

Development Standards Committee
February 3rd, 2010 at 5:30PM
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380
Minutes

Members Present: Deborah Sargeant, Robert Heineman, Michael Sawran, Ken Anderson, Ken Parker and Kim Hess

Staff Present: Pam Forde, Chris Feist, Vicki McGuire and Kim McKenna

Others in Attendance: As reflected by the attached Sign-in Sheet for January 20, 2010.

I. Welcome/Call Meeting to Order

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

II. Approve Minutes of Previous Meetings

It was moved by Michael Sawran and seconded by Kim Hess to approve the minutes of the previous meeting as presented. The motion carried unanimously.

III. Presentation of Summary Approvals List

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted of commercial items A, B, C, D and E and residential Items 3, 7, 9, 10, 11 and 13. It was moved by Chris Florack and seconded by Michael Sawran to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Review and Disposition of Commercial Applications

A. Request for Consideration and Action

Monument Sign Panel
Beth Shalom Church – 01-030-0047-0163-0290-0000
5125 Shadowbend Place
Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to table the item. The motion carried unanimously.

B. Request for Consideration and Action

Temporary Event Tent
Kroger's – 01-030-0047-0687-0100-0014
Cochran's Crossing Village Center
4747 Research Forest Drive
Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the item. The motion carried unanimously.

- C. Request for Consideration and Action
Front Entrance Renovations
Glen Loch Elementary School – 01-020-0007-0045-0400-0000
27505 Glen Loch Drive
Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the item. The motion carried unanimously.
- D. Request for Consideration and Action
Front Entrance Renovations
Hailey Elementary School -
12051 Sawmill Road
Village of Grogan’s Mill
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the item. The motion carried unanimously.
- E. Request for Consideration and Action
Front Entrance Renovations
Wilkerson Intermediate School – 01-010-0006-0599-0200-0000
12104 Sawmill
Village of Grogan’s Mill
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the item. The motion carried unanimously.

V. Report on “Commercial Staff Approval List” for February 03, 2010
The List was accepted as presented.

VI. Review and Disposition of Residential Applications

1. Variance request for an existing front yard patio, which is located beyond the 25 foot, platted Building Line.
Russell Henderson
44 N Pathfinders Circle
Lot 13, Block 07, Section 01, Village of Cochran’s Crossing
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the existing front yard patio. The committee discussed the need for additional landscaping in the front yard, which incorporate blending the front yard patio into some landscaping. It was then moved by Chris Florack and seconded by Michael Sawran to approve the existing front yard patio on the condition the owner must plant and maintain native

vegetation, into a landscaping bed for the front yard to soften and screen the view of the patio as seen from the street and adjoining properties. The motion carried unanimously.

2. Variance request for existing flagstone pavers, extending from the driveway, which encroach into the 5 foot side yard easement; and cause the driveway to exceed the maximum width allowed
Susie Galvan and Mark Cones
14 Plum Blossom Place
Lot 41, Block 01, Section 29, Village of Cochran's Crossing
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the existing flagstone pavers, extending from the driveway. The committee discussed the design of the existing garage and home as well as the response received from a neighbor in favor of the modifications to the driveway. It was then moved by Chris Florack and seconded by Michael Sawran to approve the driveway extension on the condition the owner plant and maintain vegetation at the front of the extension to screen the view of the drive expansion from the street and adjoining property. The motion carried unanimously.
3. Variance request for a proposed room addition on the third floor.
Krishna and Geetha Rao
2708 Wildwind Circle
Section 1, Block 10, Lot 5 / Grogan's Mill
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to conditionally approve with standards conditions to meet code and pass final inspection. The motion carried unanimously.
4. Variance request for proposed and existing bollards located in the street right-of-way
Marilyn De Loach
119 West White Willow Circle
Lot 01, Block 02, Section 03 Village of Panther Creek
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the proposed and existing bollards. The staff informed the committee that the owner was requesting the variance so that the rocks would prevent further rutting of her lawn from cars running over the grass. The committee noted this has been the standard course of action to correct the problem. It was then moved by Ken Parker and seconded by Chris Florack to conditionally approve, on the condition the owner set the rocks back a few inches from the curb's edge and the rocks should not exceed 8 inches in height. Additionally, approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the additional entities and may be subject to removal. The motion carried unanimously.
5. Rehearing request regarding the previously disapproved batting cage, which is located in the easement, and was considered to be incompatible with the neighborhood and may cause neighboring impact to adjoining properties?
James and Laurie Harrington
74 S Concord Forest Circle
Lot 46, Block 02, Section 41, Village of Cochran's Crossing

