

Development Standards Committee
January 4, 2012 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 and Robert Heineman

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 December 7, 2011

It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes of the regular meeting of December 7, 2011 as presented. 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 1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18 & 23. It was moved by Mike Bass and seconded by Ken Anderson to approve the Summary List as presented. The motion carried.

IV. Review and Disposition of Residential Applications

1. Consideration and Action for a proposed water well, for the purposes of irrigation

Luis Alberto and Claudia Lecanda

82 South Tranquil Path

Lot 6, Block 2, Section 61 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 Ken Anderson to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 6, Block 2, Section 61, Village of Grogan's Mill, and that you sign a release and indemnity agreement whereby you indemnify the Development Standards Committee, the Woodlands Township and all related parties from and against any third party claims in any manner associated with the construction, operation, use or maintenance of the water well. 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 heard by the full committee. The builder and the affected neighbors were present to address the committee. The committee discusses the size of the lot and the proposed home. The affected neighbors discussed compatibility and impact to the adjoining lots. It was moved by Deborah Sargeant and seconded by Ken Anderson to deny the proposed new home construction permit and require the builder supply the committee with the following information: 1) a grading plan sealed by a civil engineer, plan should identify any slopes. 2) A landscaping plan through a landscape architect that demonstrates the existing trees on the lot and proposals for the incorporation of new vegetation. 3) A revised drawings that will allow for a driveway exit with a minimum of 24 feet of paving to exit from the garage, without causing an encroachment into the easement. The motion carried unanimously.

3. Request for a rehearing 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 under the summary agenda, as presented by staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the request for a hearing. The motion carried unanimously.

4. Request for a rehearing regarding an existing boat dock.

Russell and Sharon Stolle

2 Hampton Place

Lot 22, Block 1, Section 45 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 Ken Anderson to approve the request for a hearing. The motion carried unanimously.

5. 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 reviewed by the full committee. The home owner was not present for the item. The committee discussed the use of the building and the visibility of the structure and ac unit to the street. It was moved by Herman Weindel and seconded by Robert Heineman to approve the play house on the condition the owner lower the air conditioning unit to comply with the Standard and complete the structure to complete the trim pieces and painting required to match the home. The motion carried unanimously.

6. Variance request for a proposed detached cabana, summer kitchen and related fireplace, which would encroach into the 40 foot rear building setback.

Tracy and Louis De Padova

23 Hillock Woods

Lot 06, Block 01, Section 66 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 Ken Anderson to approve the proposed improvements on the conditions the owner must meet code, pass final inspection and plant and maintain vegetation to soften and screen the view of the structure to the adjacent property. The motion carried unanimously.

7. Variance request for a proposed second story deck replacement with screened room on the first floor, which would encroach into the ten foot rear easement.

Michael B and Maureen G Donelan

58 Lazy Lane

Lot 23, Block 01, Section 03 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 Ken Anderson to approve the second story deck replacement on the condition the owner must meet code and pass final inspection. The motion carried unanimously.

8. Variance request for a proposed attached patio cover that will be located beyond the 15' side Building Setback Line as established by the Neighborhood Criteria for the lot.

Tom and Suzanne Reeg

51 Chancery Place

Lot 04, Block 03, Section 46, 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 Ken Anderson to approve the proposed attached patio cover on the condition the improvements must meet code and pass final inspection. Additionally, the owner plant and maintain native evergreen vegetation to the exterior of the attached patio cover to soften and screen the view to the adjacent property.

9. Variance request for a proposed driveway replacement, which would encroach into the five foot side yard easement.

Linda Cecere

37 Green Field Place

Lot 54, Block 01, Section 24 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 Ken Anderson to the proposed driveway replacement as presented. The motion carried unanimously.

10. Variance request for a proposed fence, which will be installed by the Greystar apartment complex contractor, and would extend beyond the front façade of the dwelling.

Kirk W Diskey
2714 Echo Street

Lot 05, Block 02, Section 03 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 Ken Anderson to approve the proposed fence on the condition the owner plant and maintain vegetation to comply with the standards in order to screen the rot board. Approval by this committee does not constitute approval by the county or the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

11. Variance request for a proposed fence, which will be installed by the Greystar apartment complex contractor, and would extend beyond the front façade of the dwelling.

Paul Balcom
2716 Echo Street

Lot 06, Block 02, Section 03 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 Ken Anderson to approve the proposed fence on the condition the owner plant and maintain vegetation to comply with the standards in order to screen the rot board. Approval by this committee does not constitute approval by the county or the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

12. Consideration and action regarding an existing home business.

Ana Klisanin
2007 Longstraw Place

Lot 24, Block 01, Section 04 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 Ken Anderson to approve the home business. 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 January 2013. Approval by this committee does not constitute by any other entity.

13. The existing bollards are located in the street right-of-way and require review and action by the Development Standards Committee.

William and Denise Baldwin
27 South High Oaks Circle

Lot 35, Block 05, Section 38 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 Ken Anderson 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 those approvals and may be subject to removal. The motion carried unanimously.

14. Variance request for existing side yard paving, which is located beyond the ten foot platted building line.

Aaron VanderWaal
3120 North Millbend Drive

Lot 03, Block 03, Section 07 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. It was then moved by Deborah Sargeant and seconded by Ken Anderson to approve the improvement as presented. The motion carried unanimously.

