

Development Standards Committee

December 2, 2015 at 5:30 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

MINUTES

Members Present: Deborah Sargeant, Chris Florack, Walter Lisiewski, Ken Anderson, and Kim Hess

Staff Present: Kimberly McKenna, Sharon Davis and Kathleen Eaton

I. Welcome/Call Meeting to Order.

The meeting was called to order by Deborah Sargeant at 5:30p.m.

II. Consideration and action regarding the minutes of the meeting of November 4th and 20th, 2015.

The minutes were reviewed by the committee. It was then moved by Walter Lisiewski and seconded by Chris Florack to approve the minutes for the meetings of November 4th and 20th as presented. The motion carried.

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

This item was reviewed by the committee. The list consisted of items 1, 4, 6, 7, 9, 10, 18-25 and 27. It was moved by Kim Hess and seconded Walter Lisiewski to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

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

1. Variance request to increase maximum hard surface area allowed and to increase maximum square footage allowed on the 0.998 acre tract of land out of the Walker County School Land Survey, A-599, in the Woodlands Village of Grogan's Mill Section 70 in The Village of Grogan's Mill for future proposals.

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to withdraw the item from the agenda. The motion carried unanimously.

2. Variance request for a monument sign panel that includes a logo that exceeds the maximum percentage and number of colors allowed and includes a description of services provided.

Stress Engineering Services, Inc.

9391 Grogan's Mill Road

Lot 0210, Block 0599, Section 0999 Village of Research Forest

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Kim Hess to conditionally approve a monument sign with the building identifier "Corrosion Technology Center" and the increased logo size on the condition the owner resubmit a revised drawing that restricts the colors to all black and comply with the Standards. The motion carried unanimously.

3. Consideration and action regarding the conceptual proposal for a revised new building sign.

Huntsman Corporation

10003 Woodloch Forest Drive

Lot 9001, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. The committee deliberated regarding the visibility, previous approvals and Huntsman being the only tenant in the building. It was then moved by Kim Hess and seconded by Walter Lisiewski to approve the conceptual proposal and require the owner work with the staff for the submission of the final plans for review and obtaining a permit consistent with the Committee's action for the conceptual proposal. The motion carried unanimously.

4. Consideration and action for Preliminary Approval of the proposed plans.

Frost Bank

201 East Shore Boulevard

Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Walter Lisiewski to approve the preliminary proposal as presented on the condition a revised landscaping plan is submitted to add landscaping around the building and parking that will include additional trees and ornamental grasses. Please coordinate with staff regarding the CSC recommended modifications. The final proposal must be submitted prior to construction including all applications for all signage and incorporating the modified landscape plan with irrigation in accordance with the Commercial Planning and Design Standards. No signs are approved with the preliminary approval. The motion carried unanimously.

5. Variance request for a temporary banner addition on the building that will include a website.

Glade Gallery

24 Waterway Avenue

Lot 2640, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. The committee deliberated regarding the visibility, existing banners in the area and the concern regarding the website. It was then moved by Kim Hess and seconded by Ken Anderson to approve the temporary banner addition on the condition the website is removed from the banners and any revisions to the banners would require submission to the staff and review and action prior to installation. The motion carried unanimously.

6. Variance request for a building sign that exceeds the maximum height allowed.

Mattress Firm

1585 Lake Woodlands Drive

Lot 7100, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Walter Lisiewski to approve the building sign on the condition the owner re-paint and repair the façade damage from the previous building sign, so that the previous sign is not visible. Lettering must not exceed an overall height of 24 inches and allow an additional 10 inches for the registered trademark logo "swoosh" located under the word, "FIRM." The motion carried unanimously.

7. Consideration and action for a building sign that was not installed according to the approved plans.

Woodlands Oriental Rugs

1590 Lake Woodlands Drive

Lot 7100, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded by Walter Lisiewski to approve the building sign as presented on the condition the owner must submit a monument sign that must match the building sign. The motion carried unanimously.

