

Development Standards Committee
November 2, 2011 at 5:30 p.m.
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380
Minutes

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

Staff Present: Chris Feist 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 Chris Florack and seconded by Ken Anderson to approve the minutes of the regular meeting of November 2, 2011 as presented. The motion carried.

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 1, 3, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 30 and 31. It was moved by Mike Bass and seconded by Chris Florack to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Review and Disposition of Residential Applications

1. Consideration and Action regarding final approval for a room addition and second story balcony, which includes proposed changes to the previously approved concept plans.
Bharat Lathe
37 Leeward Cove Drive
Lot 2, Block 2, Section 24 Village of Panther Creek
This item was heard under the summary list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to table the item. The motion carried unanimously.
2. Consideration & action of a proposed fence & column entry way to West Isle.
West Isle Estate Property Owners Association
West Isle Estate
Section 25 Village of Panther Creek
This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The Committee discussed designs of the entry gate, the sign and the columns. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the conceptual permit on the condition the owner and contractor must bring the columns in to be Adjacent to the West Isle Entry Sign, the Column Height must not exceed nine feet from natural grade. A landscaping plan must be provided incorporating native evergreen trees and shrubs, and a sealed drawing for the foundation of the wall must be submitted. The Committee designated staff member Kim McKenna and Committee member Kim Hess to review the final plan submission and act on the approval of the plan, if the conditions submitted are consistent with the conceptually approved proposal. The motion carried unanimously.
3. Variance request for an existing fence that is constructed with the unfinished side facing outward from the lot.
Jessica and Joey Holmes

25 Hornsilver Place

Lot 34, Block 01, Section 07, Village of Cochran's Crossing

This item was heard under the summary list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to correct the fence to comply with the Standards when the owner no longer owns the home, sells or transfers title or when the fence is in disrepair and in need of replacement. The memorandum of agreement will be recorded at the courthouse and binding on the land. The motion carried. Ken Anderson abstained from the vote.

4. Variance request for proposed patios and walkways, which were disapproved by the Residential Design Review Committee, are located in the thirty golf interface zone, and may not be considered architecturally compatible with the neighborhood. .

Charles and Ginger Johansen

14 Palmer Crest

Lot 11, Block 03, Section 55, Village of Cochran's Crossing

This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The Committee discussed all components of the proposed permits for the home. The contractor provided a PowerPoint presentation of examples for the designs of the artificial grass, the water wall, and the decorative art and sculptures. The committee discussed views to the adjacent property and the golf course, additionally they discussed the integrity if the golf interface zone. It was then moved by Kim Hess and seconded by Herman Weindel to allow the proposed patios and walkways in the surrounding garden are, on the condition the only trees approved for removal are the two trees where the walkway extends from the home to the butterfly garden. All other trees proposed for removal are not approved and the walkways must maneuver around the existing trees. The motion carried unanimously.

5. Variance request for a proposed detached building, which would be located beyond the fifteen foot side setback line.

Charles and Ginger Johansen

14 Palmer Crest

Lot 11, Block 03, Section 55, Village of Cochran's Crossing

This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The Committee discussed all components of the proposed permits for the home. The contractor provided a PowerPoint presentation of examples for the designs of the artificial grass, the water wall, and the decorative art and sculptures. The committee discussed views to the adjacent property and the golf course, additionally they discussed the integrity if the golf interface zone. It was then moved by Ken Anderson and seconded by Herman Weindel to approve on the condition the owner plant and maintain additional vegetation to the exterior of the building to soften and screen the view to the adjacent property. Landscaping plan must be submitted to the staff for verification and approval. The motion carried unanimously.

6. Variance request for a proposed swimming pool, which was disapproved by the Residential Design Review Committee and would be constructed with a synthetic sod deck.

Charles and Ginger Johansen

14 Palmer Crest

Lot 11, Block 03, Section 55, Village of Cochran's Crossing

This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The Committee discussed all components of the proposed permits for the home. The contractor provided a PowerPoint presentation of examples for the designs of the artificial grass, the water wall, and the decorative art and sculptures. The committee discussed views to the adjacent property and the golf course, additionally they discussed the integrity if the golf interface zone. It was then moved by Chris Florack and seconded by Mike Bass to approve on the condition the pool and synthetic sod deck meets code and passes final inspection. The motion carried unanimously.

7. Variance request for a proposed waterfall, fire pit and paved seating area, where the waterfall will exceed the maximum height allowed and the improvements will encroach into the fifteen foot side setback.