15. Variance request for the existing fence, which is located beyond the ten foot platted building line, is not setback at least five feet back from the front façade of the dwelling, exceeds the maximum height allowed and has more than

one six inch rot board.

Aaron VanderWaal

3120 North Millbend Drive

Lot 03, Block 03, Section 07 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. It was then moved by Deborah Sargeant and seconded by Ken Anderson to approve the improvement as presented. The motion carried unanimously.

16. Variance request for an existing fence which is not set back five feet from the front façade and is constructed with the unfinished side facing outward from the lot.

William Downham III

83 Wind Ridge Circle

Lot 17, Block 02, Section 30, 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 Ken Anderson to approve the existing fence as presented. The owner has corrected the portion of fencing that was constructed with the unfinished side facing out. The motion carried unanimously.

17. Variance request for an existing concrete driveway widening and walkway, both of which exceed the maximum width allowed and encroach into the five foot side yard easement.

R Bryan Williams

6 Lake Leaf Place

Lot 38, Block 02, Section 30, 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 Ken Anderson to table this item. The motion carried unanimously.

18. Variance request for existing landscape border set in concrete and walkway which are both located in the street right-of-way. The walkway also exceeds the maximum width allowed.

R Bryan Williams

6 Lake Leaf Place

Lot 38, Block 02, Section 30, 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 Ken Anderson to table this item. The motion carried unanimously.

19. Variance request for an existing attached patio cover that was constructed without sealed plans and with a corrugated metal roof; and it was disapproved by the Residential Design Review Committee because it was considered to have a disproportionate impact on neighboring properties.

Olga Avramenko

6 W Cobble Hill Circle

Lot 32, Block 03, Section 06, Village of Cochran's Crossing

This item was heard by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. The owner apologized to the committee for not seeking a permit prior to building the structure and noted she was not aware of the restriction. It was moved by Robert Heineman and seconded by Deborah Sargeant to deny the variance as proposed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to correct the patio cover to comply with Standards, when the owner no longer owns the home, sells transfers title, is no longer the primary resident, or the patio cover is in disrepair. The Memorandum will be recorded at the court house and binding on the land. In addition the owner must modify the existing patio cover to screen the corrugated roofing material by applying a fascia board with support beans which will soften the view of the roof from the street or adjacent property. The fascia board should be installed above so that the top of the roof is not visible over the installed trim. The motion carried unanimously.

20. Variance request for an existing fence that does not meet the Neighborhood Criteria for the lot; and is not set back five feet from the front façade of the dwelling.

Olga Avramenko

6 W Cobble Hill Circle

Lot 32, Block 03, Section 06, Village of Cochran's Crossing

This item was heard by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. The owner apologized to the committee for not seeking a permit prior to constructing the fence. It was then moved by Deborah Sargeant and seconded by Herman Weindel to approve the fence on the condition the owner must apply a capped trim piece to the top of the fence, in order to meet the neighborhood criteria applicable to the home. The motion carried unanimously.

21. Variance request for an existing concrete walkway, which would encroach into the five foot side yard easement and may have a disproportionate impact on neighboring property. A portion of the walkway exceeds the maximum width.

Olga Avramenko

6 W Cobble Hill Circle

Lot 32, Block 03, Section 06, Village of Cochran's Crossing

This item was heard by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. The owner apologized to the committee for not seeking a permit prior to constructing the walkway. It was then moved by Ken Anderson and seconded by Herman Weindel to approve the walkway and paved area on the condition the paved area nearest the adjacent property owner is used for the storing equipment, trash containers etc, and not as a patio area. Additionally the approval is condition upon the staff not receiving any objection from the neighboring property related to the paved area. The motion carried unanimously.

22. Variance request for the existing flagstone driveway widening, which is not considered as an approved surface for parking, causes the driveway to exceed the maximum width allowed and is located within the five foot side yard easement.

Piermarco Coppola

190 Velvet Leaf Place

Lot 10, Block 03, Section 65 Village of Grogan's Mill

This item was heard by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. The owner was present to address the committee and discussed the need for additional parking and the concern that the original driveway was very narrow and did not accommodate parking. It was then moved by Deborah Sargeant and seconded by Herman Weindel to approve the walkway on the condition the owner plant and maintain native evergreen vegetation in the front yard to soften and screen the view of the improvement from the street, Additionally, approval by this committee does not constitute approval by the additional easement holder it is the owner's responsibility to obtain approval by those additional easement holders and may be subject to removal. The motion carried unanimously.

23. Variance request for an existing fence color, which was not considered to be architecturally compatible with the home and neighborhood.

Jeannette Bloomfield

186 Golden Shadow Circle

Lot 11, Block 03, Section 04, Village of Cochran's Crossing

This item was withdrawn from the agenda.

V. Public Comments

There were no public comments.

VI. Member Comments

There were no member comments.

VII. Staff Reports

Staff informed the committee of the upcoming special meeting and that the trash can and recycle bins discussion would occur at that time.

VIII. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Kim Hess to adjourn the meeting at 7:50p.m. The motion carried unanimously.