

Development Standards Committee

January 6th, 2016 at 5:30 p.m.

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

MINUTES

Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Walter Lisiewski, and Ken Anderson

Staff Present: Kimberly McKenna, Neslihan Tesno, 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 December 2, 2015.

The minutes were reviewed by the committee. It was then moved by Walter Lisiewski and seconded by Ken Anderson to approve the minutes for the meetings of December 2, 2015 as presented. The motion carried unanimously.

III. Consideration and action for the election of the Chair and Vice Chair for the Development Standards Committee.

It was moved by Chris Florack and seconded by Ken Anderson to elect Deborah Sargeant to serve as Chair and Robert Heineman as Vice Chairman.

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

This item was reviewed by the committee. The list consisted of items 1, 4, 5, 6, 9, 10, 12, 13, 14 and 19-23. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

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

1. Consideration and action for approval of proposed building sign which may require a variance for lettering color.
Amazing Lash Studio
10700 Kuykendahl Road Suite D
Lot 100, Block 592, Section 60 Village of Indian Springs TWA
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the building sign as submitted on the condition the sign must comply with Commercial Planning and Design Standards and shopping center criteria. The motion carried unanimously.
2. Consideration and action for approval of proposed arcade sign and variance request for proposed building sign and monument sign
Pinch A Penny Pool Patio Spa
30340 FM 2978 Suite 720
Lot 220, Block 78, Section 46 Village of Sterling Ridge
This item was heard by the full committee. The staff provided the committee with a presentation. It was then moved by Robert Heineman and seconded by Ken Anderson to approve the building sign on the condition the owner modify the design and size of tag line "Pools-Patio-Spa" and all letter sizing meet the Commercial Planning and Design Standards. The motion carried unanimously.
3. Consideration and action for a new signs and a variance request due to exceeding the amount of allowed signs and may display advertisements.
Timewise Exxon Store #804
6606 Woodlands Parkway
Lot 100, Block 592, Section 46 Village of Sterling Ridge

This item was reviewed by the full committee. The Staff provided a presentation noting the specifications, design and example of the proposed structures. It was noted the signs identified a tag line and logo advertising “Synergy” at the top of the proposed improvement. It was then moved by Chris Florack and seconded by Ken Anderson to conditionally approve the proposed structures on the condition no advertisements or concessionaires would be approved other than the “Synergy” tag line and logo at the top of the structure. Deborah Sargeant was opposed to the motion. The motion carried.

4. Consideration and action for approval of a building sign.

LouLou’s Beignets

8000 Research Forest Drive Suite 255

Lot 400, Block 257, Section 47 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the building sign as submitted.

5. Consideration and action for a new building sign.

Russo’s New York Pizzeria

3335 College Park Drive

Lot 0806, 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 Walter Lisiewski to table the item and require the owner submit detailed specifications regarding the sign consistent with the Commercial Planning and Design Standards. The motion carried unanimously.

6. Consideration and action for a new building sign which may require a variance for lettering color.

Sundale Donuts

4223 Research Forest Drive

Lot 6568, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the proposed revised plan submission sign on the condition the sign complies with the Commercial Planning and Design Standards. The motion carried unanimously.

7. Consideration and action for final approval for landscaped open space area for Panther Creek Shopping Center including use of a patio for a tenant.

Panther Creek Shopping Center

4775 W. Panther Creek

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. A representative was present from Regency Property Management Company. The committee reviewed their previous actions, the updated details on the improvements and the location. It was then moved by Walter Lisiewski and seconded by Ken Anderson to approve the improvements as proposed and not require perimeter fencing. The motion carried unanimously.

8. Variance request for two new monument signs that incorporate red lettering instead of the required white.

Exxon

4600 Panther Creek Pines

Lot 0350, Block 0045, Section 0007 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation noting the sign proposal and the registered trademark logo. It was then moved by Chris Florack and seconded by Deborah Sargeant approve. The motion carried unanimously.

9. Consideration and action for a new building sign which may require a variance to exceed the maximum height allowed and maximum logo size allowed.

State Farm Insurance

2520 Research Forest Drive

Lot 8003, Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the building sign and require the owner install the building sign in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

10. Variance request for the conceptually proposed revised drawings of the second story detached garage with upper story living area. The original plans were not considered architecturally compatible with the neighborhood and it may not be located to minimize impact on neighboring properties.

Michael Julian

3 Sweetbeth Court

Lot 16, Block 02, Section 15 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 Walter Lisiewski to withdraw the item. The motion carried unanimously.

11. Variance request for a proposed room addition's architectural style, specifically the clear story design of the proposed roof, may not be architecturally compatible, may not be consistent with the neighborhood character, 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 architect was present to address the Committee. The staff provided the committee with a presentation noting the proposed improvement. It was then moved by Ken Anderson and seconded by Chris Florack to conditionally approve the proposed addition on the condition the improvements meet code and pass final inspection. The owner must ensure the improvement must not halt or materially impede drainage as defined in the Residential Standards. The motion carried unanimously.

