

Members present: Robert Heineman, Deborah Sargeant, Chris Florack, Mark Bacon, Kim Hess and Danie van Loggerenberg.

Staff Present: Kimberly McKenna, Henie van Rensburg and Sharon Davis

- I.** Welcome/Call Meeting to Order.  
The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:32 p.m.
- II.** Approve the minutes of the meeting of December 4, 2013.  
The minutes of the previous meeting were reviewed. It was moved by Danie van Loggerenberg and seconded by Chris Florack to approve the minutes as presented. Mark Bacon abstained from the motion. The motion carried.
- III.** Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.  
Chairwoman Deborah Sargeant presented the summary list of applications, as presented through staff recommendation. The list consisted of items 1, 2, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the items listed on the summary list as presented in staff recommendation. The motion carried unanimously.
- IV.** Review and Disposition of Applications and Covenant Violations

  1. Consideration and action regarding the request for preliminary approval for a 6,100 square foot multi-purpose building addition  
Living Word Lutheran Church  
9500 North Panther Creek Drive 020-0040-0547-0205  
Lot 0205, Block 0547, Section 0040 Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. All improvements must comply with the Commercial Planning and Design Standards and meet all code and inspections requirements. Approval by this committee does not constitute approval by additional entities such as Montgomery County. It is the owner's responsibility to obtain and additional approvals. The motion carried unanimously.
  2. Consideration and Action for the restaurant renovation, including color and material changes and awnings.  
Brinker Texas/ Chili's Grill and Bar  
1110 Lake Woodlands Drive  
Lot 0655, Block 0599, Section 0999  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to withdraw the item from the agenda. The motion carried unanimously.
  3. Consideration and action regarding the proposed portable car washing service for the parking area of The Woodlands Mall.  
Intergalactic Hand Wash  
1201 Lake Woodlands Drive  
Lot 0280-0290, Block 0599, Section 0999 Village of Town Center  
This item was reviewed by the full committee. The business owner was present to address the committee. The staff provided a PowerPoint presentation noting the plans for the business, the location and specifications of materials. The committee asked questions in regards to placement, water use, advertising and action by The Woodlands Mall. It was then moved by Kim Hess and seconded by Ken Anderson to approve the proposed car wash operation at The Woodlands Mall on the condition the approval is for a period of 90 days, it must be

incorporated with the valet service and not include any advertising. The 90 days will commence from the first day of operation. It is the business owner's responsibility to coordinate with staff regarding the operation, response or issues through the mall. After 90 days the committee will consider reviewing the item for final consideration and action. The motion carried unanimously.

4. Consideration and action regarding the building and monument sign for Frost Bank.

Valero Gas Station

1480 Sawdust Road

Lot 0350, Block 0599, Section 0006, Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the location of the signs on the building and at the intersection. It was then moved by Kim Hess and seconded by Ken Anderson to deny the sign proposal as submitted. The motion carried unanimously.

5. Consideration and action regarding a garage and pool bath addition, which may have a possible impact as seen from adjacent properties.

Montserrat Segura Hawkins

234 North Tranquil Path

Lot 04, Block 02, Section 63, Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the plans for the new improvements. A representative for the owner was present for this item. The committee asked questions in regards to the height and design of the garage door. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to approve the improvements on the condition the owner must meet code, pass final inspection and plant and maintain native evergreen vegetation in a mix of trees and shrubbery to soften and screen the view from the adjacent property and the street. Additionally, all garage door panels must match and remain compatible with the home. The motion carried unanimously.

6. Consideration and action to appeal the conditions of approval set by the Residential Design Review Committee regarding trees proposed for removal for the installation of a pool.

Denise Cheplick

6 Stillglen Court

Lot 25, Block 02, Section 01 Village of Panther Creek

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the request to appeal the Residential Design Review Committee decision. IT was then moved by Deborah Sargeant and seconded by Ken Anderson to deny the request to appeal and affirm the Residential Design Review Committee's original action regarding the trees that were not approved for removal.

7. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 30, to increase the maximum amount of living area allowed that would accommodate a proposed room addition.

James S Morrical

14 Lucky Leaf Court

Lot 12, Block 03, Section 30 Village of Panther Creek

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the pursuit to amend the Land Use Designation by authorizing the owner to obtain signatures of two thirds of the owner's in the area and to allow the owner to obtain approval by The Woodlands Development Company. The motion carried unanimously.

8. Variance request for a proposed room addition that would exceed the maximum living area allowed and encroaches past the twenty foot rear setback.

James S Morrical

14 Lucky Leaf Court

Lot 12, Block 03, Section 30 Village of Panther Creek

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the plans for the new improvement and the affected neighbor responses. The committee deliberated regarding the alternate design to mitigate the setback encroachment. It was then moved by Robert Heineman and seconded by Chris Florack to table the item, allows the owner to obtain the approvals needed to process the amended land use designation and work with staff to determine alternate designs. The motion carried unanimously.

