

Development Standards Committee
November 2, 2011 at 5:30 p.m.
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380

I. Welcome/Call Meeting to Order

II. Approve Minutes of Meeting of October 5, 2011

III. Consideration and Action of the Summary List

IV. Review and Disposition of Residential Applications

1. Consideration and Action regarding final approval for a room addition and second story balcony, which includes proposed changes to the previously approved concept plans.
Bharat Lathe
37 Leeward Cove Drive
Lot 2, Block 2, Section 24 Village of Panther Creek
2. Consideration & action of a proposed fence & column entry way to West Isle.
West Isle Estate Property Owners Association
West Isle Estate
Section 25 Village of Panther Creek
3. Variance request for an existing fence that is constructed with the unfinished side facing outward from the lot.
Jessica and Joey Holmes
25 Hornsilver Place
Lot 34, Block 01, Section 07, Village of Cochran's Crossing
4. Variance request for proposed patios and walkways, which were disapproved by the Residential Design Review Committee, are located in the thirty golf interface zone, and may not be considered architecturally compatible with the neighborhood. .
Charles and Ginger Johansen
14 Palmer Crest
Lot 11, Block 03, Section 55, Village of Cochran's Crossing
5. Variance request for a proposed detached building, which would be located beyond the fifteen foot side setback line.
Charles and Ginger Johansen
14 Palmer Crest
Lot 11, Block 03, Section 55, Village of Cochran's Crossing
6. Variance request for a proposed swimming pool, which was disapproved by the Residential Design Review Committee and would be constructed with a synthetic sod deck.
Charles and Ginger Johansen
14 Palmer Crest
Lot 11, Block 03, Section 55, Village of Cochran's Crossing
7. Variance request for a proposed waterfall, fire pit and paved seating area, where the waterfall will exceed the maximum height allowed and the improvements will encroach into the fifteen foot side setback.
Charles and Ginger Johansen
14 Palmer Crest

Lot 11, Block 03, Section 55, Village of Cochran's Crossing

8. Variance request for proposed yard structures that were disapproved by the Residential Design Review Committee, some of which will be located in the thirty foot golf interface zone, and may not be considered architecturally compatible with the neighborhood. The yard structures include arbors, sculptures, and fountains.
Charles and Ginger Johansen
14 Palmer Crest
Lot 11, Block 03, Section 55, Village of Cochran's Crossing
9. Variance request to appeal the decision of the Residential Design and Review Committee's action to conditionally approve a cabana, summer kitchen, and Fireplace
Fakhruddin & Tasneem Rakla
42 S. Windsail Place
Lot 38, Block 1, Section 33 Village of Panther Creek
10. Variance request for a proposed room renovation, which will exceed the maximum amount of living area allowed.
Peter Shedden
54 North Windsail Place
Lot 35, Block 1, Section 33 Village of Panther Creek
11. Variance request for the existing paving, which encroaches into the street right-of-way.
Peter Shedden
54 North Windsail Place
Lot 35, Block 1, Section 33 Village of Panther Creek
12. Variance request for a proposed pool barrier fence, which would not be set back five feet from the front façade of the home and would not be in compliance with the Neighborhood Criteria for the lot.
Walter and Madalyn Cooke
26 Skyland Place
Lot 19, Block 06, Section 06, Village of Cochran's Crossing
13. Consideration and Action regarding a proposed water well, which will be used for the purposes of irrigation.
Luis and Claudia Lecanda
82 North Tranquil Path
Lot 6, Block 2, Section 61, Village of Grogan's Mill
14. Variance request for proposed flagstone walkways and pavestone pad, which would be located within the five foot side yard easements to create a walkway between lots 18 and 19.
George and Linda Turek
199 North Tranquil Path
Lots 18, Block 03, Section 63 Village of Grogan's Mill
15. Variance request for proposed flagstone walkways and pavestone pad, which would be located within the five foot side yard easements to create a walkway between lots 18 and 19.
George and Linda Turek
195 North Tranquil Path
Lots 19, Block 03, Section 63 Village of Grogan's Mill
16. Variance request for a proposed second story room addition, which will be located beyond the ten foot side setback.
Stephen and Lee Ann Fillman
2 Sparkleberry Street
Lot 04, Block 01, Section 27 Village of Grogan's Mill