8. Request for a rehearing regarding the fence location at The Ourso Residence of 2714 Timberjack Place

Lot 12, Block 06, Section 06 Village of Grogan's Mill by the home owner Dottie Iverson located at the adjacent property at 2716 Timberjack Lot 13, Block 6, Section 6 in The Village of Grogan's Mill.

This item was heard by the full committee. The staff provided the committee with a presentation. The Oursos, Ms. Iverson and James Annelin representing Ms. Iverson as a friend were present to address the committee. The committee deliberated on their previous actions and the information they received at their original review. Upon reviewing the documentation provided the committee found there to be no new information that would warrant a rehearing or cause them to change their original action. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the request for a rehearing. The Committee affirmed their original decision. The motion carried unanimously.

9. Rehearing for an existing fence that was not constructed in accordance with the Development Standards Committee's original conditions of approval and requires a variance.

Daniel Lioznyansky

4 East Wandering Oak Drive

Lot 33, Block 07, Section 05 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the fence as presented. The motion carried unanimously.

10. Rehearing for an existing driveway extension that was not constructed in accordance with the Development Standards Committees' conditions or approval and requires a variance.

Brett Parra

25 Postvine Court

Lot 13, Block 01, Section 10 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the driveway as presented, on the condition the owner must maintain the existing vegetation to soften and screen the view. The motion carried unanimously.

11. Variance request for a proposed room addition that was not considered to be architectural compatible with the neighborhood character, specifically the clear story design of the proposed roof and may cause neighbor impact.

Michael K. Pilgrim

160 North Mill Trace Drive

Lot 04, Block 03, Section 30 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the owner was present to address the committee. The committee shared concerns regarding the design of the addition, the architectural compatibility with the home, the need to integrate the design to look less like it was added to the home. It was then moved by Ken Anderson and seconded by Chris Florack to deny the variance as presented and suggest the owner consider redesigning the improvement to remove the clear story design from the addition. The motion carried unanimously.

12. Variance request for the proposed second story detached garage apartment that was not considered to be architecturally compatible with the neighborhood and was considered could cause an impact on neighboring properties, when acted upon by the Residential Design Review Committee.

Michael Julian

3 Sweetbeth Court

Lot 16, Block 02, Section 15 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owner and an affected neighbor were present to address the committee. The committee deliberated regarding the design of the proposed improvement and inquired about the construction proposed. It was then moved by Chris Florack and seconded by Ken Anderson to deny the improvement as presented and suggest the owner consider submission a revised drawing that encloses the staircase located at the rear, modifies the windows to fixed, frosted or transom to reduce impact to adjacent properties and sets the second story back from the first floor of the garage to reduce the overall height and impact of the second story above the garage. The motion carried unanimously.

13. Variance request for an existing home business.

Cheese Castle LLC

2 Woodtimber Court

Lot 18, Block 01, Section 02 Village of Panther Creek

This item was heard by the full committee. The staff informed the committee the owner would not be able to attend the meeting this evening, but would be happy to answer any questions they had. It was then moved by Deborah Sargeant and seconded by Chris Florack to table the item until a later date in 2016 to allow the staff and committee an opportunity to solicit feedback from the community regarding short term rental facilities, coordinate with representatives and constituents regarding short term rental facilities, and work toward adopting restrictions regarding this type of business use for future adoption into the Residential Development Standards. Additionally the committee required any business activity involving short term rental use of residential property was not approved at this time. The motion carried unanimously.

14. Variance request for an existing home business.

Federico Yee

56 South Havenridge Drive

Lot 61, Block 01, Section 10 Village of Panther Creek

This item was heard by the full committee. An affected neighbor was present and addressed the committee objecting to the business use and concern on the impact to the neighborhood. Additionally the staff informed the committee of three objections, regarding concerns for the impact to the neighborhood that were received by the staff. It was then moved by Deborah Sargeant and seconded by Chris Florack to table the item until a later date in 2016 to allow the staff and committee an opportunity to solicit feedback from the community regarding short term rental facilities, coordinate with representatives and constituents regarding short term rental facilities, and work toward adopting restrictions regarding this type of business use for future adoption into the Residential Development Standards. Additionally the committee required any business activity involving short term rental use of residential property was not approved at this time. The motion carried unanimously.