9. Consideration and action to allow an existing home business.  
Maurizio Topini  
28 West Southfork Pines Circle  
Lot 05, Block 03, Section 17 Village of Panther Creek  
The staff provided a PowerPoint presentation noting the plans for the new improvement, this item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner must resubmit an application for the business renewal in January 2016. Additionally the business may be revoked at any time by the Development Standards Committee or the staff for a violation of The Standards, impact on the surrounding neighborhood or if any of the conditions of the business are in violation. The motion carried unanimously.
10. Variance request for a home business that will employ a person not living at that location and who works at or travels to the home in connection with the business.  
Juan F Mayorga  
6 Meadowridge Place  
Lot 37, Block 01, Section 33 Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner require all parking related to the business occur on the owner's driveway. Parking on the street in regards to the business is prohibited. Additionally, the owner must resubmit an application for the business renewal in January 2016. The business may be revoked at any time by the Development Standards Committee or the staff for a violation of The Standards, impact on the surrounding neighborhood or if any of the conditions of the business are in violation. The motion carried unanimously.
11. Consideration and action to pursue amending the Initial Land Use Designation for Indian Springs Section 1, to increase the maximum amount of living area allowed, accommodating a proposed room addition.  
Carlos Hoffman Palomar  
67 Rockridge Drive  
Lot 05, Block 05, Section 01 Village of Indian Springs  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the pursuit to amend the Land Use Designation by authorizing the owner to obtain signatures of two thirds of the owner's in the area and to allow the owner to obtain approval by The Woodlands Development Company. The motion carried unanimously.
12. Variance request for a proposed room addition that would exceed the maximum living area.  
Carlos Hoffman Palomar  
67 Rockridge Drive  
Lot 05, Block 05, Section 01 Village of Indian Springs  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the Land Use Designation is amended and executed at the courthouse. Additionally the owner must plant and native evergreen vegetation to the side of the addition to soften and screen the view to the adjacent property. Permits will not be released until the Amended Land Use Designation is complete. All improvements must meet code and pass final inspection. The motion carried unanimously.
13. Variance request for an existing front yard patio which is located beyond the 25 foot platted building line.  
Michael R Quigley  
18 Windledge Place  
Lot 33, Block 02, Section 18 Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner plant and maintain native evergreen vegetation to soften and screen the view of the patio from the street. Additionally, the owner must not store any plastic patio furniture or other improvements on the patio. The motion carried unanimously.
14. Variance request for an existing rear yard patio which encroaches into the ten foot rear yard easement.  
Michael R Quigley  
18 Windledge Place  
Lot 33, Block 02, Section 18 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to deny the variance and consent to delay enforcement by executing a memorandum of agreement requiring the owner to remove the portions of paved patio section from the easement when the owner no longer owns the home, sells or transfers title, or is no longer the owner's primary residence, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

15. Variance request for an existing driveway widening that exceeds the maximum width allowed.

Brian and Rosario Ledeboer

19 Swiftstream Place

Lot 28, Block 01, Section 16 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the owner maintain the existing vegetation in front of the driveway extension to soften and screen the view. The motion carried unanimously.

16. Variance request for an existing trash and recycle cart screen that is located more than three feet into the side yard easement.

Brian and Rosario Ledeboer

19 Swiftstream Place

Lot 28, Block 01, Section 16 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner must maintain native evergreen vegetation in front of the trash and recycle cart screen to soften and screen the view. Additionally the owner must remove any materials on the top of the fence. The motion carried unanimously.

17. Variance request for an existing trash and recycle cart screen that is located more than three feet into the side yard easement.

Kristi Elmendorf

66 East Rumpolecreek Place

Lot 39, Block 02, Section 31 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the owner maintain vegetation in front of the screen to soften and screen the view from the street. The motion carried unanimously.

18. Variance request for an existing driveway widening that exceeds the maximum width allowed.

Jeff Woolums

129 North Rainbow Ridge Circle

Lot 10, Block 01, Section 01 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the owner maintain the existing vegetation at the front of the driveway extension to soften and screen the view of the extended driveway from the street. The motion carried unanimously.

19. Variance request for an existing front yard landscape light which is located in the street right of way and was considered to have an impact on the neighboring property by the Residential Design Review Committee.

Albert and Jaime Barouh

2 Stony Run Place

Lot 25, Block 06, Section 06 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the lights do not create a glare or level of illumination that is offensive to adjacent properties. The motion carried unanimously.

**V.** Consideration and action regarding revisions to the Residential Development Standards.

Chairwoman Deborah Sargeant noted the progress on the Standards and the staff noted the document is currently under legal and editorial review and the goal to adopt the revisions by April of this year is still in place.

**VI.** Public Comments

There were no public comments.

- VII.** Member Comments  
The Committee welcomed new member Mark Bacon to the meeting.
- VIII.** Staff Reports  
There were no staff reports.
- IX.** Adjourn  
There being no further business it was moved by Ken Anderson and seconded by Kim Hess to adjourn the meeting at 6:30p.m. The motion carried unanimously.