

Development Standards Committee

June 3, 2015 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

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

Staff Present: Kimberly McKenna, Neslihan Tesno and Kathleen Eaton

I. Welcome/Call Meeting to Order.

The meeting was called to order by Chair Deborah Sargeant at 5:33 p.m.

II. Consideration and action regarding the minutes of the meeting of May 6th, 2015.

The minutes were reviewed by the committee. It was moved by Ken Anderson and seconded by Kim Hess 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.

This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 4, 5, 7-14, 17-19, 21, 22 and 24-26. It was moved by Chris Florack and seconded by Ken Anderson to approve the Summary List as presented by staff recommendation. Danie van Loggerenberg was not present for the vote. The motion carried.

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

1. Consideration and action for final approval for the addition of Verizon cell antennas, awning and radio equipment.

Kroger's

6700 Woodlands Parkway

Lot 0200, Block 0499, Section 0000 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to withdraw this item from the agenda. Danie van Loggerenberg was not present for the vote. The motion carried.

2. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Edwin Ojeda

22 Regan Court

Lot 24 Block 01 Section 54 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Chris Florack and seconded by Deborah Sargeant to allow a driveway expansion along one side of the driveway, not to exceed three feet in width and require the owner plant and maintain vegetation at the front of the extension to soften and screen the view. Danie van Loggerenberg was not present for the vote. The motion carried.

3. Consideration and Action to review a possible covenant violation related to driveway color.

Jorge E Concepcion Castillo

19 South Sage Sparrow

Lot 09 Block 03 Section 11 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a presentation. The committee noted their opportunity to visit the property and shared concerns regarding the color and the cause of the driveway tinting. It was then moved by Deborah Sargeant and seconded by Kim Hess to consider the driveway a violation of the Standards and require the staff move forward with violation process. Danie van Loggerenberg abstained from the vote. The motion carried.

4. Consideration and action regarding the preliminary plan for the new building construction, including landscaping.

AT&T Pinecroft
28033 Interstate 45 North

Lot 0581, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the preliminary plan on the following conditions:

- All clearing/ pruning of the forest preserves must be in accordance with The Woodlands Commercial Planning and Design Standards
- Storm drain for downspouts and sidewalk are approved to be located in the 5' easement on the north only.
- The Road right of way along I-45 must be irrigated and shown on irrigation plans.
- All signage is not approved at this time. A complete colored sign package must be submitted for all exterior signage.
- Monument sign must match the approved criteria for this center which includes the black granite tile surround.
- Approval of this plan is preliminary only. The final plans must be submitted for review and action.

Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals. Danie van Loggerenberg was not present for the vote. The motion carried.

5. Consideration and action regarding new building signs and variance request for vinyl tagline on the door.

Charles Schwab

24 Waterway Avenue

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

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the new building signs on the condition the brackets for the banner signs are modified to match the brackets used for existing tenants at 1501 Lake Robbins Drive and 24 Waterway Avenue. Danie van Loggerenberg was not present for the vote. The motion carried.

6. Variance request to include a tagline on a blade sign.

Woodlands Village Braces

4775 West Panther Creek Drive

Lot 0283, Block 0045, Section 0040 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation. The staff informed the committee of the Commercial Planning and Design Standards noting that sub-leased departments, specific brands, products for sale, concessionaires, and services, whether offered within a business or off-site, will not be allowed unless the identification is part of the registered business name and approved. The committee discussed concerns with allowing the tag line and the preference to adhere to the revised standards. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to deny the request as presented and require the tenant remain consistent with the Standards and the Village Shopping Center and require the blade sign match the building mounted sign. The motion carried unanimously.

7. Consideration and action regarding final plans for a proposed renovation to the existing building.

McDonald's

3275 College Park Drive

Lot 0811, Block 0388, Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the final plans as presented on the condition all items removed from the building will require repair and finishing as necessary after the removal of the McDonald's proprietary branding elements. Danie van Loggerenberg was not present for the vote. The motion carried.

8. Variance request for a proposed patio cover that would be located beyond the thirty foot rear building setback.

Dan and Maria Rosendale

19 Anne's Court

Lot 01, Block 01, Section 58 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the patio as presented, on the condition the owner plant and maintain some vegetation to soften and screen the view. Additionally all improvement must be constructed with materials to match the home, meet code and pass final inspection. The owner must ensure the placement of the improvement does not halt or

materially impede drainage as defined in the Residential Development Standards. Danie van Loggerenberg was not present for the vote. The motion carried.

