

Development Standards Committee  
July 11, 2012 at 5:30 p.m.  
The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas, 77381

**I. Welcome/Call Meeting to Order**

**II. Approve the minutes of the meeting of June 6<sup>th</sup> and 10<sup>th</sup> 2012**

**III. Consideration and Action of the Applications in Section V, recommended for Summary Action.**

**IV. Report on the “Commercial Staff Action List”**

**V. Review and Disposition of Applications**

1. Consideration and Action regarding the concept proposal for the building addition and additional parking  
Woodlands United Methodist Church  
Lot 8600, Block 0547, Section 0999 Village of Research Forest
2. Consideration and Action regarding the proposal for an additional temporary building and request for an extension of time for the existing temporary buildings to remain  
Brumbelow Properties LP  
Esprit Montessori  
4890 West Panther Creek Drive  
Lot 0250, Block 0045, Section 000 Village of Panther Creek
3. Consideration and action regarding the installation of a new monument sign  
ASI Senior Housing  
3300 Tanglebrush Drive  
Lot 300, Block 45, Section 7 Village Panther Creek
4. Consideration and action regarding the installation of a new monument sign and building sign  
Simoniz Car Wash and Lube Center  
4420 Panther Creek Pines  
Lot 365, Block 45, Section 7 Village Panther Creek
5. Consideration and action regarding the installation of a new monument sign and building sign  
Regency Center- Kidville  
4747 Research Forest  
Lot 100, Block 687, Section 47 Village Cochran’s Crossing
6. Consideration and action regarding seating area with grill and furniture  
Copperwood Apartments  
4407 S. Panther Creek Dr.  
Lot 0320, Block 0045, Section 0007 Village Panther Creek
7. Consideration and action to allow a temporary parking lot without required trees.  
Memorial Hermann Hospital  
9250 Pinecroft Drive  
Lot 200, Block 350, Section 1000 Village 090 Village of Research Forest
8. 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

9. Variance request for the existing driveway widening, which causes the driveway to exceed the maximum width allowed; and is located within the 5 foot side yard easement, beyond the property line, and in the Restricted Open Space Reserve.  
Kristina Kielson  
30 Rambling Wood Court  
Lot 39, Block 06, Section 28 Village of Grogan's Mill
10. Variance request for a room addition and dormer; which would exceed the maximum living area allowed.  
Lee and Devin Dansby  
34 South Tranquil Path Drive  
Lot 19, Block 01, Section 60 Village of Grogan's Mill
11. Variance request for a proposed second story balcony that incorporates a patio cover and paving which was disapproved by the Residential Design Review Committee.  
Lee and Devin Dansby  
34 South Tranquil Path Drive  
Lot 19, Block 01, Section 60 Village of Grogan's Mill
12. Consideration and action for the installation of a proposed water well for the purposes of irrigation.  
Arden L Walker, Jr.  
123 South Tranquil Path  
Lot 19, Block 01, Section 61 Village of Grogan's Mill
13. Variance request for a proposed screened room which would be located beyond the twenty foot rear building setback line.  
Charles and Kelly Cox  
35 Tender Violet Place  
Lot 24, Block 02, Section 37, Village of Cochran's Crossing
14. Variance request for a proposed sunroom which would exceed the maximum living area allowed.  
Calvin Myers and Myrna Munar  
22 Autumnwood Court  
Lot 11, Block 02, Section 31 Village of Grogan's Mill
15. Variance request for a proposed awning which would be located within the ten foot rear easement.  
Mandeep Singh  
6 Leisure Lane  
Lot 02, Block 01, Section 01 Village of Grogan's Mill
16. Variance request for a proposed patio cover, which includes a standing seam metal roof that is not the same material as the existing roof.  
Paul and Jane Brown  
7 Dorset Square  
Lot 16, Block 1, Section 45 Village of Panther Creek
17. Consideration and Action Regarding Design Modification of Previously Approved Plans  
Bharat Latthe  
37 Leeward Cove  
Lot 2, Block 2, Section 24 Village of Panther Creek
18. Variance request for an existing fire pit located in the Street Right of Way.  
Cul de sac of Duskwood  
N Duskwood Place  
Section 26, Village of Cochran's Crossing

