

Members present: Chris Florack, Mark Bacon, Ken Anderson, Danie van Loggerenberg and Kim Hess.

Staff Present: Kimberly McKenna and Sharon Davis

- I.** Welcome/Call Meeting to Order.  
The meeting was called to order by staff member Kim McKenna at 5:32 p.m. Kim noted that the Chairwoman and Vice Chairman were not able to attend the meeting. As a result the staff requested the committee nominate a pro-tem Chairman to officiate the meeting. It was moved by Danie van Loggerenberg and seconded by Kim Hess to nominate Chris Florack to serve as pro-tem Chairman in the absence of the Chair and Vice Chair.
- II.** Approve the minutes of the meeting of May 7, 2014.  
The minutes were reviewed by the committee. It was moved by Ken Anderson and seconded by Mark Bacon to approve the minutes as presented. The motion carried unanimously.
- III.** Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.  
Pro tem Chairman Chris Florack presented the summary list of applications, as presented through staff recommendation. The list consisted of items 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17 and 23. It was moved by Ken Anderson and seconded by Kim Hess to approve the items listed on the summary list as presented in staff recommendation. The motion carried unanimously.
- IV.** Consideration and Action of the Applications and Covenant Violations.

  1. Variance request for an existing home business that has employees that frequently travel to the home and has business vehicles that park on the street and property and may have a negative impact.  
Bryan Clyde Scott  
99 Sheerborne Court  
Lot 61, Block 01, Section 26 Village of Alden Bridge  
This item was heard by the full committee. The staff noted the home owner intended to attend the meeting. As a result, it was moved by Kim Hess and seconded by Mark Bacon to table the item.  
The motion carried unanimously.
  2. Consideration and action regarding the preliminary review and approval of the Phase II construction at East Shore Place.  
East Shore Place  
Parcel 1G-1b NW corner of Grogan's Mill Rd. and East Shore Drive  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve the preliminary review as proposed, provided that signage is not approved at this time. A comprehensive master sign program for all exterior signage, including all tenant signs and monument signs, must be submitted for review and approval. Additionally, the conceptual landscape plan is approved.
  3. Consideration and action regarding the final review and approval of the renovations and additions at The Woodlands United Methodist Church.  
The Loft at The Woodlands United Methodist Church  
2200 Lake Woodlands Drive  
Lot 8650, Block 0547, Section 0999 Village of Research Forest  
This item was heard by the full committee. The staff presented the committee with a presentation noting the improvement made to the property as well as the addition of proposed improvements. Additionally, Dr. Ed Robb and representatives for the project were present to address the committee and answer any additional

questions. It was then moved by Danie van Loggerenberg and seconded by Kim Hess to approve the renovations and additions on the condition the improvement must tie new and existing landscape together along the front façade so that it is a contiguous landscaped façade. No signage is approved at this time and will require the owner to submit complete sign specifications for review and approval. Allow exterior construction along the north end may proceed while plans for the south end are revised. The motion carried unanimously.

4. Consideration and action of the conceptual submission for renovations to the fire station.  
The Woodlands Fire Station No. 2  
9309 Gosling Road  
Lot 0031, Block 163, Section 47 Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the conceptual renovations to the fire station as submitted. The motion carried unanimously.
5. Consideration and action for the installation of a security entrance and exit gates for the Fairway Oaks Subdivision.  
Fairway Oaks Association  
Fairway Oaks Place  
Section 1 in The Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the security entrance on the condition the installation of the gate is set back, so it is not located in the road right of way. Please coordinate with the county for placement. Approval by this committee does not constitute approval by the additional easement holders or entities. It is the Fairway Oaks Subdivisions responsibility to obtain those approvals. Please contact The Woodlands Fire Department regarding KNOX box requirements for access for emergency vehicles. The motion carried unanimously.
6. Variance request for a proposed conceptual room addition that will be located beyond the twenty foot rear building setback.  
Vicki Fullerton  
3 Noontide Circle  
Lot 02, Block 01, Section 19 Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed conceptual room addition as presented, on the condition the owner's improvement must meet code and pass final inspection. Additionally, it is the owner's responsibility to ensure placement of the proposed improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
7. Variance request for the proposed patio cover with related fireplace and summer kitchen that will encroach into the twenty five foot rear building setback.  
Glenn Presnell  
23 Star Fern Place  
Lot 06, Block 01, Section 54 Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed patio cover as presented, on the condition the owner's improvement must meet code and pass final inspection. Additionally, it is the owner's responsibility to ensure placement of the proposed improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
8. Variance request for the proposed patio cover that will encroach into the twenty foot rear building setback.  
George Lou  
34 Smokestone Drive  
Lot 44, Block 03, Section 29 Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed patio cover as presented, on the condition the owner's improvement must meet code and pass final inspection. Additionally, it is the owner's responsibility to ensure placement of the proposed improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

