

Members present: Deborah Sargeant, Robert Heineman, Kim Hess, Ken Anderson, Herman Weindel, Danie van Loggerenberg and Chris Florack

Staff Present: Chris Feist, Hennie van Rensburg and Kim McKenna

**I. Welcome/Call Meeting to Order**

The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:35 p.m.

**II. Approve the minutes of the meetings of August 1<sup>st</sup> and 28<sup>th</sup>, 2012**

It was moved by Chris Florack and seconded by Herman Weindel to approve the minutes of the meetings as presented. The motion carried unanimously.

**III. Consideration and Action of the Applications in Section VI recommended for summary action.**

Chairwoman Deborah Sargeant presented the summary list of applications from section V, as presented through staff recommendation. The list consisted of 5, 9, 10, 11, 13, 15, 16, 17, 18, 19, 20, 26 & 27. It was moved by Herman Weindel and seconded by Chris Florack to approve the items listed on the summary list as presented. The motion carried unanimously.

**IV. Consideration and Discussion regarding the placement of Salvation Army donation centers in The Woodlands.**

The staff presented the committee with the proposal from the Salvation Army. Additionally representatives were present to address the committee. The committee deliberated on maintenance, aesthetics and precedence and provided their feedback to the representatives. The Committee did not feel they were in favor of sites in the shopping centers.

**V. Report on the "Commercial Staff Action List"**

There were no commercial reports.

**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

This item was reviewed by the full committee. The proposed improvements were presented, and it was noted the plans were consistent with the conceptual and preliminary approvals. It was then moved by Herman Weindel and seconded by Deborah Sargeant to approve the final proposed remodel on the condition the project meets code and passes final inspection. The motion carried unanimously. Chris Florack was not in attendance for the vote.

2. Consideration and Action regarding the approval for Hughes Landing Master Plan within the jurisdiction of the Development Standards Committee.

The Woodlands Development Company

Village of Grogan's Mill at Lake Front Circle

This item was reviewed by the full committee. The proposed improvements were presented. The committee discussed use and access to the project through the proposed roadways. It was moved by Kim Hess and seconded by Ken Anderson to approve the master site plan as presented. The motion carried unanimously.

3. Consideration and action for concept approval for office building addition

1 Hughes Landing

Village of Grogan's Mill at Lake Front Circle

This item was reviewed by the full committee. The proposed improvements were presented. The committee discussed use and access to the project through the proposed roadways. It was moved by Kim Hess and seconded by Ken Anderson to approve the concept submittal for One Hughes Landing and the parking garage.

4. Consideration and Action regarding approval for clearing the road right-of-way within the jurisdiction of the Development Standards Committee.

Village of Grogan's Mill at Lake Front Circle

This item was reviewed by the full committee. The proposed improvements were presented. The committee discussed use and access to the project through the proposed roadways. It was moved by Kim Hess and seconded by Ken Anderson to approve the clearing of the road right of way. Approval by this committee does not constitute approval by the county or any other entity.

5. Consideration and Action for approval of the Grogan's Crest Entry Gate

Silver Crest Developments, LLC

Village of Grogan's Mill

Section 36 Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve the gate on the condition the owner submits verification a plat has been recorded for this development. Additionally, the owner must adhere to the following requirements. Gates must be a minimum of twenty feet wide. The improvements must comply with the 2006 International Code. A KNOX Box must be installed for the fire department access. The plans must locate the operators and identify how they will operate during power outages. Provide a site plan that shows the curbs and/or edge of the roads. Obtain approval by the County for any required or permissions for the gate off the road. The gate structure will need to be submitted to the County Fire Marshal's Office. The motion carried unanimously.

6. Consideration and Action to allow umbrellas and tables in front of store.

TCBY – Panther Creek Shopping Center

4775 W. Panther Creek Dr. Ste 150

Lot 0014, Block 0045-0285, Section 0040 Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the proposed improvements and the location. It was moved by Chris Florack and seconded by Herman Weindel to approve the allowance of tables, chairs that match and umbrellas on the condition the area is limited to two umbrellas with no advertising or logo information. The motion carried unanimously.

7. Request for a rehearing to the DSC action of August 1, 2012 regarding the home rebuild approval at 5 N

Autumnwood Way , Marvin Haass

Kirk D Simonds

10707 N Autumnwood Way

Lot 45, Block 02, Section 31 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the proposed improvements and the location. The owner and affected neighbor were present and addressed the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to deny the rehearing request. The owner was authorized to proceed with the original plan approval. The motion carried unanimously.

