item was heard under the summary list, as presented by Staff. It was moved by Ken Parker and seconded by Chris Florack to withdraw the item from the agenda. The motion carried unanimously.

19. Variance request for sculptures and landscape improvements made to the cul-de-sac island of Lacewing Court.

Garland K Grady

3 Lacewing Place

Lot 05, Block 01, Section 59 Village of Grogan's Mill

This item was reviewed by the full committee. Some home owners' of the lacewing cul-de-sac were present to address the committee. One owner noted that all of the individuals on the cul-de-sac paid for the improvements and they have received compliments for residents passing by on the trails. The committee reviewed the improvements on the cul-de-sac. Some of which noted that driving past the cul-de-sac it did not appear to stand out. It was then moved by Mike Bass and seconded by Chris Florack to approve the improvements and landscaping installed on the condition all of the owners of the lacewing cul-de-sac enter into to a memorandum of agreement regarding the ion going maintenance of the landscaping and improvements. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the easement holders and maybe subject to removal. The motion carried unanimously.

VI. Public Comments

There were no public comments.

VII. Member Comments

The committee asked the staff to review the most recent version of the by-laws and consider making the necessary revisions.

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Chris Florack and seconded by Robert Heineman to adjourn the meeting at 6:37p.m. The motion carried unanimously.