Charles and Ginger Johansen

14 Palmer Crest

Lot 11, Block 03, Section 55, Village of Cochran's Crossing

This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The Committee discussed all components of the proposed permits for the home. The contractor provided a PowerPoint presentation of examples for the designs of the artificial grass, the water wall, and the decorative art and sculptures. The committee discussed views to the adjacent property and the golf course, additionally they discussed the integrity of the golf interface zone. It was moved by Ken Anderson and seconded by Herman Weindel to relocate the waterfall so that it respects the fifteen foot side setback. The owner plant and maintain additional vegetation to the exterior of the area to soften and screen the view to the adjacent property. A landscaping plan must be submitted to the staff for verification and approval. The motion carried unanimously.

8. Variance request for proposed yard structures that were disapproved by the Residential Design Review Committee, some of which will be located in the thirty foot golf interface zone, and may not be considered architecturally compatible with the neighborhood. The yard structures include arbors, sculptures, and fountains.

Charles and Ginger Johansen

14 Palmer Crest

Lot 11, Block 03, Section 55, Village of Cochran's Crossing

This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The Committee discussed all components of the proposed permits for the home. The contractor provided a PowerPoint presentation of examples for the designs of the artificial grass, the water wall, and the decorative art and sculptures. The committee discussed views to the adjacent property and the golf course, additionally they discussed the integrity of the golf interface zone. It was moved by Mike Bass and seconded by Herman Weindel to conditionally approve the proposed yard structures on the condition no structure may exceed four feet in height as measured from natural grade. The motion carried unanimously.

9. Variance request to appeal the decision of the Residential Design and Review Committee's action to conditionally approve a cabana, summer kitchen, and fireplace

Fakhruddin & Tasneem Rakla

42 S. Windsail Place

Lot 38, Block 1, Section 33 Village of Panther Creek

This item was heard by the full committee. The home owner and the adjacent property owner were present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. Additionally the staff provided the committee with the Residential Design Review Committee's the action, the original permit and information received by the parties involved. It was then moved by Mike Bass and seconded by Herman Weindel to take no action on the request to appeal the Residential Design Review Committee decision. The motion carried unanimously.

10. Variance request for a proposed room renovation, which will exceed the maximum amount of living area allowed.

Peter Shedden

54 North Windsail Place

Lot 35, Block 1, Section 33 Village of Panther Creek

This item was heard by the full committee. A representative for the owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the home and the improvement. The size of the lot, the adjoining lot sizes and the living areas of surrounding homes were incorporated in the presentation. The Committee reviewed the affected neighbor responses and discussed the overall extension and the existing use of the area. It was moved by Herman Weindel and seconded by Mike Bass to approve the proposed improvement as submitted and require the owner meet code and pass final inspection. Deborah Sargeant was opposed. The motion carried.

11. Variance request for the existing paving, which encroaches into the street right-of-way.

Peter Shedden

54 North Windsail Place

Lot 35, Block 1, Section 33 Village of Panther Creek

This item was heard by the full committee. A representative for the owner was present to address the committee.

The staff provided the committee with a PowerPoint presentation of the home and the improvement. The Committee discussed the concern regarding the potential for growing trends and previous actions. It was then moved by Mike Bass and seconded by Ken Anderson to deny the existing paving in the Street Right of Way as presented. Chris Florack opposed the motion. The motion carried.

12. Variance request for a proposed pool barrier fence, which would not be set back five feet from the front façade of the home and would not be in compliance with the Neighborhood Criteria for the lot.
Walter and Madalyn Cooke
26 Skyland Place
Lot 19, Block 06, Section 06, Village of Cochran's Crossing
This item was heard under the summary list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to withdraw the item from the agenda. The motion carried unanimously.
13. Consideration and Action regarding proposed water well, which will be used for the purposes of irrigation.
Luis and Claudia Lecanda
82 North Tranquil Path
Lot 6, Block 2, Section 61, Village of Grogan's Mill
This item was heard under the summary list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to withdraw the item from the agenda. The motion carried unanimously.
14. Variance request for proposed flagstone walkways and pavestone pad, which would be located within the five foot side yard easements to create a walkway between lots 18 and 19.
George and Linda Turek
199 North Tranquil Path
Lots 18, Block 03, Section 63 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve the fence on the condition the owner meets code and passes final inspection for any portion of fencing serving as a pool barrier; and deny the walkway and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to modify the fencing between the lots and remove the walkway, should the owner ever sell or transfer title to the property. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval by those additional entities and may be subject to removal. The motion carried unanimously.
15. Variance request for proposed flagstone walkways and pavestone pad, which would be located within the five foot side yard easements to create a walkway between lots 18 and 19.
George and Linda Turek
195 North Tranquil Path
Lots 19, Block 03, Section 63 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve the fence on the condition the owner meets code and passes final inspection for any portion of fencing serving as a pool barrier; and deny the walkway and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to modify the fencing between the lots and remove the walkway, should the owner ever sell or transfer title to the property. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval by those additional entities and may be subject to removal. The motion carried unanimously.
16. Variance request for a proposed second story room addition, which will be located beyond the ten foot side setback.
Stephen and Lee Ann Fillman
2 Sparkleberry Street
Lot 04, Block 01, Section 27 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve on the condition the improvement must meet code and pass final inspection. The motion carried unanimously.