15. Variance request for a proposed driveway widening of crushed granite that would exceed the maximum width allowed and is not an approvable surface for parking.

Michael K. Bass

143 North Berryline Circle

Lot 26, Block 01, Section 36 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and an affected neighbor were present to address the committee. The committee discussed the allowance under the standards, the possibility of screening and the need to keep vehicles off of the street. It was then moved by Kim Hess and seconded by Ken Anderson to allow a driveway widening made of concrete and the side of the existing driveway not to exceed an additional width of three feet six inches and require the widened area taper down to the existing driveway width consistent with the Residential Development Standards. The motion carried unanimously.

16. Variance request for a proposed patio cover with summer kitchen that will be located beyond the twenty foot rear building setback.

Stephen Michael Bohnet

30 Lost Pond Circle

Lot 22, Block 01, Section 24 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. The committee deliberated regarding the mass scale and proportion of the proposed improvement and the encroachment in to the setback. It was then moved by Chris Florack to conditionally approve on the condition the owner reduce the overall improvement by 100 square feet. The motion failed for lack of a second. It was then moved by Ken Anderson and seconded by Kim Hess to deny as presented and suggest the owner consider redesigning the improvement to reduce the portion located in the setback and cure all violations at the property prior to submitting a revised proposal. The motion carried unanimously.

17. Variance request for the proposed fence that would not be located at least five feet back from the front property line and would have decorative columns located within ten feet of the corners of the lot.

Bill and Lindsey Voss

23 Coldsprings Court

Lot 06, Block 03, Section 60 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the proposed fence as presented and suggest the owner resubmit to comply with the Residential Development Standards.

18. Variance request for a proposed fence that does not comply with the fence design required in the Neighborhood Criteria; and would be constructed with the unfinished side visible to adjacent street or property.

Michael Allen Murray

131 Wisteria Walk Circle

Lot 84, Block 01, Section 37 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to conditionally approve a fence design that is not in accordance with the Criteria on the condition the fences "face orientation" complies with the Residential Development Standards requiring the owner to install the fence at the rear to be smooth side out facing Kuykendahl and the construction side members facing the interior side towards the home. The motion carried unanimously.

19. Variance request for the proposed rear fence that would exceed the maximum height allowed and would be built with the construction side facing outward from the lot.
Mark and Debra Bertrand
182 Velvet Leaf Place
Lot 12, Block 03, Section 65 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to conditionally approve a fence height as presented on the condition the fence's "face orientation" complies with the Residential Development Standards requiring the owner to install the fence to be smooth side out and the construction side members facing the interior side towards the home. The motion carried unanimously.
20. Variance request for the proposed driveway and walkway that would exceed the maximum width allowed and cause the property to exceed the maximum hard surface allowed.
Sparky and Debbie Gullo
25 Autumnwood Court
Lot 01, Block 01, Section 31 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve on the condition the owner plant and maintain additional landscaped areas to the front yard to soften and screen the view of the walkway from the driveway to the front of the home. Approval by this committee does not constitute approval by any other entity. It is the owner's responsibility to obtain those approvals. Additionally, the owner must ensure that placement of the improvements does not halt or materially impede drainage as defined in the residential Development Standards. The motion carried unanimously.
21. Variance request for the proposed home business renewal that requires review and action by the Development Standards Committee.
George Van der Post
95 Northgate Drive
Lot 05, Block 05, Section 49 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the home business on the condition the Business continues to comply with the Residential Development Standards. Approval is granted for a two year period and will require an application for a business renewal to be submitted no later than December 2017. Additionally the home business may be revoked at any time for a violation of the Standards, impact to adjacent properties or at the Committee's discretion. The motion carried unanimously.
22. Variance request for the proposed home business renewal that requires review and action by the Development Standards Committee.
Scott Perry Loghry
28 North High Oaks Circle
Lot 85, Block 04, Section 38 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the home business on the condition the Business continues to comply with the Residential Development Standards. Approval is granted for a two year period and will require an application for a business renewal to be submitted no later than December 2017. Additionally the home business may be revoked at any time for a violation of the Standards, impact to adjacent properties or at the Committee's discretion. The motion carried unanimously.
23. Variance request for the proposed patio enclosure area that encroaches into the ten foot rear easement.
Wayne E. Conner
11209 North Millbend Drive
Lot 01, Block 00, Section 02 Village of Grogan's Mill, Millbend Village
This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the enclosure as presented, on the condition the improvements meet code and pass final inspection. Additionally, the improvements must not halt or materially impede drainage as defined in the Standards. Approval by this committee does not constitute approval by the additional easement holders and may be subject to removal. The motion carried unanimously.

