

Development Standards Committee
December 7, 2011 at 5:30 p.m.
The Woodlands Township
2801 Technology Forest Drive
The Woodlands, Texas, 77381
Minutes

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

Staff Present: Chris Feist, Morgan Thomas, Hennie van Rensburg, Cindy Strawn, Randy Ball and Kim McKenna

I. Welcome/Call Meeting to Order

The meeting was called to order in regular session, open to the public by Chairperson Deborah Sargeant at 5:40 p.m.

II. Approve Minutes of Meeting of November 2, 2011

It was moved by Ken Anderson and seconded by Herman Weindel to approve the minutes of the regular meeting of November 2, 2011 as corrected. The motion carried unanimously.

III. Consideration and Action of the Summary List

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted residential items 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16. It was moved by Mike Bass and seconded by Herman Weindel to approve the Summary List items 10, 11, 12, 13, 14, 15 and 16 and hear items 7, 8 and 9 in regular session. The motion carried.

IV. Review and Disposition of Residential Applications

1. Variance request for final approval for room additions and house remodeling which exceeds the maximum amount of living area allowed, may not be considered architecturally compatible with the home and neighborhood and is considered to have an impact to the neighboring properties.

Bharat Latthe

37 Leeward Cove Drive

Lot 2, Block 2, Section 24 Village of Panther Creek

This item was reviewed by the full committee. The home owner and their designer, and the affected neighbors were all present to address the committee. The staff provided the committee with a PowerPoint presentation noting the original concept proposal, the reviewed the revised conceptual proposal and then the final proposal. To note how the plans had changes based on previous reviews from the committee and affected neighbors. The committee discussed concerns regarding architectural compatibility, overall design of the second story addition of the master bedroom, neighbor impact, drainage, landscaping, living area and hard surface. The committee reviewed the living areas of homes in the area as well as the hard surface and felt the addition proposed was comparable to the surrounding homes. It was then moved by Deborah Sargeant and seconded by Chris Florack to table the action of the item to a special meeting and require the owner revise the plans to include the following: 1) Provide a drainage plan. 2) Redesign the first floor garage extension to allow for an increased off set preferably setback 3 feet from the third garage bay. 3) Modify the plans to consider modifying the master area, by reducing the overall roof line and extending a gable to accommodate the addition of the second story room addition. 4) Provide a landscaping plan. The committee requested the owner review the requirements with staff member Kim McKenna who will coordinate with the Chairwoman to schedule a special meeting. The motion carried unanimously.

2. Variance request for a proposed new home construction, which encroaches into the rear building setback line.

Sneller Custom Homes

2 West Isle Place

Lot 17, Block 1, Section 25 Village of Panther Creek

This item was reviewed by the full committee. The Builder and the affected neighbor were present to address the

committee. The committee discussed the design, impact, mass, scale and proportion. It was then moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the proposed home on the condition the builder add vegetation between the home to soften and screen the view of the home from the adjacent properties, redesign the driveway to be removed from the easement and possibly redesign the garage in order to accommodate the width needed for access in and out of the garage, and verify the location of the bulkhead on the survey. The Committee requested staff member Kim McKenna review and act on the final plan and coordinate with Ken Anderson's office in order to process the paperwork, without returning to the committee. Mike Bass opposed the motion. The motion carried.

3. Variance request to allow synthetic turf to the common areas and front yards of the Forest Lake Townhomes, which may not be considered architecturally compatible and may have an impact on neighboring properties.
Forest Lake Townhomes

Section 31, Village of Cochran's Crossing

This item was reviewed by the full committee. The representative for the townhomes was present. The committee discussed concerns regarding the precedent to allow the artificial turf. The Committee deliberated regarding an opportunity to allow the material to the pool commons area and evaluate that portion and how it weathers. The representative noted that their Board was only interested in the product if it could be applied everywhere, as part of the contract and showcase ability with the company. It was then moved by Mike Bass and seconded by Kim Hess to deny the variance as proposed. Chris Florack was opposed to the motion. The motion carried.

4. Variance request for a proposed concept garage expansion with workshop, which will encroach into the seven foot side setback and includes a proposed driveway widening, which will exceed the maximum width allowed.

Larry and Kathryn Schmidt

2705 N Logrun Circle

Lot 02, Block 01, Section 02 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation of the current garage and the proposed changes. The home owner's noted they needed the additional garage space for their car collection and workshop space. It was then moved by Chris Florack and seconded by Mike Bass to conditionally approve the conceptual plan on the condition the owner must, modify the left side garage to be off set and setback approximately two to three feet. The driveway design should be modified to include reducing the hard surface area by creating a narrower curve to one side. The Committee said they would consider the allowance of grass-crete for the area where the driveway would need to be reduced. The Committee requested staff member Kim McKenna review and act on the final plan and process the paperwork, without returning to the committee. The motion carried unanimously.

5. Variance request for a proposed Pool Enclosure, made of solid walls and solid roofed area, that encroaches into the twenty foot rear building setback and will include a proposed patio cover with summer kitchen, attached to the pool enclosure. All of which was considered to result in a disproportionate impact on neighboring properties.

Tomas Natividad Sanchez

23 Treestar Pl

Lot 53, Block 02, Section 18, Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation of the improvement and the surrounding homes. The committee discussed concerns in regards to mass, scale and proportion. They were not sure the lot could accommodate the structure. It was then moved by Herman Weindel and seconded by Mike Bass to deny the variance as proposed. The motion carried unanimously.