8. Request for a rehearing to the DSC action of June 6, 2012 regarding an existing color change.

Robert Dushek

38 Green Slope Place

Lot 30, Block 04, Section 10, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the proposed improvement. The owner was present and addressed the committee. The home owners explained the miscommunication between their contractor and owner. The owner's apologized for not obtaining a permit, because they thought the contractor had permitted the color. It was then moved by Herman Weindel and seconded by Chris Florack to deny the rehearing request and require the owner obtain a permit to repaint the home. The motion carried unanimously.

9. Variance request for an existing home that was built over the five foot side yard easement at the time of construction.

Margaret Moore

69 Fallshire Drive

Lot 13, Block 1, Section 12 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel 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 those approvals. The motion carried unanimously.

10. Variance request for a proposed wrought iron fence which would be located more than 5 feet beyond the platted building line.  
Roger A Fox  
6 Bridle Oak Court  
Lot 11, Block 01, Section 61 Village of Grogan's Mill  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the fence on the condition the owner plant and maintain a landscape bed with a mix of vegetation in front of the fence to soften the view from the street. The motion carried unanimously.
11. Variance request for a proposed rear yard patio cover which would be located beyond the twenty foot rear building setback and would encroach the ten foot rear easement.  
Dennis Hill  
63 Huntsman's Horn Circle  
Lot 29, Block 01, Section 35 Village of Grogan's Mill  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner meets code and passes final inspection. In addition the owner should maintain the existing vegetation to soften and screen the view to the adjacent property owner. 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.
12. Variance request for a proposed room addition which would exceed the maximum amount of Living Area of 4000 square feet as established by the Neighborhood Criteria and will be located beyond the twenty foot rear setback for the dwelling.  
Perrin Roller  
5 Crestone Place  
Lot 67, Block 04, Section 04, Village of Cochran's Crossing  
This item was reviewed by the full committee. The owner and contractor were present. The staff provided the committee with a PowerPoint presentation noting the proposed improvement. The committee discussed impact to the adjacent property owner and their previous action regarding windows to an adjacent property. It was moved by Herman Weindel and seconded by Ken Anderson to approve the proposed improvements, on the condition the owner modify the plans to transom windows on the side adjacent to the side and rear of the property. Additionally the improvements must meet code and pass final inspection. Additionally the improvement must not halt or materially impede drainage as defined in the Residential Standards. The motion carried unanimously.
13. Consideration and Action regarding the installation of a well for subsurface water for the purpose of irrigation.  
Paul Jeanneret  
114 Starlight Place  
Lot 13, Block 04, Section 63 Village of Grogan's Mill  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 13, Block 4, 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. Approval by this committee does not constitute approval by any additional entities. The owner must obtain approval by The Woodlands Development Company and Lonestar Groundwater Conservation District. The motion carried unanimously.
14. Variance request for a proposed tree removal.  
Lannette C Linthicum  
79 Sandpebble Drive  
Lot 20, Block 01, Section 01 Village of Indian Springs  
This item was reviewed by the full committee. The owner and contractor were present. The staff provided the committee with a PowerPoint presentation noting the proposed improvement. The committee did not see any concern

with the tree. It was moved by Deborah Sargeant and seconded by Herman Weindel to deny the request to remove the tree. The motion carried unanimously.

15. Rehearing request for a previously disapproved fence which is constructed with a portion of the construction side of the fence facing out.  
Colin Ocker  
15 Crested Pines Court  
Lot 21, Block 2, Section 35 Village of Panther Creek  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the rehearing request and place on the summary items of the following meeting to approve on the condition the owner must modify the rear fence to comply with the Standards should the fence ever become visible to the public, due to any commercial development at the rear or exposure through the open space reserve. The fence must meet code and pass final inspection. The motion carried unanimously.
16. Variance request for an existing putting green that is located beyond the 25' rear building setback.  
George Booth  
190 Golden Shadow Circle  
Lot 10, Block 03, Section 04, Village of Cochran's Crossing  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel 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 those approvals and may be subject to removal. The motion carried unanimously.
17. Variance request for the existing arbor, which is located beyond the 10 foot platted building line.  
Mark H Ruch  
2502 Blackjack Oak Place  
Lot 12, Block 04, Section 03 Village of Grogan's Mill  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner maintain vegetation to the exterior of the arbor areas to soften the view to the streets. 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.
18. Variance request for an existing patio cover which extends beyond the seven foot side setback line and does not include sealed plans.  
Belinda Izaguirre  
10 W Lance Leaf Road  
Lot 03, Block 4, Section 01 Village of Panther Creek  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the improvement meets code and passes final inspection. Additionally the owner must plant and maintain vegetation in the rear yard to soften the view of the patio cover in the rear. The owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
19. Variance request for an existing paver driveway widening that exceeds the maximum width allowed.  
Lisa Buckner  
18 Palmer Green Place  
Lot 04, Block 05, Section 55, Village of Cochran's Crossing  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented on the condition the area is used for a step off from the driveway and not for the purposes of parking a vehicle. The owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
20. Variance request for the existing rear yard concrete walkway located within the 5 foot side yard easements.  
Bruce and Laura Moore  
82 Northgate Drive  
Lot 20, Block 06, Section 49 Village of Grogan's Mill  
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by

Herman Weindel 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 those approvals from the easement holders and may be subject to removal. The motion carried unanimously.

