

Development Standards Committee
November 7, 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 meetings of October 3rd and 30th, 2012

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

IV. Review and Disposition of Applications

1. Consideration and Action for Concept Approval of a one story general office building with approximately 10,800 square feet of office space.
OCS Office Bldg.
Parcel 5KK-1b2, Village of Grogan's Mill
Westridge Road & South Park Drive
2. Consideration and Action to allow temporary directional signs
BYRD Automotive
2445 High Timbers Drive
Lot 0630, 0910 Block 0547, Section 6, Village of Town Center.
3. Rehearing request for an existing 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
4. Variance request for a pool located in the easement and beyond the rear platted building line.
Sneller Custom Homes
2 West Isle
Lot 17, Block 1, Section 25, Village of Panther Creek
5. Consideration and Action regarding the conditions of approval for the existing arbor and related improvements previously acted upon by the Development Standards Committee on May 2, 2012.
Paul Funkhouser
94 Northgate Drive
Lot 17, Block 06, Section 49 Village of Grogan's Mill
6. Variance request for a proposed kitchen addition that will be located beyond the twenty five foot rear building setback; and will cause the lot to exceed the maximum living area allowed.
Carlos Girault Ruiz and Susana Bernardi
10603 Whisper Willow Place
Lot 34, Block 07, Section 06 Village of Grogan's Mill
7. Variance request for a proposed deck that will be located within the ten foot rear easement.
Carlos Girault Ruiz and Susana Bernardi
10603 Whisper Willow Place
Lot 34, Block 07, Section 06 Village of Grogan's Mill
8. Variance request for a proposed shed that will not be screened by a six foot solid fence; and will be located in the five foot side yard easement.
Aisa Sanders
6 Roseling Rd.
Lot 68, Block 02, Section 13 Village of Grogan's Mill

9. Variance request for proposed rear yard elevated decks that will be located beyond the thirty foot rear setback and would encroach into the ten foot rear easement.
Marvin Haass and Nikki J. Post
5 North Autumnwood Way
Lot 45, Block 02, 31 Section Village of Grogan's Mill
10. Variance request for a proposed driveway that will exceed the maximum width allowed.
Jim and Carolyn Ritchie
6 Watertree Ct
Lot 23, Block 03, Section 44 Village of Grogan's Mill
11. Variance request for proposed paver pathways, that will be located in the five foot side and ten foot rear yard easements, will cause the driveway to exceed the maximum width allowed and exceeds the maximum amount of hard surface area allowed for the lot.
Marvin Haass and Nikki J. Post
5 North Autumnwood Way
Lot 45, Block 02, 31 Section Village of Grogan's Mill
12. Variance request for a proposed second story balcony that would be located beyond the twenty five foot rear building setback.
Gregg and Teri Johnson
106 South Timber Top Drive
Lot 03, Block 01, Section 15 Village of Grogan's Mill
13. Variance request for a proposed trash and recycle cart screen, which will not be set back three feet from the front facade of the dwelling.
Janet & Nancy Nufer
15 W Mistybreeze Circle
Lot 3, Block 5, Section 1, Village of Cochran's Crossing
14. Variance request for the existing rear yard patio that is located within the ten foot rear easement.
Russell and Sonja Knighton
28 North Greenbud Ct.
Lot 104, Block 04, Section 38 Village of Grogan's Mill
15. Variance request for the existing pool barrier fence that exceeds the maximum height allowed, was constructed with more than one six inch rot board, was built with the construction side facing outward from the lot, and is not located at least five feet back from the front façade of the dwelling.
Russell and Sonja Knighton
28 North Greenbud Ct.
Lot 104, Block 04, Section 38 Village of Grogan's Mill
16. Variance request for an existing driveway replacement, which exceeds the maximum width allowed.
Philip A Beckler
27 Golden Shadow Circle
Lot 6, Block 4, Section 2, Village of Cochran's Crossing
17. Variance request for an existing walkway replacement, which exceeds the maximum width allowed.
Philip A Beckler
27 Golden Shadow Circle
Lot 6, Block 4, Section 2, Village of Cochran's Crossing

18. Variance request for an existing walkway that is adjacent to the driveway, which exceeds the maximum width allowed.
Brenda Troutt
35 E Stony Bridge Ct
Lot 13, Block 4, Section 10, Village of Cochran's Crossing
19. Variance request for a proposed six foot fence replacement, which would be located less than five feet back from the front facade and located beyond the ten foot platted building line.
Nicholas De Simone/Heidi E De Simone
109 S Golden Arrow Cir
Lot 1, Block 3, Section 12, Village of Cochran's Crossing
20. Variance request for existing paving, which encroaches into the left and right side easements.
Thomas James Hartley
6 Sheep Meadow Place
Lot 45, Block 03, Section 01 Village of Indian Springs
21. Variance request for the existing rear yard detached shed, that is located within the easement and is not screened by six foot solid fencing.
Kenneth Burdick
222 N. Tranquil Path
Lot 07, Block 02, Section 63, and Village of Grogan's Mill
22. Variance request for the existing rear yard attached patio cover that requires sealed drawings.
Charlotte Ward
36 South Morningwood Ct
Lot 77, Block 04, Section 38 Village of Grogan's Mill
23. Variance request for an existing rear yard fence, which was built with a rot board that is not screened from an adjacent street right-of-way and does not have a rot board that is beveled at a 45 degree angle.
Robert and Aimee Broadhurst
46 South Dreamweaver Cir.
Lot 05, Block 01, Section 65, Village of Grogan's Mill

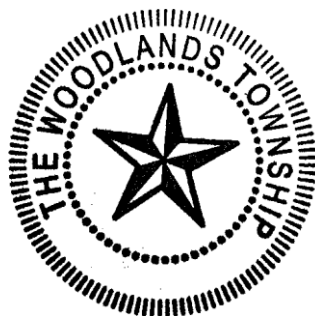
V. Consideration and Action to modify the Neighborhood Criteria for The Village of Panther Creek Section 20, Block 1, Lots 1-34 Village of Panther Creek

VI. Public Comments

VII. Member Comments

VIII. Staff Reports

IX. Adjourn



Kimberly C. McFerran-Doughue

Property Compliance Manager
The Woodlands Township