17. Variance request for existing paving (pool decking), which encroaches into the ten foot rear yard easement and is comprised of a limestone concrete overlay.
Richard and Nancy Ghigna
15 W Eden Elm Circle
Lot 18, Block 04, Section 04, Village of Cochran's Crossing
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack 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 additional entities and may be subject to removal. In addition the owner must not halt or materially impede drainage as described in The Residential Development Standards. The motion carried unanimously.
18. Variance request for existing paving, including a front yard patio and walkway, which is located beyond the twenty five foot platted building line.
Sheron Casas
52 E Village Knoll Circle
Lot 02, Block 02, Section 10, Village of Cochran's Crossing
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve on the condition the owner plant and maintain significant vegetation to soften and screen the view to the street. In addition the patio owner should not be used for the staging or storing of plastic furniture, umbrellas or barbeque grills or grilling equipment. The motion carried unanimously.
19. Variance request for an existing fence that is constructed beyond the twenty five foot platted building line.
Steve Brust
26 Trailhead Place
Lot 46, Block 02, Section 19, Village of Cochran's Crossing
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve as presented on the condition the owner maintain the existing vegetation at the exterior of the fence to soften and screen the view. The motion carried unanimously.
20. Variance request for an existing solid wood fence, which is not located at least five feet from the front façade of the dwelling; and has a visible rot board.
Jean Garrett
1606 North Red Cedar Circle
Lot 02, Block 03, Section 10 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve on the condition the owner screen the rot board with native evergreen vegetation or bevels the edge to comply with the Standards. The motion carried unanimously.
21. Variance request for an existing detached shed, which exceeds the maximum height allowed for detached storage buildings which are built of materials that do not match the dwelling. The motion carried unanimously.
Jean Garrett
1606 North Red Cedar Circle
Lot 02, Block 03, Section 10 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement that the owner will remove the shed when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and required removal. Additionally the owner must plant and maintain one native shrub to the exterior of the fence to soften and screen the view of the roof of the shed from the street. The motion carried unanimously.
22. Variance request for an existing wood deck, which is located within the five foot side yard easement.
Jason and Ashley Benson
9 Sandlily Court
Lot 05, Block 01, Section 13 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was

moved by Mike Bass and seconded by Chris Florack 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 additional entities and may be subject to removal. The motion carried unanimously.