21. Variance request for an existing exterior pole light that is located less than ten feet from a rear property line and may create glare or a level of illumination that is offensive or inappropriate when viewed from adjacent properties.  
Kornel and Janet Tessenyi  
63 Cascade Springs Place  
Lot 35, Block 04, Section 02, Village of Cochran's Crossing  
This item was reviewed by the full committee. The home owner and affected neighbor were present to address the committee. The committee discussed their observations when visiting the property. They also identified the light measurements. The committee deliberated on impact, use and proximity to the property line. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve the existing light on the condition the owner require the light be reduced to a 15Watt bulbs; and the owner must plant and maintain significant landscaping, to be planted in the next 30 days, that will provide growth above the fence line. The plantings must be native evergreen vegetation. Herman Weindel and Chris Florack abstained. The motion carried. Robert Heineman was not present for the vote.
22. Consideration and Action for an existing home business.  
Jamie Kramer  
15 Mellow Leaf Court  
Lot 22, Block 2, Section 18 Village of Panther Creek  
This item was reviewed by the full committee. The home owner and affected neighbor were present to address the committee. The committee discussed the neighbor responses and the details around the owner's home business. The owner apologized for not being aware of the requirement to obtain a business use permit. Additionally, the staff confirmed the owner ceased all business activity at the home when she was made aware of the requirement to apply and obtain approval. It was then moved by Herman Weindel and seconded by Deborah Sargeant to approve the business on the condition the hours of operation occur between 10 a.m. and 4p.m.. The first lesson of any lesson program should not begin on a Sunday. All parking in relations to the home business must be on the home owner's driveway. Additionally, the committee may revoke the business permit at any time or by the staff if violations of these conditions of approval occur. The motion carried unanimously.
23. Variance request for the existing fence that was built with the construction side facing outward and exceeds the maximum height allowed.  
Randall and Shelley Goddard  
16 W. Southfork Pines Circle  
Lot 2, Block 3, Section 17 Village of Panther Creek  
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the improvements. It was then moved by Chris Florack and seconded by Herman Weindel to table the item, allow a site inspection to occur and identify any concerns regarding the pool barrier and address all items at the property after the site inspection and code inspection occurred. The motion carried unanimously.
24. Variance request for the existing paving which encroaches into the rear and side easements and causes the hard surface area to exceed the maximum allowed.  
Randall and Shelley Goddard  
16 W. Southfork Pines Circle  
Lot 2, Block 3, Section 17 Village of Panther Creek  
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the improvements. It was then moved by Chris Florack and seconded by Herman Weindel to table the item, allow a site inspection to occur and identify any concerns regarding the pool barrier and address all items at the property after the site inspection and code inspection occurred. The motion carried unanimously.
25. Variance request for an existing patio cover application, which does not include sealed plans.  
Randall and Shelley Goddard  
16 W. Southfork Pines Circle  
Lot 2, Block 3, Section 17 Village of Panther Creek  
This item was reviewed by the full committee. The home owner was present to address the committee. The staff

provided the committee with a PowerPoint presentation of the improvements. It was then moved by Chris Florack and seconded by Deborah Sargeant to approve the proposed improvement on the condition the improvement meets code and passes final inspection. The motion carried unanimously.

26. Variance request for an existing large satellite dish, which is not screened by a six foot solid fence.

Lelia Aguilar

21 E. Wedgewood Glen

Lots 8 & 9, Block 6, Section 11 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. The neighbor was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to deny the satellite dish as presented and require the owner install solid fencing in accordance with the Residential Development Standards, to screen the view of the dish. The motion carried unanimously.

27. Consideration and Action to proceed with Legal Action regarding outstanding Covenant violations.

Collins

2013 Royal Oak

Lot 30, Block 9, Section 3, Village of Grogan's Mill.

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the pursuit of legal action on October 1, 2012 by authorizing our attorneys and staff to continue to sending letters, notifying the owner of our action, what is required to cure the violations; notifying the owner about entering the property to correct the violations and establishing a reasonable timeframe for resolution. Notifications will include that failure to correct these violations will result in a lawsuit filed, and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

**VII. Public Comments**

There were no public comments.

**VIII. Member Comments**

There were no committee comments.

**IX. Staff Reports**

There were no staff reports.

**X. Adjourn**

There being no further business it was moved by Kim Hess and seconded by Chris Florack to adjourn the meeting at 8:09 p.m. The motion carried unanimously.