This item was reviewed by the full committee. The home owner was present to address the committee. The staff noted that this item was a rehearing request, which is commonly an opportunity for the home owner to submit his request for a rehearing and provide any new information to the committee, that might not have been heard originally. Chairwoman Deborah Sargeant then asked the home owner to proceed with his request, noting an allowance of three minutes to address the committee. The home owner provided the committee with information regarding the Standards, when modifications were made to incorporate batting cages. He also noted a previous permit for a play structure in a location similar to that of the batting cage. Additionally he informed the committee the batting cage was temporary and the owner would remove the cage once his son would no longer be using the cage for practice. He noted that he did not feel the batting cage was a visual obstruction. The committee then asked the staff to explain when the standards were changed and the permitting information the owner presented regarding his batting cage. The staff informed the committee that the Standards were modified in 1996. However, the covenant always required an application for any changes or improvements installed at the home. Additionally, prior to the modification of the standard to incorporate batting cages, the Committee promulgated the rule, to apply the most applicable Standard to the improvement in question. Prior to 1996 the tennis court sport court Standard was applied to batting caged and other similar port courts. However, the staff affirmed regardless of the Standard the Covenant has always required submitting an application and obtaining a permit prior to any installation of a structure. The committee then discussed with the Committee that they did not feel the batting cage was appropriate and affirmed their original action. Additionally, they noted regardless of the year the owner installed the batting cage, they felt a permit should have been obtained and would have been denied by the committee at the time of submission for the same reasons that caused them to deny the batting cage previously. It was then moved by Chris Florack and seconded by Ken Parker to deny the rehearing request and affirm the committee original action requiring the owner to remove the batting cage completely. The motion carried unanimously.

6. Consideration and Action regarding a request from 11 Crinkleroot Court (Sporleder- Lot 11 Block 1, Section 19, of the Village of Grogan's Mill) to appeal the Residential Design Review Committee's action of July 9, 2009 regarding the room addition at 13 Crinkleroot Court (Guernsey-Lot 10, Block 1, Section 19 of the Village of Grogan's Mill)

This item was reviewed by the full committee. The home owner of 11 Crinkleroot and the relative and contractor of 13 Crinkleroot were all present for this item. The staff provided the committee with a PowerPoint presentation, noting what the Residential Design Review Committee had approved. The objecting owner noted that he is pleased the owner's intend to remodel the home and he is happy to see the property being taken care of. However, the objecting neighbor felt the addition was an impact to his property because it would obstruct the view from his second story window. The contractor noted that they were happy to coordinate with the owner, however, they did feel that they complied with the Standards and obtained approval and should not be required to make any changes to the all ready approved plan. It was then moved by Michael Sawran and seconded by Chris Florack to table hearing an appeal from the affected neighbor and allow the owner and neighbor to coordinate regarding the impact issue to the second story window. Any modification agreed to by the parties, could be submitted to the staff for review and approval. However, if the parties were not able to come to an agreement after 45 days, the committee would allow a rehearing request for the objecting neighbors. The motion carried. Ken Anderson abstained from the vote.

