

Development Standards Committee
February 1, 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, 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 January 4th and 12th, 2012

It was moved by Mike Bass and seconded by Herman Weindel to approve both meeting minutes as presented. Chris Florack abstained from the vote, as he was not present for a meeting. 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 3, 6, 8, 9, 10, 11, 12, 22 & 24. It was moved by Mike Bass and seconded by Herman Weindel to approve the Summary List as presented. The motion carried.

IV. Review and Disposition of Residential Application

1. Consideration and Action for approval of the floor plans and development of approximately 35 lots for the Nursery Road Patio Home Development, Grogan's Crest
Silver Crest Developments, LLC
Village of Grogan's Mill
This item was heard by the full committee. The developer and representatives for the developer were present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. The Committee clarified the vegetation that will remain on the property as well as the width of the reserve serving as a buffer around the property. It was then moved by Chris Florack and seconded by Ken Anderson to conditionally approve the development and proposed floor plans for the Nursery Road Patio Home Development of Grogan's Crest. The developer must maintain the forested preserve adjacent to the drainage easement and continue vegetation to soften and screen the view of the development. Deborah Sargeant opposed the motion. The motion carried.
2. Rehearing request regarding the Development Standards Committee conditional approval of a six foot wooden fence, located beyond the platted building line.
Eric Madera
2 S Greenbud Court
Lot 123, Block 04, Section 38 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 moved by Chris Florack and seconded by Ken Anderson to approve the rehearing request and review the item at a future meeting of The Development Standards Committee. The motion carried unanimously.
3. Rehearing request regarding the Development Standards Committee conditional approval of a six foot wooden fence, located beyond the platted building line.
Deborah Morgan
15 N Timber Top Drive
Lot 41, Block 02, Section 13 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 the request for a hearing and place the item on the next agenda in March. The motion carried unanimously.

4. Consideration and Action regarding the approved rehearing request for 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 owner was present to address the committee. The staff provided a PowerPoint presentation noting the location of the improvement and the adjacent properties. The Committee asked the home owner questions about the nature of the business and the frequency of deliveries. The owner clarified that 75 % of the business is run through off site delivery. The Company name is Heavenly Dough. The owner said all orders will be placed by phone, any deliveries from the home, will be made at 30 minute intervals only allowing one customer to come to the house. It was then moved by Mike Bass and seconded by Herman Weindel to approve the business on the following conditions, any deliveries from the home, must be made between the hours of 10 a.m. and 5 p.m. All customers must park in the driveway. No parking on the street is allowed. The business must not cause an impact to the neighborhood. 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 February 2014. Approval by this committee does not constitute by any other entity. The motion carried unanimously.

5. Consideration and Action regarding the approved rehearing request from the property owner at 10 Leeward Cove, regarding the existing boat dock at 2 Hampton Place.
Russell and Sharon Stolle
2 Hampton Place
Lot 22, Block 1, Section 45 Village of Panther Creek
This item was brought to the full committee for review. The homeowner and several affected neighbors were present and addressed the committee. The staff provided the committee with the results of the meeting on November 2, 2011 and a power point presentation noting the improvement. Mike Bass addressed the homeowner to note that while the item was approved in November, the committee was not aware that the boat dock color was going to be so bright and the committee then deliberated on ways to modify the color. It was then moved by Mike Bass and seconded by Chris Florack to approve the boat dock on the condition that the owner modify the color by applying a cover, synthetic material, polymer bond plastic, or paint in a muted tone to blend in with the color of the water. The committee nominated Mike Bass to review the conditions of approval. The motion carried unanimously.

6. Variance request for a proposed driveway, which would exceed the maximum width allowed.
Scott McManis
14 Flowertuft Court
Lot 06, Block 04, Section 28 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 as presented. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval buy those easement holders and the improvements may be subject to removal. The motion carried unanimously.