19. Variance request for the proposed front and access door paint color, which was not considered a muted shade when reviewed by the Residential Design Review Committee.  
Donald Braun  
10 Robin Run Drive  
Lot 45, Block 2, Section 5 Village of Indian Springs
20. Variance request for a proposed detached building that will exceed the maximum height allowed for buildings which may be located within an easement.  
Richard and Catherine Eimer  
35 Gallant Oak Place  
Lot 61, Block 02, Section 41, Village of Cochran's Crossing
21. Variance request for a proposed eight foot wood picket fence that would exceed the maximum height allowed for fences that are not adjacent to a street or major thoroughfare; and would be constructed with the unfinished side visible to the street or adjacent property.  
Quentin and Shannon Hicks  
54 Morning Cloud Place  
Lot 54, Block 03, Section 02, Village of Cochran's Crossing
22. Variance request for a proposed fence replacement which would be located beyond the owner's property in the Open Space Reserve.  
Stephen Ward  
999 North Red Cedar Circle  
Lot 01, Block 01, Section 21 Village of Grogan's Mill
23. Variance request for a proposed generator which encroaches into the easement more than 3 feet.  
James Pickett  
19 Wind Trace Court  
Lot 36, Block 2, Section 18 Village of Panther Creek
24. Variance request for existing paving that encroaches into the five foot side easement.  
James Pickett  
19 Wind Trace Court  
Lot 36, Block 2, Section 18 Village of Panther Creek
25. Variance request for an existing deck, which encroaches into the five foot side easement.  
James Pickett  
19 Wind Trace Court  
Lot 36, Block 2, Section 18 Village of Panther Creek
26. Variance request for a existing storage shed that would encroach into the ten foot rear easement.  
Armand Rodehorst  
12 Fawnchase Court  
Lot 19, Block 1, Section 19 Village of Panther Creek
27. Variance request for the existing fence which does not respect the front façade of the dwelling by at least five feet.  
Nathan and Lada De Gidio  
17 Early Dawn Court  
Lot 1, Block 3, Section 83 Village of Panther Creek
28. Variance request for an existing concrete walkway that encroaches into the five foot side yard easement and exceeds the maximum width allowed.  
Cynthia Bohannon  
15 Dusky Meadow Place  
Lot 21, Block 07, Section 01, Village of Cochran's Crossing

29. Variance request for an existing driveway, that exceeds the maximum width allowed, is located within the five foot side easement, and does not have a distance of at least 28 feet from the back of the garage door to the edge of the driveway pad, to allow for appropriate access to the garage and street.  
Horace and Janet Melton  
61 Huntsman's Horn Circle  
Lot 28, Block 01, Section 35 Village of Grogan's Mill
30. Variance request for an existing trash and recycle cart screen which was not designed to screen the containers from the front and adjacent side property lines or street rights-of-way.  
Ferol Johnson  
31 Maple Branch Street  
Lot 11, Block 03, Section 25 Village of Grogan's Mill
31. Variance request for the existing rear yard detached shed, which exceeds the maximum height allowed.  
Jon and Tracy Sanderson  
59 North Bristol Gate Place  
Lot 05, Block 02, Section 69 Village of Grogan's Mill
32. Variance request for an existing fence which was built with the construction side facing outward, portions exceed the maximum height allowed, and one section does not respect the front façade of the dwelling by at least five feet.  
Angel Pardo, Jr.  
82 Yewleaf Drive  
Lot 1, Block 1, Section 7 Village of Panther Creek
33. Variance request for the existing fence was built with the construction side facing outward.  
Colin Ocker  
15 Crested Pines Court  
Lot 21, Block 2, Section 35 Village of Panther Creek
34. Variance request for the existing 6 foot picket style fence, which is constructed with the unfinished side visible to a tract of land and does not comply with the Neighborhood Criteria for the lot, and is not set back 5 feet from the front façade of the home.  
Matthew and Jill Tresague  
101 N Concord Forest Circle  
Lot 19, Block 01, Section 41, Village of Cochran's Crossing
35. Consideration and Action regarding the neighbors request to appeal the decision of the Residential Design Review Committee regarding an approved pool house. The neighboring property at 203 North Dreamweaver Circle objects to the improvement with concerns related to architectural compatibility and impact.  
Manuel Torroella  
43 Painted Sunset  
Lot 69, Block 2, Section 65, Village of Grogan's Mill
36. Variance request for an existing 6 foot 9 inch wood picket style fence that exceeds the maximum height allowed, is constructed with a rot board that exceeds the maximum height allowed, is not screened from view of the street and portions of the fence are constructed with the unfinished side visible to the street or adjacent property.  
Tara Winkelmann  
1 Cascade Springs Place  
Lot 25, Block 03, Section 02, Village of Cochran's Crossing
37. Variance request for an existing detached building that exceeds the maximum height allowed for buildings which may be located within an easement and is not screened from view at ground level from adjacent public or private property by a solid fence.  
J Wade and Jill Haskell  
80 Rocking Pine Place  
Lot 37, Block 01, Section 30, Village of Cochran's Crossing