6. Variance request for a partially completed, detached building, which will be located in the ten foot rear and five foot side yard easements; and will exceed the maximum height allowed.

Brian and Nancy Dunnican

14 Shiny Pebble Place

Lot 70, Block 02, Section 32, Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation of the improvement and the surrounding homes. The affected neighbor responses were provided to the committee for

consideration. It was then moved by Deborah Sargeant and seconded by Mike Bass to deny the variance as proposed and require the owner modify the shed to comply with the Standards. Kim Hess, Herman Weindel and Ken Anderson were opposed to the motion. The motion carried.

7. Variance request for an existing yard structure, which is not screened by a solid fence.
Brent and Pluma Dorsey
62 Bridgeberry Place
Lot 09, Block 02, Section 22, Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation of the improvement and the surrounding homes. The affected neighbor responses in favor of the improvement were provided to the committee for consideration. It was then moved by Mike Bass and seconded by Chris Florack to approve on the condition the owner plant and maintain native vegetation to the exterior of the trellis and/or in front of the trellis, to soften and screen the view of the trellis to the street. The motion carried unanimously.
8. Variance request for a proposed wrought iron driveway gate with fence posts, which will be located within the five foot side yard easement.
James Russell DeVore, Jr. and Suzanne T. DeVore
42 Grogan's Point Road
Lot 01, Block 02, Section 48 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation of the improvement and the surrounding homes. It was then moved by Chris Florack and seconded by Mike Bass to Conditionally approve as presented on the condition the fence is inspected to meet code and pass final inspection as an acceptable pool barrier. Approval by this committee does not constitute approval by the additional easement holders it is the owner's responsibility to obtain approval by the additional easement holders and may be subject to removal. The motion carried unanimously.
9. Consideration and Action regarding a proposed home business.
Randall Ball
22 E. Torch Pine Circle
Lot 10, Block 1, Section 5 Village of Panther Creek
This item was heard by the full committee. The committee discussed the concern of curb side delivery and possible impact to properties. It was then moved by Mike Bass and seconded by Herman Weindel to approve the home business on the condition there is no curbside delivery causing impact or impeding the access of an emergency vehicle. The home business approval will be for two years; and is subject to revocation by the committee at any time. Additionally, a home business is subject to revocation if a violation of the Standards or condition of approval occurs. The home owner must resubmit an application to continue the use of the home business, if the business still exists after December 2013. Approval by this committee does not constitute by any other entity. The motion carried unanimously.
10. Variance request for existing walkways located in the Street Right of Way, and a portion of which causes the driveway to exceed the maximum width allowed.
David Jameson
83 N Crossed Birch Place
Lot 08, Block 01, Section 50, Village of Cochran's Crossing
This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to approve on the condition the owner removes the portion of the walkway in the front yard that leads to the street when the owner no longer owns the home or transfers title. Owner must maintain the existing vegetation to soften and screen the view of the paved area in the front yard. The motion carried unanimously.
11. Variance request for the existing rear yard patio cover, which was submitted without the required sealed drawings.
John and Renee Raybon
12 Sawmill Grove Court

Lot 17, Block 01, Section 41 Village of Grogan's Mill

This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to approve on the condition the owner meets code and passes final inspection. The motion carried unanimously.

12. Variance request for an existing window air conditioning unit, which is located in the front of the home and is not screened from view.

Harry Van Heldorf

2103 North Red Cedar Circle

Lot 46, Block 02, Section 10 Village of Grogan's Mill

This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the window unit from the home, when the owner no longer owns the home, sells or transfers title whichever comes first. Additionally the owner must plant and maintain vegetation to screen the view from the street. The motion carried unanimously.

13. Variance request for an existing fence that was not constructed in accordance with the approved plan and was not setback five feet from the front façade of the garage.

Carolyn Ritchie

10 Dovewood Place

Lot 42, Block 04, Section 04, Village of Cochran's Crossing

This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to approve on the condition the owner plants and maintains low level vegetation (landscape bed) to the exterior of the fence to soften and screen the view of the fence over the building line. The motion carried unanimously.

14. Variance request for an existing storage shed, which exceeds the maximum height allowed.

Mario Guerrina

67 Bitterwood Circle

Lot 17, Block 1, Section 20 Village of Panther Creek

This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to deny then variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring that the owner must move the storage shed from the home, when the owner no longer owns the home, sells or transfers title, when the home is no longer his primary residence or when the storage shed is in disrepair and needs replacement. The motion carried unanimously.

15. Variance request for an existing playhouse, which has an air conditioning unit, where the top of the unit is more than 6 feet above natural grade & is visible from the street.

Vernette Simkins

4 Redberry Court

Lot 28, Block 9, Section 7 Village of Panther Creek

This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to table the item and allow the staff to access the rear yard. The motion carried unanimously.

16. Variance request for an existing deck, which encroaches into the rear easement.

Vernette Simkins

4 Redberry Court

Lot 28, Block 9, Section 7 Village of Panther Creek

This item was heard under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to approve as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval by those easement holders and may be subject to removal. The motion carried unanimously.

V. Public Comments

There were no public comments.

VI. Member Comments

Chairwoman Deborah Sargeant noted that she would like to revise the format for the summary items and request the committee identify and questions or items to be removed from the prior to reviewing the recommended motions to the public.

VII. Staff Reports

There were no staff reports.

VIII. Adjourn

There being no further business it was moved by Herman Weindel and seconded by Robert Heineman to adjourn the meeting at 8:51 p.m.