9. Variance request for a proposed six foot six inch wood picket fence that would encroach over the ten foot building line.  
Michael S. Burrer  
114 Winding Creek Place  
Lot 01, Block 01, Section 24 Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed fence as presented. The home owner must maintain the existing landscape bed around the exterior of the fence to soften and screen the view. The motion carried unanimously.
10. Variance request for a proposed driveway widening that would exceed the maximum width allowed.  
Thomas Benavides  
18 Journey's End  
Lot 32, Block 02, Section 25 Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed driveway as presented, on the condition the owner maintain the existing vegetation to the outside of the driveway extension to soften and screen the view from the front. The motion carried unanimously.
11. Variance request for a proposed room addition that would exceed the maximum living area allowed according to the neighborhood criteria and over the Initial Land Use Designation, which is not in accordance to the Residential Standards  
Arlen Allison  
46 North Turtle Rock Court  
Lot 38, Block 02, Section 32 Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed room addition on the condition the owner obtains approval to and executes an amended land use designation to increase the amount of allowed living area. The motion carried unanimously.
12. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 32, to increase the maximum amount of living area allowed, accommodating a proposed room addition.  
Arlen Allison  
46 North Turtle Rock Court  
Lot 38, Block 02, Section 32 Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the request to amend the Initial Land Use Designation and obtain an Amended Land Use Designation that will allow the maximum amount of allowed living area not to exceed 4800 square feet. The motion carried unanimously.
13. Variance request for a proposed swimming pool and decking that would exceed the maximum amount of hard surface area allowed.  
Henry P Cartaya  
19 Rolling Stone Place  
Lot 05, Block 02, Section 32 Village of Cochran's Crossing  
This item was heard by the full committee. The staff provided the committee with a presentation noting the improvements. The owner was present to address the committee. It was moved by Danie van Loggerenberg and seconded by Ken Anderson to deny as presented and require the owner modify the plans by reducing the amount of hard surface and redesigning the pool and patio cover to save trees. The motion carried unanimously.
14. Variance request for a proposed patio cover that will extend beyond the twenty foot rear building setback line.  
Henry P Cartaya

19 Rolling Stone Place

Lot 05, Block 02, Section 32 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation noting the improvements. The owner was present to address the committee. It was moved by Danie van Loggerenberg and seconded by Ken Anderson to deny as presented and require the owner modify the plans by reducing the amount of hard surface and redesigning the pool and patio cover to save trees. The motion carried unanimously.

15. Variance request for a proposed six foot six inch wood picket style pool barrier fence that is not in keeping with the Neighborhood Criteria.

Henry P Cartaya

19 Rolling Stone Place

Lot 05, Block 02, Section 32 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the fence as presented on the condition the fence must meet code and pass final inspection. The motion carried unanimously.

16. Variance request for an existing six foot eight inch capped wood picket pool barrier fence that exceeds the maximum height allowed.

Frederick B Winter

31 Day Lily Place

Lot 01, Block 01, Section 42 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the fence as presented on the condition the fence must meet code and pass final inspection. The motion carried unanimously.

17. Variance request for a proposed widening driveway that would exceed the maximum width allowed.

Maureen Hance

22 Tulip Hill Court

Lot 10, Block 01, Section 42 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to approve the proposed driveway widening on the condition the owner must plant and maintain a landscaped bed to the side of the widening to soften and screen the view. The motion carried unanimously.

18. Variance request for the proposed removal of trees that cannot be demonstrated to comply with the requirements for tree removal according to the Residential Development Standards.