7. Variance request for a proposed fence which would not comply with the Development Criteria and would exceed the maximum height allowed.
Steve and Sonia Clausen
39 Jadestone Court
Lot 06, Block 02, Section 57, Village of Cochran's Crossing
The item was heard by the full committee. The staff presented a power point presentation. It was moved by Chris Florack, seconded by Mike Bass. Move to approve on the condition the owner must modify the fence height and taper the height down, in order to match the existing height of the adjacent fences and remove the gate at the rear. The motion carried unanimously.

8. Consideration and Action regarding the proposed water well for the purposes of landscape irrigation.
Eric W. Price
167 N. Tranquil Path

Lot 23, Block 03, Section 63 Village of Grogan's Mill

This item was heard under the summary agenda, as presented by staff. The homeowner was present to address the committee. It was moved by Mike Bass and seconded by Herman Weindel to move to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 23, Block 3, Section 63, Village of Grogan's Mill, and that the owner 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. In addition the owner must plant and maintain significant vegetation to soften and screen the view of the pumps and equipment from the street and adjacent property. The motion carried unanimously.

9. Variance request for a walkway, which would encroach into the ten foot rear easement.

Michael Markley

10903 Loggers Luck Place

Lot 20, Block 02, Section 02 Village of Grogan's Mill

This item was heard under the summary agenda, as presented by staff. The homeowner was present to address the committee. 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. The owner must obtain approval buy those easement holders and the improvements may be subject to removal. The motion carried unanimously.

10. Consideration and Action regarding a business in the home.

Brigitte Izzo

19 Coldsprings Court

Lot 05, Block 03, Section 60 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 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 February 2014. Additionally, the owner must remove the address from any public medium; vehicles that may visit the property in conjunction with the business must park on the driveway. Approval by this committee does not constitute approval by any other entity. The motion carried unanimously.

11. Consideration and Action regarding a business in the home.

Dale Wiebe (owner)

Carole Ann Hopkins (tenant, applicant)

12 Blue Fox Court

Lot 3A, Block 01, Section 29 Village of Grogan's Mill

This item was heard under the summary agenda, as presented by staff. The homeowner was present to address the committee. It was moved by Mike Bass and seconded by Herman Weindel 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 February 2014. Additionally, the owner must remove the address from any public medium. Approval by this committee does not constitute approval by any other entity. The motion carried unanimously.

12. Variance request for a proposed rear yard pergola, which would encroach into the ten foot rear easement.

Jose Luis Llana

10824 W Timberwagon Circle

Lot 18, Block 08, Section 06 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 improvement meets code and passes final inspection. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval buy those easement holders and the improvements may be subject to removal. The motion carried unanimously.

13. Variance request for a proposed conceptual room addition and dormer, which would exceed the maximum living

area allowed, according to the neighborhood criteria.

Lee and Devin Dansby

34 South Tranquil Path Drive

Lot 19, Block 01, Section 60 Village of Grogan's Mill

This item was heard by the full committee. The homeowner was present to address the committee. The staff presented the committee with a power point presentation noting the conceptual room addition and remodeling. The staff informed the committee of the affected neighbor response, noting concern of the affect on drainage. It was then moved by Chris Florack and seconded by Mike Bass to approve the concept on the condition that the final submission is brought to the committee for final action. The motion carried unanimously.

14. Variance request for a proposed conceptual second story balcony that incorporates a patio cover and paving on the first floor, which was disapproved by the Residential Design Review Committee.

Lee and Devin Dansby

34 South Tranquil Path Drive

Lot 19, Block 01, Section 60 Village of Grogan's Mill

This item was heard by the full committee. The homeowner was present to address the committee. The staff presented the committee with a power point presentation noting the conceptual second story balcony, patio cover and paving. The staff informed the committee of the affected neighbor response, noting concern of the affect on drainage. It was then moved by Chris Florack and seconded by Mike Bass to approve the concept on the condition that the final submission is brought to the committee for final action. The motion carried unanimously.