DSC minutes 12-02-15

24. Variance request for the proposed room addition that would cause the lot to exceed the maximum hard surface area allowed and would encroach into the seven foot side setback.
 Gordon and Peggy Eldridge
 4 Wishbonebush Road
 Lot 01, Block 01, Section 20 Village of Grogan's Mill
 This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve on the condition the improvements meet code and pass final inspection. Additionally the owner must plant and maintain native evergreen vegetation to the side to soften and screen the view of the improvements. The owner must ensure the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
25. Variance request for an existing generator that encroaches into the rear yard easement.
 George Wasaff
 22 Secluded Trail
 Lot 12, Block 04, Section 01 Village of Grogan's Mill Lake Harrison
 This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the generator on the condition the new location meet code and passes final inspection. Additionally the owner must plant and maintain native evergreen vegetation to screen the view to adjacent properties. Vegetation should be installed on both the interior and exterior of the fence. The motion carried unanimously.
26. Variance request for an existing yard structure that was not considered to be aesthetically appealing or architecturally compatible with the neighborhood, when acted upon by the Residential Design Review Committee.
 Francisco A. Martinez
 1 South Tallowberry Drive
 Lot 46, Block 02, Section 07 Village of Panther Creek
 This item was heard by the full committee. The staff provided the committee with a presentation. A representative was present to address the committee. The committee deliberated regarding the visibility and architectural compatibility of the improvement. It was then moved by Chris Florack and seconded by Deborah Sargeant to deny the variance request as proposed and require the owner remove the yard structure from the front yard. The motion carried unanimously.
27. Consideration and action to pursue legal action for outstanding Covenant violations.
 Allen Acomb, Jr.
 250 South Berryline Circle
 Lot 01, Block 02, Section 36 Village of Panther Creek
 This item was reviewed under the summary list as presented by staff. It was moved by Kim Hess and seconded Walter Lisiewski to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence 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. The motion carried unanimously.

V. Consideration and Action to adopt revised Residential Development Standards regarding Business Use and Home Industries Restrictions for residential lots.

This item was not reviewed. It was moved by Kim Hess and seconded Walter Lisiewski to table the item from the agenda. The motion carried unanimously.

VI. Consideration and discussion of the status of improvements at 47 and 51 South Longspur. Alexandro Roviroso Martinez and Alberto Hinojos Lot 09 & 10, Block 04, Section 45 Village of Grogan's Mill.

The staff provided the committee with the activity on the property. No action was taken on this item.

VII. Public Comments

There were no public comments.

DSC minutes 12-02-15

VIII. Member Comments

Deborah Sargeant asked the staff to inquire about the maintenance needed at the post office. Chris Florack noted he would like item #21 to be considered as an example of a possible staff approval or pre approval type home business. Walter Lisiewski and Chris Florack informed the committee they would both be unable to attend the meetings of December 16th, 2015. The committee excused their absence.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Chris Florack and seconded by Walter Lisiewski to adjourn the meeting at 8:00p.m.