

Development Standards Committee
October 3, 2012 at 5:30 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas, 77381

I. Welcome/Call Meeting to Order

II. Approve the minutes of the meetings of September 5, 2012

III. Consideration and Action of the Applications in Section VI, recommended for Summary Action.

IV. Consideration and Action to Amend the Initial Land Use Designation for the Silver Crest Development

Nursery Road Patio Home Development, Grogan's Crest
Silver Crest Developments, LLC
Village of Grogan's Mill

V. Report on the "Commercial Staff Action List"

VI. Review and Disposition of Applications

1. Consideration and Action regarding the final proposed remodel, including exterior monument signs, parking and landscaping.
McDonalds
4600 Woodlands Parkway-Panther Creek Village Center
Lot 0530, Block 0045, Section 0007 Village of Panther Creek
2. Consideration and action of plan revisions to rebuild a fire damaged home.
Marvin Haass
5 N Autumnwood Way
Lot 45, Block 02, Section 31 Village of Grogan's Mill
3. Variance request for a proposed concept garage addition, which would exceed the maximum living area allowed.
L. William and Margie Dixon
10724 Timberwagon Circle
Lot 04 , Block 06, Section 06 Village of Grogan's Mill
4. Variance request for a proposed driveway replacement, which would exceed the maximum width allowed.
Terrance A. Murnane
11415 Slash Pine Place
Lot 07, Block 01, Section 08 Village of Grogan's Mill
5. Variance request for a proposed home remodel/room addition, which would encroach into the twenty foot rear setback for the dwelling and thirteen foot rear setback for the garage.
Donald T Sakaki Lee
54 Pebble Hollow Ct
Lot 69, Block 02, Section 32 Village of Panther Creek
6. Variance request for a proposed porte-co-chere which encroaches into the right side five foot easement.
Donald T Sakaki Lee
54 Pebble Hollow Ct
Lot 69, Block 02, Section 32 Village of Panther Creek
7. Variance request for a proposed attached utility addition, which will be located beyond the sixty five foot front setback for the dwelling.
Daniel B Thedinger
63 Chancery Pl
Lot 1, Block 3, Section 46 Village of Cochran's Crossing

8. Variance request for a proposed patio cover, which would be located beyond the twenty foot rear building setback.
Donna Azodi
2 W Stony End Place
Lot 12, Block 03, Section 31, Village of Cochran's Crossing
9. Variance request for a proposed boat dock, which encroaches into the ten foot rear easement and the twenty foot easement.
Rafael Chavez Monzon
82 Windward Cove
Lot 05, Block 01, Section 42 Village of Panther Creek
10. Consideration and action to renew an existing home business.
Jack A Wood
5 Smokey Oak Rd.
Lot 31, Block 08, Section 07 Village Panther Creek
11. Consideration and action to renew an existing home business.
Maria Mercedes Vargas
90 N Rushwing Cir
Lot 21, Block 09, Section 01 Village of Indian Springs
12. Variance request for a proposed summer kitchen, which is not setback ten feet from the side property line.
James Baine
15 Regent Square
Lot 04, Block 01, Section 45 Village of Panther Creek
13. Variance request for proposed paving which encroaches into the right side easement.
James Baine
15 Regent Square
Lot 04, Block 01, Section 45 Village of Panther Creek
14. Variance request for the proposed fireplace, which would be located beyond the forty foot rear building setback.
Christian S Kendall
2 Red Sable Pt
Lot 06, Block 03, Section 59 Village Of Grogan's Mill
15. Variance request for a proposed detached patio cover with Summer Kitchen and Fireplace, which would be located beyond the forty foot rear building setback for the dwelling.
Michael W & Heather Carson
44 Autumn Crescent Way
Lot 11, Block 04, Section 09, Village of Cochran's Crossing
16. Variance request for the proposed trash and recycle cart screen, which will not be located at least three feet back from the front façade of the dwelling; and will be located more than three feet into the five foot side yard easement.
Janet L Skeels
98 Marabou Place
Lot 20, Block 02, Section 25 Village of Grogan's Mill
17. Variance request for the proposed trash and recycle cart screen and related concrete pad, which will be located more than two feet into the five foot side yard easement.
Beverly Ryan Johnson
3003 N. Millbend Drive
Lot 06, Block 05, Section 07 Village of Grogan's Mill