15. Variance request for a proposed air conditioning compressor; which was disapproved by the Residential Design Review Committee.

Lee and Devin Dansby

34 South Tranquil Path Drive

Lot 19, Block 01, Section 60 Village of Grogan's Mill

This item was heard by the full committee. The homeowner was present to address the committee. The staff presented the committee with a power point presentation noting the conceptual relocation on an air conditioning compressor. The staff informed the committee of the affected neighbor response, noting concern of the affect on drainage. It was then moved by Chris Florack and seconded by Mike Bass to approve the concept on the condition that the final submission is brought to the committee for final action. The motion carried unanimously.

16. Variance request for concept and preliminary approval, to rebuild a fire damaged home.

Marvin Haass

5 North Autumnwood Way

Lot 45, Block 2, Section 31, Village of Grogan's Mill

The staff noted that the homeowner did not have his designs ready for the committee to review and requested the committee to table the item. It was then moved by Debra Sargeant and seconded by Chris Florack to table the item. The motion carried unanimously.

17. Variance request for the proposed patio cover, summer kitchen and chimney, which would be located beyond the forty foot rear building setback.

Michael and Heidi Alderman

98 Northgate Drive

Lot 16, Block 06, Section 49 Village of Grogan's Mill

This item was heard by full committee. The homeowner and affected neighbor were present to address the committee. The staff provided a power point presentation noting the conceptual improvements. The committee deliberated on size, encroachment into the setback and screening. It was then moved by Chris Florack and seconded by Debra Sargeant to deny the concept as proposed and request the homeowner to redesign the summer kitchen by reducing the setback, requiring the length to no more than 16' and consider additional screening. The motion was carried unanimously.

18. Variance request for an existing concrete driveway widening and associated walkway that exceeds the maximum width allowed and encroaches 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

The item was reviewed by the full committee. The staff provided a power point presentation noting an existing driveway widening and associated walkway. The homeowner and adjacent neighbor were present to address the committee. The neighbor spoke in favor of the improvement. The homeowner apologized for not permitting in advance. The committee deliberated on the size of the driveway. It was then moved by Mike Bass and seconded by Chris Florack to allow a portion of the driveway extension on the following conditions: allow a walkway, not to exceed 4' in width from the corner of the garage to the back of the house; allow the driveway extension from where the walkway meets the driveway and must taper back to original driveway, no more than 16', from the garage. Herman Weindel was opposed to the motion. The motion carried.

19. Variance request for an existing walkway and landscape border located in the street right-of-way; and the walkway exceeds the maximum width allowed.

R Bryan Williams

6 Lake Leaf Place

Lot 38, Block 02, Section 30, Village of Cochran's Crossing

The item was reviewed by the full committee. The staff provided a power point presentation noting an existing walkway and landscape border. The homeowner and adjacent neighbor were present to address the committee. The neighbor spoke in favor of the improvement. It was then moved by Mike Bass and seconded by Herman Weindel on the condition the owner maintain the existing vegetation to soften the view of the improvements; additionally the improvements must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders, or the county. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

20. Variance request for an existing walkway which exceeds the maximum width allowed.

Robert Schreiner

19 Crinkleroot Court

Lot 07, Block 01, Section 19 Village of Grogan's Mill

This item was heard by the full committee. The staff presented a power point presentation noting an existing walkway. It was moved by Chris Florack, seconded by Debra Sargeant to approve the existing walkway as presented. Ken Anderson abstained. The motion carried unanimously.

21. Variance request for an existing widened driveway, which exceeds the maximum width allowed.

Robert Schreiner

19 Crinkleroot Court

Lot 07, Block 01, Section 19 Village of Grogan's Mill

This item was heard by the full committee. The staff presented a power point presentation noting an existing widened driveway. It was then moved by Mike Bass and seconded by Chris Florack to approve the existing driveway widening on the condition the owner add vegetation to the two corners to soften and screen the view to the street. Ken Anderson abstained. The motion carried unanimously.