David Gregory Brandenburg

45 Deerfoot Circle

Lot 10, Block 02, Section 28 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a presentation noting the trees proposed removal, the request for removal and the previous actions of the Residential Design Review Committee. The home owner was present to address the committee. It was then moved by Mark Bacon and seconded by Ken Anderson to deny the request for trees to be removed as presented. However, the committee did provide the following action for the trees on the lot. Trees marked 1-9 on the survey were addressed with the allowance to remove trees marked 4-7 as shown and would allow tree marked 3 to be removed on the condition the owner keep trees marked 1 & 2 that were previously approved by The Residential Design Review Committee. Additionally the owner must plant and maintain a 3 inch caliper as measured from grade, native evergreen tree for every tree removed. The Committee noted their preference for the trees suggested by the home owner, which were red maple and red bud trees. Additionally a minimum of three of those trees must be planted in the front yard. The motion carried unanimously.

19. Variance request for a patio cover constructed with a roofing material that was not considered to be acceptable nor compatible with the existing dwelling and neighborhood. In addition, the design of the patio cover was considered to be not compatible with the existing home and neighborhood when reviewed by the Residential Design Review Committee.

William J Cepica

131 South Castlegreen Circle

Lot 01, Block 02, Section 52 Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a presentation noting the patio cover roofing material proposed. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the proposed roofing material for the patio cover on the condition the owner plant and maintain native evergreen vegetation to the side of the patio cover to soften and screen the view of the patio cover to the rear of property. All improvements must meet code and pass final inspection. Improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.

20. Consideration and action to pursue amending the Initial Land Use Designation for Panther Creek Section 17, to increase the maximum amount of living area allowed, accommodating a proposed room addition.

Doug Behseresht

37 Split Rock Court

Lot 38, Block 03, Section 17 Village of Panther Creek

This item was reviewed by the full committee. The staff provided a presentation noting the request to amend the land use designation. It was moved by Ken Anderson and seconded by Mark Bacon to approve the pursuit to amend the land use designation provided the approving entities agreed to a matrix for the living area to increase proportional to lot sizes in the area. The motion carried unanimously.

21. Variance request for a proposed room addition that would exceed the maximum living area allowed per the Neighborhood Criteria and Initial Land Use Designation.

Doug Behseresht

37 Split Rock Court

Lot 38, Block 03, Section 17 Village of Panther Creek

This item was reviewed by the full committee. The staff provided a presentation noting the request to amend the land use designation and the proposed addition provided the land use is amended. It was moved by Ken Anderson and seconded by Kim Hess approve the proposed addition on the condition the owner amends the land use designation and must plant and plant and maintain native evergreen vegetation to soften and screen the view. Approval by this committee does not constitute approval by any other entity or easement holder. The motion carried unanimously.

22. Variance request for a proposed color change that was not considered to be compatible with the adjacent homes and neighborhood when reviewed by the Residential Design Review Committee.

Kris Wars

19 Berryfrost Lane

Lot 12, Block 02, Section 43 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a presentation noting the color change. Some committee members were able to visit the property prior to the meeting. It was then moved by Danie van Loggerenberg and seconded by Kim Hess to approve the color change as presented. Mark Bacon was opposed to the motion. The motion carried.

23. Variance request for an existing pool barrier fence that was constructed with the unfinished side facing outward from the lot and does not meet the Neighborhood Criteria. In addition, the fence is constructed with a rot board that is not screened from view from the street.

Robert Campbell

63 Deerfern Place

Lot 31, Block 02, Section 23 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Kim Hess to deny the pool barrier fence as presented and require the fence be modified to meet code and pass final inspection, by adding pickets to the rear to screen the construction side fencing and comply with code. Allow fence design to comply with Standard and allow variance for fence design not in accordance with neighborhood criteria. The motion carried unanimously.

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

This item was not acted on at the agenda.

- VI.** Consideration and action to schedule a special meeting for the purposes to discuss establishing policies and procedures regarding revitalization and gentrification of neighborhoods.

The committee discussed scheduling a special meeting for the week of June 9<sup>th</sup> – 13<sup>th</sup> and noted preferable attendance for June 10<sup>th</sup> or 12<sup>th</sup> at noon.

**VII.** Public Comments

There were no public comments.

**VIII.** Member Comments

There were no member 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 Ken Anderson to adjourn the meeting at 7:23 p.m. The motion carried unanimously.