

## Development Standards Committee Minutes

August 6, 2014 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Danie van Loggerenberg, Ken Anderson, Kim Hess, Robert Heineman, and Mark Bacon

Member absent: Chris Florack

Staff Present: Hennie van Rensburg, Neslihan Tesno, Sharon Davis and Kathleen Eaton.

I. Welcome/Call Meeting to Order.

The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.

II. Consideration and Action of the Applications and Covenant Violations in Section III, recommended for Summary Action.

This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1- 4. Item 5 was tabled. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List as presented. The motion carried unanimously.

III. Consideration and Action of the Applications and Covenant Violations.

1. Variance request for a proposed driveway widening which will exceed the maximum width allowed.

William J. and Cynthia M. Meitzen

1765 Berryview Court

Lot 36, Block 01, Section 62 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve - allow the borders on both sides of driveway as submitted, not to project past the side of the garage wall, driveway borders must be in contrasting material. The motion carried unanimously.

2. Variance request for a proposed driveway widening which will exceed the maximum width allowed.

John J Omohundro

14 Irish Moss Place

Lot 06, Block 02, Section 41 Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.

3. Request for approval to install an antenna that would protrude above the mechanical penthouse screen wall by 11.5 feet.

Hughes Landing – Project Champion Development, West Building

1835 Hughes Landing Boulevard

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve: must submit complete specs for approval – antenna must be monopole style. The motion carried unanimously.

4. Request for approval for renovation of the emergency room at Memorial Hermann Hospital-The Woodlands Memorial Hermann Emergency Room

9250 Pinecroft Drive

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.

5. Request for concept, preliminary and or final approval of an addition of lab building; office building and surface parking

Houston Advanced Research Center (HARC)

3.5 ac. site @ southwest corner of Gosling & New Trails, adjacent to existing Lone Star Campus  
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to Table this item. The motion carried unanimously.

6. 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 1, Section 26 Village of Alden Bridge  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Kim Hess to disapprove the request for the home business and halt all business activity and cure all open violations. The motion carried unanimously.
7. Variance request for a proposed attached patio cover that does not respect the rear ten foot easement.  
Cynthia Hart  
18 Autumnwood Court  
Lot 09, Block 02, Section 31 Village of Grogan's Mill  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Mark Bacon to conditionally approve, meet code and standards. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
8. Variance request for concept plans for a proposed room addition which would be located beyond the twenty foot rear building setback as established by the Neighborhood Criteria for the lot.  
Neil C Sammis  
43 Cloudleap Place  
Lot 97, Block 02, Section 05 Village of Cochran's Crossing  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owners stated that they realized due to a recent injury they needed the first floor space since all of the existing bedrooms are upstairs. They also have an elderly family member that cannot access the second floor. The committee discussed screening. It was moved by Robert Heineman and seconded by Danie van Loggerenberg to conditionally approve, submit sealed plans, survey and required documentation and fees, plant and maintain 3 30 gallon native trees. Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen to the right. Staff is to review upon completion to determine if any additional vegetative screening is required. Staff may also review and approve plans upon resubmittal. The motion carried unanimously.
9. Variance request for a proposed driveway widening which will exceed the maximum width allowed.  
Dag G Joraholmen  
51 East Summer Storm Circle  
Lot 13, Block 01, Section 31 Village of Cochran's Crossing  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated he needed a wider area for his vehicles and this area is not used. The committee discussed leaving some green space. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, allow for an 18" planting bed along the house, plant and maintain evergreen plants or shrubs at end of additional concrete to screen and taper the addition to the to drive. The motion carried unanimously.
10. Variance request for a proposed fence that exceeds the maximum height allowed.  
Scott Kidd  
242 South Berryline Circle  
Lot 03, Block 02, Section 36 Village of Panther Creek  
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Danie

van Loggerenberg to conditionally approve, rear fence allowed to be a maximum of 8 feet in height. The side fence is not to exceed 6 foot 6" with rot board. Meet code and pass inspections. The motion carried unanimously.

11. Variance request for a proposed fence that exceeds the maximum height allowed.

Glenn Baker Davis

246 South Berryline Circle

Lot 02, Block 02, Section 36 Village of Panther Creek

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve, rear fence allowed to be a maximum of 8 feet in height. Meet code and pass inspections. The motion carried unanimously.

12. Variance request for a proposed fence that that exceeds the maximum height allowed.

Allen D Acomb Jr

250 South Berryline Circle

Lot 01, Block 02, Section 36 Village of Panther Creek

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve, rear fence and left side fence along street allowed to be a maximum of 8 feet in height. Fence must taper down from 8 feet to meet the height of the front facing portion of the fence not to exceed 6 foot 6 inches with rot board. Meet code and pass inspections. The motion carried unanimously.

VI. Public Comments

There were no public comments.

VII. Member Comments

It was agreed to schedule a Joint meeting in September.

VIII. Staff Reports

Hennie van Rensburg reported that the Standards would be recorded toward the end of August.

IX. Adjourn

There being no further business to discuss it was moved by Ken Anderson and seconded by Mark Bacon to adjourn at 6:11 p.m. The motion carried unanimously.