23. Variance request for an existing rear yard summer kitchen, which encroaches into the ten foot rear easement.
Jason and Ashley Benson
9 Sandlily Court
Lot 05, Block 01, Section 13 Village of Grogan's Mill
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack 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 additional entities and may be subject to removal. The motion carried unanimously.
24. Variance request for an existing fence, which is not constructed in accordance with the approved plan and encroaches beyond the front yard platted building line.
Dean and Marilu Harmon
70 Quail Rock Place
Lot 08, Block 01, Section 58, Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. It was then moved by Mike Bass and seconded by Herman Weindel to take no further action on the fence located at 70 Quail Rock Place. Ken Anderson was opposed to the motion. The motion carried.
25. Variance request for an existing dog house with paving, which exceeds the maximum size allowed, is not screened from view behind the wrought iron fence, may have a negative impact on the adjacent property and includes a dog run that is located less than three feet from the property line.
Oscar Moreno and Annett Roland
55 Hollymead Drive
Lot 07, Block 02, Section 09, Village of Cochran's Crossing
This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The committee discussed design concerns regarding the trim, impact to adjacent properties and use. It was then moved by Mike Bass and seconded by Chris Florack to approve the dog house and dog run on the condition the owner must screen the dog run on all sides of the run, with the exception of a place for the gated fenced area to the rear, with a solid vegetation screen. The vegetation screen must be planted and maintained at a minimum of seven feet high as measured from natural grade. Additionally the owner must maintain the dog run and dog house area in accordance with the Standards and the trim must be painted to match. Herman Weindel was opposed to the motion. The motion carried.
26. Variance request for existing paving, which encroaches into the five foot side yard easements.
Charles Johnson
31 Dovetail Place
Lot 14, Block 02, Section 18, Village of Cochran's Crossing
This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. It was then moved by Chris Florack and seconded by Ken Anderson to approve the existing paving as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
27. Variance request for an existing fence with the addition of lattice at the top of the fence, which exceeds the maximum height allowed, creates an unapproved fence style and may not be architecturally compatible with the overall character of the neighborhood.
Patricia Moritz
1 Muskmallow Court
Lot 30, Block 01, Section 19 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 PowerPoint presentation of the area and the improvement. The owner discussed concerns regarding the design of the home and the need for additional privacy. The owner also discussed future plans to revise the fence, and noted the current request for a temporary solution. IT was then moved by Chris Florack and seconded by Deborah Sargeant to allow the fence to remain in violation on the condition the fence must be corrected in one year and the current lattice is completed with a trim, to provide a more cohesive design. The owner must submit an application for a new fence, no later than December 1, 2012. The motion carried unanimously.

28. Variance request for a proposed patio cover, which will have metal roof that is not considered to be compatible with the existing roof and was considered to be a roof style that is not in keeping with the Residential Standards
Joseph Podolski
3 Pebble Hollow Court
Lot 55, Block 2, Section 32 Village of Panther Creek
This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The affected neighbor responses were provided to the committee. The committee discussed concerns regarding the use of the corrugated material. It was then moved by Chris Florack and seconded by Deborah Sargeant to deny the variance as proposed and require the owner modify the roof to comply with the Standards. The owner must submit revised plans to the Covenant Administration Staff prior to commencement of work on the property. The motion carried unanimously.
29. Variance request for the proposed fence, which will be within the five feet of the front lot boundary, will encroach into the twenty five foot front yard platted building line, and has columns which will be within ten feet of the front corner of the lot.
Dale & Susan Benditz
34 West Windward Cove
Lot 15, Block 1, Section 42 Village of Panther Creek
This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the area and the improvement. The staff discussed the positioning of the existing columns and the fence location in the surrounding areas. It was then moved by Mike Bass and seconded by Chris Florack to approve the fence on the condition the owner plant and maintain additional landscaping to the exterior of the fence to soften and screen the view of the fence from the street. The motion carried unanimously.
30. Variance request for a proposed boat dock which is not designed with one of the pre-approved dock standards and will be located in the twenty foot rear maintenance easement.
Russell Stolle
2 Hampton Place
Lot 22, Block 1, Section 45 Village of Panther Creek
This item was heard under the summary list as presented by staff. It was moved by Mike Bass and seconded by Chris Florack to approve the boat dock as submitted. Approval by this committee does not constitute approval by the additional easement holders or entities. It is the owner's responsibility to obtain approval by those additional entities and may be subject to removal. The motion carried unanimously.
31. Variance request for the existing paving, which encroaches into the ten foot front utility easement.
Richard Cheplick
6 Stillglen Court
Lot 25, Block 2, Section 1 Village of Panther Creek
This item was heard under the summary list as presented by staff. The contractor was present for the item. It was moved by Mike Bass and seconded by Chris Florack to approve as presented. Approval by this committee does not constitute approval by the additional easement holders or entities. It is the owner's responsibility to obtain approval by those additional entities and may be subject to removal. The motion carried unanimously.

V. Public Comments

There were no public comments.

VI. Member Comments

The committee requested a policy regarding replants and referrals on replants due to the drought concerns.

Discuss issues regarding signs in commercial areas. Chairwoman Deborah Sargeant wanted to remind everyone to be cautious of replying to all and request the committee try to refrain from the individualized discussions during the meeting.

VII. Staff Reports

The staff reminded the committee their meeting of December 7th, will be held at our new office.

VIII. Adjourn

There being no further business it was moved by Herman Weindel and seconded by Deborah Sargeant to adjourn the meeting at 8:52 p.m.