17. Variance request for existing paving (pool decking), which encroaches into the ten foot rear yard easement and is comprised of a limestone concrete overlay.
Richard and Nancy Ghigna
15 W Eden Elm Circle
Lot 18, Block 04, Section 04, Village of Cochran's Crossing
18. Variance request for existing paving, including a front yard patio and walkway, which is located beyond the twenty five foot platted building line.
Sheron Casas
52 E Village Knoll Circle
Lot 02, Block 02, Section 10, Village of Cochran's Crossing
19. Variance request for an existing fence that is constructed beyond the twenty five foot platted building line.
Steve Brust
26 Trailhead Place
Lot 46, Block 02, Section 19, Village of Cochran's Crossing
20. Variance request for an existing solid wood fence, which is not located at least five feet from the front façade of the dwelling; and has a visible rot board.
Jean Garrett
1606 North Red Cedar Circle
Lot 02, Block 03, Section 10 Village of Grogan's Mill
21. Variance request for an existing detached shed, which exceeds the maximum height allowed for detached storage buildings which are built of materials that do not match the dwelling.
Jean Garrett
1606 North Red Cedar Circle
Lot 02, Block 03, Section 10 Village of Grogan's Mill
22. Variance request for an existing wood deck, which is located within the five foot side yard easement.
Jason and Ashley Benson
9 Sandlily Court
Lot 05, Block 01, Section 13 Village of Grogan's Mill
23. Variance request for an existing rear yard summer kitchen, which encroaches into the ten foot rear easement.
Jason and Ashley Benson
9 Sandlily Court
Lot 05, Block 01, Section 13 Village of Grogan's Mill
24. Variance request for an existing fence, which is not constructed in accordance with the approved plan and encroaches beyond the front yard platted building line.
Dean and Marilu Harmon
70 Quail Rock Place
Lot 08, Block 01, Section 58, Village of Cochran's Crossing
25. Variance request for an existing dog house with paving, which exceeds the maximum size allowed, is not screened from view behind the wrought iron fence, may have a negative impact on the adjacent property and includes a dog run that is located less than three feet from the property line.
Oscar Moreno and Annett Roland
55 Hollymead Drive
Lot 07, Block 02, Section 09, Village of Cochran's Crossing

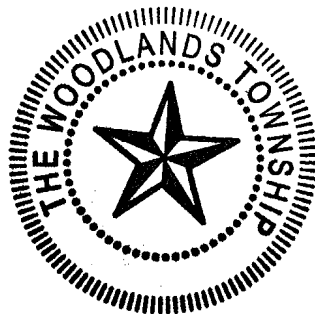
26. Variance request for existing paving, which encroaches into the five foot side yard easements.
Charles Johnson
31 Dovetail Place
Lot 14, Block 02, Section 18, Village of Cochran's Crossing
27. Variance request for an existing fence with the addition of lattice at the top of the fence, which exceeds the maximum height allowed, creates and unapproved fence style and may not be architecturally compatible with the overall character of the neighborhood.
Patricia Moritz
1 Muskmallow Court
Lot 30, Block 01, Section 19 Village of Grogan's Mill
28. Variance request for a proposed patio cover, which will have metal roof that is not considered to be compatible with the existing roof and was considered to be a roof style that is not in keeping with the Residential Standards
Joseph Podolski
3 Pebble Hollow Court
Lot 55, Block 2, Section 32 Village of Panther Creek
29. Variance request for the proposed fence, which will be within the five feet of the front lot boundary, will encroach into the twenty five foot front yard platted building line, and has columns which will be within ten feet of the front corner of the lot.
Dale & Susan Benditz
34 West Windward Cove
Lot 15, Block 1, Section 42 Village of Panther Creek
30. Variance request for a proposed boat dock which is not designed with one of the pre-approved dock standards and will be located in the twenty foot rear maintenance easement.
Russell Stolle
2 Hampton Place
Lot 22, Block 1, Section 45 Village of Panther Creek
31. Variance request for the existing paving, which encroaches into the ten foot front utility easement.
Richard Cheplick
6 Stillglen Court
Lot 25, Block 2, Section 1 Village of Panther Creek

V. Public Comments

VI. Member Comments

VII. Staff Reports

VIII. Adjourn



Kimberly C. McFerran-O'Donoghue

Property Compliance Manager
Covenant Administration Department
The Woodlands Township