38. Variance request for existing artificial turf that is located in the rear yard.  
J Wade and Jill Haskell  
80 Rocking Pine Place  
Lot 37, Block 01, Section 30, Village of Cochran's Crossing
39. Variance request for an existing 6 foot 10 inch wood capped picket fence that exceeds the maximum height allowed, is constructed with a rot board that exceeds the maximum height allowed and portions are constructed with the unfinished side facing outward from the lot.  
J Wade and Jill Haskell  
80 Rocking Pine Place  
Lot 37, Block 01, Section 30, Village of Cochran's Crossing
40. Variance request for an existing concrete patio that encroaches into the ten foot rear yard easement.  
Scott and Linda James  
7 Tanager Trail  
Lot 14, Block 01, Section 07, Village of Cochran's Crossing
41. Variance request for an existing awning which is not a muted solid shade.  
Neil McBride  
86 W Lakemist Circle  
Lot 05, Block 01, Section 20, Village of Cochran's Crossing
42. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
2506 Blackjack Oak Place  
Pardoe/Current Owner  
Lot 11, Block 04, Section 03 Village of Grogan's Mill
43. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Salomon V Castaneda  
114 Marabou Place  
Lot 24, Block 02, Section 25 Village of Grogan's Mill
44. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Xavier Chavez  
97 S. Waxberry Road  
Lot 27, Block 1, Section 1, Village of Panther Creek
45. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jennifer Yeakley/Drake  
90 W High Oaks Circle  
Lot 58, Block 01, Section 42 Village of Grogan's Mill
46. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Jeff Shropshire  
34 Dovetail Place  
Lot 9, Block 2, Section 18, Village of Cochran's Crossing
47. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Barry K. Stanley  
34 Cottage Grove

Lot 48, Block 4, Section 10, Village of Cochran's Crossing

48. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Owen K Davidson  
32 Whisper Lane  
Lot 9, Block 1, Section 2, Village of Grogan's Mill
49. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Nawal Ahmoud Ahmad Abdulhadi  
31 Green Slope Place  
Lot 32, Block 4, Section 10, Village of Cochran's Crossing
50. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Anna Sever  
27 Quiet Oak Circle  
Lot 16, Block 1, Section 2, Village of Cochran's Crossing
51. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Murray Yeakley  
22 Rosedale Brook Court  
Lot 35, Block 2, Section 10 Village of Panther Creek
52. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Debbie Kabzinski  
16 Spurwood Court  
Lot 17, Block 1, Section 15, Village of Panther Creek
53. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Joe and Kasey Enis  
4 Mayfair Grove Court  
Lot 2, Block 2, Section 10, Village of Panther Creek
54. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.  
Orlando Bernardino  
6 Fiddleleaf Court  
Lot 2, Block 2, Section 1, Village of Panther Creek

**VI. Public Comments**

**VII. Member Comments**

**VIII. Staff Reports**

**IX. Adjourn**



*Kimberly C. McKenna-O'Donoghue*  
Property Compliance Manager  
The Woodlands Township