12. Consideration and action regarding the proposed business in the home.

David Silar

28 North Mossrock Road

Lot 07, Block 01, Section 47 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 Walter Lisiewski to approve the home business for 2 years on the condition the owner must reapply for renewal in January 2018. Additionally the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

13. Variance request for a proposed eight foot fence that will exceed the maximum height allowed, and will be constructed with the construction members of the fence facing outward from the lot.

Alvin Newell

18 Sweetleaf Court

Lot 20, Block 04, Section 22 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 Walter Lisiewski to table the item. The motion carried unanimously.

14. Variance request for a proposed deck that will encroach into the rear twenty foot utility and maintenance easement.

Alfred Salazar

66 East Racing Cloud Court

Lot 05, Block 01, Section 46 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 Walter Lisiewski to approve the decking and stairway down to the dock as presented. 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.

15. Variance request for a proposed walkway made of decking material that will encroach into the rear easement, and may not be compatible in size and design.

Alfred Salazar

66 East Racing Cloud Court
Lot 05, Block 01, Section 46 Village of Panther Creek

This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation noting the improvements proposed. It was then moved by Ken Anderson and seconded by Robert Heineman to conditionally approve the proposed improvements on the condition the owner reduce the length of decking area along the bulkhead and work with staff to identify the appropriate location for the dock and not extend any further than that location. The motion carried unanimously.

16. Variance request for an existing privacy enclosure that is not integrated into the architectural design of the dwelling.

Bill Bender

1508 East Red Cedar Circle

Lot 42, Block 01, Section 10 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 Walter Lisiewski to approve on the condition the owner plant and maintain native evergreen vegetation in front of the privacy wall to soften and screen the view.

17. Variance request for an existing stained stamped concrete driveway that is not consistent with the neighborhood's character and may cause neighbor impact, which is not in accordance with the Residential Standards.

Lelia B. Aguilar

21 East Wedgewood Glen

Lot 08, Block 06, Section 11 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation noting the improvement. It was then moved by Deborah Sargeant and seconded by Ken Anderson to deny the stamped stained concrete driveway as presented. The owner must resubmit an application and obtain approval for another color.

18. Variance request for an existing home business.

Ross Clark Moore

74 Smokestone Drive

Lot 24, Block 02, Section 29 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a presentation noting the improvement. It was then moved by Deborah Sargeant and seconded by Ken Anderson to deny the home business as presented. It was noted the business was not conducive to the Residential area, causes impact to the neighborhood and should not be in a residential area. The motion carried unanimously.

19. Variance request for an existing trampoline that encroaches into the side five foot easement.

Ross Clark Moore

74 Smokestone Drive

Lot 24, Block 02, Section 29 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 Walter Lisiewski to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the trampoline from the easement when the owner no longer owns the home, sells or transfers title or when the trampoline is in disrepair and requires replacement. The memorandum will be recorded at the courthouse and binding on the land. Action by this committee is not considered to be action by the additional easement holders. It is the owner's responsibility to obtain approval by the additional easement holders and may be subject to removal. The motion carried unanimously.

20. Request to amend the conditions of approval for an existing rear eight foot fence that does not step down to meet neighbor's six foot fence.

Donald C. Backer

26 South Berryline Circle

Lot 53, Block 02, Section 35 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 Walter Lisiewski to withdraw this item from the agenda. The motion carried unanimously.

21. Variance request to remove a tree that does not meet conditions for removal.
 Arthur Cunanan
 111 South Mill Trace Drive
 Lot 21, Block 01, Section 31 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 Walter Lisiewski to approve on the condition the owner plant and maintain one fifteen gallon native evergreen tree anywhere in the rear of the lot. The motion carried unanimously.

22. Variance request for a proposed eight foot wood picket (J style) fence that would exceed the maximum height allowed and would not meet the neighborhood criteria for the lot.
 Edward G Dew
 143 Wisteria Walk Circle
 Lot 03, Block 03, Section 37 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 Walter Lisiewski to approve the fence and require the owner lower portions of the fence, by stepping down the fence height to match the neighbor's adjacent fencing height, unless the neighbor builds an eight foot fence as well. The motion carried unanimously.

23. Variance request for a proposed eight foot wood picket (J style) fence that would exceed the maximum height allowed and would not meet the neighborhood criteria for the lot.
 William Moseley
 147 Wisteria Walk Circle
 Lot 04, Block 03, Section 37 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 Walter Lisiewski to approve the fence and require the owner step down the fence to match the neighbor's adjacent fencing height unless the neighbor builds an eight foot fence as well.

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

No action was taken on this item.

VII. 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 Committee discussed the property, the progress and the causes for delay. No further action was taken on this item.

VIII. Public Comments

There were no public comments.

IX. Member Comments

There were no member comments.

X. Staff Reports

There were no staff reports.

XI. 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.