22. Variance request for an existing arbor, which encroaches into the five foot side utility easement and exceeds the maximum height allowed.

Kathy Alexander

10 Spindrift Place

Lot 3, Block 1, Section 43 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 on the condition the owner must maintain the existing vegetation at the rear of the arbor, to soften and screen the view of the improvement to the adjacent property. 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.

23. Variance request for the existing trellis, which is constructed of a material that was not considered to be compatible with the architectural character of the dwelling and neighborhood.

Ching Kwei Kang

38 Carriage Pines Court

Lot 17, Block 2, Section 35 Village of Panther Creek

This item was reviewed by the full committee. The staff presented a power point presentation noting an existing

trellis. The committee deliberated on the design and felt it was not in keeping with the neighborhood. The committee discussed concerns that even if the structure could not be seen from the street, that with vegetation the shape of the trellis would be very apparent. It was moved by Debra Sargeant and seconded by Mike Bass. The motion carried unanimously.

24. Variance request for an existing fence, which would encroach into the twenty five foot platted building line.
Joe Kim Davis and Julie A Dougherty
11009 N Millbend Drive
Lot 15, Block 05, Section 02 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 obtains approval from pipeline easement company to allow the fence to be located within their easement. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval buy those easement holders and the improvements may be subject to removal. The motion carried unanimously.
25. Variance request for an existing pool barrier fence, which is not located at least five feet back from the front façade of the dwelling and does not respect the platted building line.
Francis Mayville
3023 North Millbend Drive
Lot 01, Block 05, Section 07 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 table the item. The motion carried unanimously.
26. Variance request for existing gas grill, which is not screened from view.
Shirley Hulin
1 Lilium Court
Lot 10, Block 01, Section 13 Village of Grogan's Mill
This item was reviewed by the full committee. The staff presented a power point presentation noting an existing gas grill. It was moved by Mike Bass and seconded by Chris Florack to deny the variance and require the owner plant and maintain vegetation to soften and screen the view. Require staff coordinate with revitalization to provide assistance to the owner. The motion carried unanimously.
27. Variance request for an existing fence, installed with the construction side facing outward.
Paul & Janet Spielvogel
21 Greenridge Forest Court
Lot 26, Block 3, Section 14 Village of Panther Creek
This item was reviewed by the full committee. The homeowner and affected neighbor were present to address the committee. The affected neighbor stated that they were opposed to the fence, because it did not match their other fencing. The homeowner responded that he was not aware there was an issue and stated that the fence was built construction side out because the contractor did not want to disturb the neighbors existing vegetation. The homeowner and affected neighbor then agreed to correct the fence between the two properties. It was moved by Chris Florack and seconded by Herman Weindel to deny the variance and require the owner correct the fence to come into compliance with the Standards, excluding all portions to the reserve. The motion carried unanimously.
28. Variance request to appeal the Residential Design review Committee's condition of approval, requiring the owner to replant native trees.
Eric Madera
11 Lehigh Springs Drive
Lot 60, Block 2, Section 10 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 withdraw the item; the home owner intends to meet the condition of approval and has purchased the tree. The motion carried unanimously.

V. Consideration and Action regarding the promulgation of rules for trash cans and recycle bins.

The staff provided the committee with the proposed standards for trash and recycle carts. It was moved by Debra Sargeant and seconded by Herman Weindel to approve the proposed standards. The motion failed. Mike Bass then suggested the staff provided the proposed standards to the Residential Design Review Committee, to make

them aware of the committees proposed changes. No action was taken.

VI. Public Comments.

There were no public comments.

VII. Member Comments.

There were not member comments.

VIII. Staff Reports.

There were no staff reports.

IX. Adjourn.

There being no further business, it was moved by Mike Bass and seconded by Chris Florack to adjourn the meeting at 9:37 p.m. The motion carried unanimously.