9. Variance request for a proposed driveway widening that will exceed the maximum width allowed.
Christopher A. Pike
23 Silent Brook Court
Lot 67, Block 02, Section 02 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the driveway on the condition the owner must plant and maintain native evergreen vegetation where the driveway begins to narrow near the street, to soften and screen the view of the widened driveway from the front. Danie van Loggerenberg was not present for the vote. The motion carried.
10. Variance request for a proposed driveway widening that will exceed the maximum width allowed.
Henry Van Joslin
2 Day Lily Place
Lot 08, Block 01, Section 42 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the driveway as presented, on the condition the owner must plant and maintain native evergreen vegetation to soften and screen the view of the driveway widening from the street. Danie van Loggerenberg was not present for the vote. The motion carried.
11. Variance request for a proposed walkway that will exceed the maximum width allowed.
Bill and Suzette Wheeler
55 Northgate Drive
Lot 32, Block 03, Section 45 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the walkway as presented, on the condition the owner plant and maintain native evergreen vegetation to the front of the walkway, to soften and screen the view to the street. The owner must ensure the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Danie van Loggerenberg was not present for the vote. The motion carried.
12. Variance request for a proposed wrought iron fence that will be constructed with the construction side of the fence to be visible to an adjacent tract of land.
Michael J. Zinngrabe
9 E. Wedgewood Glen
Lot 03, Block 06, Section 11 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the fence as presented, on the condition the fence meets code and passes final inspection. Danie van Loggerenberg was not present for the vote. The motion carried.
13. Variance request for a proposed eight foot pool barrier fence that will exceed the maximum height allowed.
Daniel I. 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 Chris Florack and seconded by Ken Anderson to approve the fence at eight and a half feet at the rear on the condition the owner must reduce the height of the rear fence where it will adjoin the side fencing by tapering the fence down to match the overall height of the side fence. The tapering can occur after the raised bridge at the rear of the property. The fence must meet code and pass final inspection. Danie van Loggerenberg was not present for the vote. The motion carried.
14. Consideration and action for a proposed home business.
Alan and Donna Williams
6 Hedgebell Court
Lot 24, Block 02, Section 13
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the home business on the condition the owner must adhere to the conditions of the home business Standards at all times. Additionally the home business application is approved for two years. The

owner must resubmit for a permit in June 2016. Additionally the Home Business application may be revoked at any time by the Development Standards Committee or for a violation of the Home Business Standards. Village of Grogan's Mill. Danie van Loggerenberg was not present for the vote. The motion carried.

15. Consideration and action for a proposed bridge located in the street right-of-way.
Enzo and Signe Aconcha
5 North Deerfoot Circle
Lot 02, Block 02, Section 28 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved Chris Florack and seconded by Ken Anderson to approve proposal #2 as described in the presentation. 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.
16. Variance request for a proposed detached storage building that exceeds the maximum square footage allowed and was not considered to be compatible with the home and neighborhood when acted upon by the Residential Design Review Committee.
Yerby Revocable Living Trust
74 Driftoak Circle
Lot 06, Block 02, Section 40 Village of Cochran's Crossing
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. The committee shared concerns with the architectural compatibility with the home and the need for the improvement to be redesigned to be integrated to the home or detached and away from the home. It was then moved by Ken Anderson and seconded by Chris Florack to deny the variance as proposed and require the owner consider making the structure four sided, integrated it with the roof of the home and reducing the size. The motion carried unanimously.
17. Variance request for a storage building that will encroach into the five foot side yard easement.
Joseph G. O'Conner
46 Cloudleap Place
Lot 96, Block 02, Section 05 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to withdraw the item from the agenda. Danie van Loggerenberg was not present for the vote. The motion carried.
18. Variance request for a proposed house and garage construction that may pose an unreasonable impact to adjacent lots.
Richard Shellenberger
6 Flowertuft Court
Lot 08, Block 04, Section 28 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented, on the condition the owner must plant and maintain vegetation to the side and rear to soften the view. All improvements must meet code and pass final inspection. Additionally, it is the owner's responsibility to ensure the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. Danie van Loggerenberg was not present for the vote. The motion carried.
19. Variance request for a house remodel including a proposed room addition that exceeds the maximum living area allowed and extends beyond the second story plate height; and the proposed garage addition and carport that would be located beyond the ten foot side setback.
Greg and Christie Webb
41 Doe Run Drive
Lot 20, Block 01, Section 16 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented on the condition the owner meets code and passes final inspection. Additionally, the owner must ensure that the improvements do not halt or materially impede drainage as defined in the Residential Development Standards. Danie van Loggerenberg was not present for the vote. The motion carried.