7. Variance request for a for an existing storage building, approved for rehearing and previously disapproved because it exceeds the maximum height allowed and is located in an easement.
Kozhaya and Rachelle Sokhon
43 N Pathfinders Circle
Lot 22, Block 04, Section 01, Village of Cochran's Crossing
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to disapprove the existing storage building and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to, remove the storage shed out of the easement, or from the property, when the owner no longer owns the home, is no longer the primary residence or when the storage shed is in need of repair and replacement. The memorandum will be recorded with the court house and binding on the land. The motion carried unanimously.
8. Hearing request from the homeowner, who objects to what the staff has determined as an existing violation for tree debris and yard waste removal in the rear yard.
Virginia Dellinger
9 Chatterbird Lane
Lot 4, Block 2, Section 20 Village of Grogan's Mill
This item was reviewed by the full committee. The homeowner was not present to address the committee. It was noted by staff that commonly the hearing request is to allow the owner to address the committee regarding her objection to the notices sent. The committee reviewed a PowerPoint presentation noting the issues of a dead tree and yard debris in need of removal. It was moved by Michael Sawran and seconded by Chris Florack to affirm the staff enforcement of yard maintenance, requiring the owner remove the tree stump and yard debris consistent with good property maintenance in accordance with the Standards and Covenants. The motion carried. Deborah Sargeant abstained from voting and Ken Anderson was not present for the vote.
9. Variance request for an existing storage building, which exceeds the maximum height allowed and is located in an easement.
Eric and Julie Olson
200 Purple Slate Place
Lot 22, Block 03, Section 37, Village of Cochran's Crossing
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to disapprove the storage building and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed out from the property, when the owner no longer owns the home, is no longer the primary residence or when the storage shed is in need of repair and replacement. The memorandum will be recorded with the court house and binding on the land. The motion carried unanimously.
10. Variance request for an existing storage building, which encroaches into the 10 foot rear and 5 foot side yard easements.
Irving and Linda Alexander
32 Cornerbrook Place
Lot 03, Block 02, Section 02, Village of Cochran's Crossing

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to disapprove the storage building and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed out from the property, when the owner no longer owns the home, is no longer the primary residence or when the storage shed is in need of repair and replacement. The memorandum will be recorded with the court house and binding on the land. The motion carried unanimously.

11. Variance request for an existing Play Structure, which encroaches into the 10 rear yard easement.

Irving and Linda Alexander
32 Cornerbrook Place

Lot 03, Block 02, Section 02, Village of Cochran's Crossing

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to disapprove the play structure and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the play structure out of the easement or from the property, when the owner no longer owns the home, is no longer the primary residence or when the storage shed is in need of repair and replacement. The memorandum will be recorded with the court house and binding on the land. The motion carried unanimously.

12. Variance request for an existing color change, which was not considered to be compatible with the dwelling and neighborhood, according to the Residential Design Review Committee.

George Dunham

72 Trummel Court

Lot 28, Block 01, Section 12 Village of Panther Creek

This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the existing color change, the changes from the previous color change and the colors of the homes in the surrounding area. The home owner addressed the committee and felt the colors were compatible with the neighborhood and the varying color samples were always a component on many of the home in the area. However, the home owner requested the committee consider allowing the color change with the suggestion he would modify the color of the siding above the garage door to match the color of the siding that surrounded the home. It was then moved Chris Florack and seconded by Ken Anderson to deny the color change as proposed and conditionally approve a modified color request on the condition the owner must modify the siding above the garage door to match the color of the siding that surrounded the home. The motion carried unanimously.

13. Variance request for existing bollards located in the street right-of-way

Michael and Anna Davis

122 E Capstone Circle

Lot 28, Block 02, Section 40, Village of Cochran's Crossing

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve as submitted. Approval by this

committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by the additional entities and may be subject to removal by those entities for access needed. The motion carried unanimously. The motion carried unanimously.

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 Michael Sawran and seconded by Kim Hess to adjourn the meeting at 6:50p.m. The motion carried unanimously. Ken Anderson was not present for the vote.