18. Variance request for the proposed patio cover and related fireplace which would be located beyond the twenty five foot rear building setback.
Mike and Ally Seder
31 Star Fern Pl
Lot 08, Block 01, Section 54 Village Of Grogan's Mill
19. Variance request for a proposed play structure, which would encroach into the ten foot rear yard easement.
David Lombardi
11 Gallant Oak Pl
Lot 55, Block 02, Section 41, Village of Cochran's Crossing
20. Variance request for existing paving, which encroaches into the ten foot rear easement.
Andre C Klein
1 Spicebush Ct.
Lot 01, Block 05, Section 05 Village of Panther Creek
21. Variance request for the existing garage, which is located beyond the twenty five foot front platted building line.
Justin Walters
2506 Blackjack Oak Pl
Lot 11, Block 04, Section 03 Village of Grogan's Mill
22. Variance request for an existing trampoline, which encroaches into the eight foot side yard easement.
Luigi S Ballatori
10714 Whisper Willow Place
Lot 27, Block 07, Section 06 Village of Grogan's Mill
23. Variance request for an existing fence that is not set back five feet from the front façade of the home and is constructed with a six inch rot board that is not screened from view of the street.
Lindsay Bozman Lively
14 Hornsilver Place
Lot 41, Block 01, Section 07, Village of Cochran's Crossing
24. Variance request for an existing metal storage shed, which encroaches into the five foot side easement; and is taller than seven feet.
George N Nacol
19 Briervine Ct.
Lot 69, Block 02, Section 01 Village of Panther Creek
25. Variance request for existing pavers, which are located beyond the twenty five foot platted building line and would exceed the maximum width for a walkway.
William & Jane Barnes
100 W Rainbow Ridge Cir
Lot 05, Block 03, Section 01, Village of Cochran's Crossing
26. Variance request for the existing flagstone driveway widening, which exceeds the maximum width allowed and is not an approved hard surface for parking.
Agrichem USA/Adrian Escobosa
5 N Longspur Drive
Lot 04, Block 05, Section 45 Village of Grogan's Mill
27. Variance request for the existing driveway widening which would exceed the maximum width allowed.
Rob Eissler
29 Coralvine Court
Lot 63, Block 02, Section 20 Village of Grogan's Mill

28. Variance request for an existing elevated deck, which is not designed and located to minimize the impact on adjacent properties.
Kristina C. Vlantes
5 Oldstream Ct
Lot 09, Block 02, Section 12 Village of Panther Creek
29. Variance request for an existing storage building, which encroaches into both the rear and side easements and exceeds the maximum height allowed.
Kristina C Vlantes
5 Oldstream Ct
Lot 09, Block 02, Section 12 Village of Panther Creek
30. Variance request for an existing pavestone patio, seat wall and walkway, encroaches into the ten foot rear and five foot side yard easements.
Todd F Casselman
31 Bayginger Place
Lot 10, Block 3, Section 23, Village of Cochran's Crossing
31. Variance request for an existing rear yard fence, which was built with a rot board that is not screened from an adjacent street right-of-way and does not have a rot board that is beveled at a 45 degree angle.
Robert and Aimee Broadhurst
46 S. Dreamweaver Cir.
Lot 05, Block 01, Section 65, Village of Grogan's Mill
32. Variance request for the existing paving which encroaches into the five foot side easement.
Joseph Scroggins
18 Twelve Pines Ct
Lot 33, Block 01, Section 14 Village of Panther Creek
33. Variance request for the existing retaining wall, which encroaches into the five foot side easement.
Joseph Scroggins
18 Twelve Pines Ct
Lot 33, Block 01, Section 14 Village of Panther Creek
34. Variance request for an existing fence that has been constructed with the unfinished sides of the fence visible to the street and an adjacent tract of land.
E Marcus Eaton
10 Long Lake Place
Lot 29, Block 01, Section 24, Village of Cochran's Crossing

VII. Public Comments

VIII. Member Comments

IX. Staff Reports

X. Consideration and Action regarding the operations and procedures of the Development Standards Committee.

XI. Consideration and Action regarding the proposed revisions to the Residential Development Standards for signs.

XII. Adjourn