20. Consideration and action regarding a home business.

Richard J. Keene

1 East Lyric Arbor Circle

Lot 02, Block 02, Section 38 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. The owners and several affected neighbors were present to address the Committee. The owner provided the committee with her business and hours of operation. The affected neighbors shared their concerns regarding the impact and parking on the street related to the business. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to allow the business for a 6 month trial period on the condition all vehicles must be parked in the driveway. The hours of operation are restricted to no earlier than 8a.m. no later than 5p.m. The home business will be reviewed again by the committee after the 6 month trial period. Additionally the Home Business application may be revoked at any time by the Development Standards Committee or for a violation of the Home Business Standards. The motion carried unanimously.

21. Consideration and action regarding a second home business.

Richard J. Keene

1 East Lyric Arbor Circle

Lot 02, Block 02, Section 38 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the business on the condition the owner must adhere to the Conditions of the home business Standards at all times. Additionally the home business application is approved for two years. The owner must resubmit for a permit in June 2016. Additionally the Home Business application may be revoked at any time by the Development Standards Committee or for a violation of the Home Business Standards. Danie van Loggerenberg was not present for the vote. The motion carried.

22. Variance request for an existing fence that does not comply with the Neighborhood Criteria; and is constructed with the unfinished side of the fence visible to the street and adjacent tract of land.

John A. Truhe, Jr.

7 Rolling Stone Place

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

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the variance regarding the fence style on the condition the owner modify the rear fence to add pickets to the exterior in order to comply with the Standards regarding face orientation. Danie van Loggerenberg was not present for the vote. The motion carried.

23. Variance request for an existing storage building that exceeds the maximum floor area allowed and the maximum height allowed for buildings built with materials that do not match and was not considered to be compatible with the home and neighborhood when acted upon by the Residential Design Review Committee. In addition, the roof is corrugated metal which is considered unacceptable construction material.

Daniel L. Billingsley

10 West Rumpolecreek Place

Lot 32, Block 03, Section 31 Village of Cochran's Crossing

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 Ken Anderson to deny the variance as presented and require the owner comply with the Standards regarding the materials used, however, the committee will consider allowing the size upon review at a future meeting. The motion carried unanimously.

24. Variance request for an existing trampoline that encroaches into the ten foot rear and five foot side yard easements.

Daniel L. Billingsley

10 West Rumpolecreek Place

Lot 32, Block 03, Section 31 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the trampoline when the owner no longer owns the home, sells or transfers title or when the trampoline is in disrepair and requires replacement, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. Danie van Loggerenberg was not present for the vote. The motion carried.

25. Variance request for an existing fence that is constructed with the unfinished side visible to an adjoining tract of land.
Christopher Frenzel
34 Bridgeberry Place
Lot 16, Block 02, Section 22 Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the fence on the condition the fence meets code and passes final inspection. Danie van Loggerenberg was not present for the vote. The motion carried.

26. Variance request for an existing eight foot fence which exceeds the maximum height allowed.
Robert Smith
54 Lakeridge Drive
Lot 04, Block 01, Section 003, Forest Lake, Village of Cochran's Crossing
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to table the item and require the owner submit documentation from the Forest Lake Home Owner's Association. Danie van Loggerenberg was not present for the vote. The motion carried.

V. Public Comments

Home owner Mr. Van Joslin, thanked the staff and committee for their hard work and said he very much enjoyed the meeting.

VI. Member Comments

Deborah Sargeant asked the staff to revisit the opportunity for a Joint Residential Design Review Committee and Development Standards Committee meeting. Chris Florack mentioned the need for updating the neighborhood criteria to be discussed at a future meeting.

VII. Staff Reports

The staff thanks Mr. Van Joslin for assisting them in resolving a long standing legal property.

VIII. Adjourn

There being no further business it was moved by Chris Florack and seconded by Ken Anderson to adjourn the meeting at 6:49 p.m. The motion carried unanimously.