

Development Standards Committee

June 16, 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, and Chris Florack.

Members Absent: Ken Anderson and Ken Parker

Staff Present: Sharlene Novak, Hennie Van Rensburg, Neslihan Tesno, Rachel Downs, and Michelle Betcher

Attorney Present: Bret Strong

Others in Attendance: As reflected by the attached Sign-in Sheet for June 16, 2010.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chairwoman Deborah Sargeant at 5:38 p.m.

II. Approve Minutes of Previous Meeting of May 19, 2010

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

III. Consideration and Action of the Summary List

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted of Commercial Item A and Residential Items 1,2,3,4 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28 and 40. It was moved by Robert Heineman and seconded by Chris Florack to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Review and Disposition of Commercial Applications

1. Request for Consideration and Action

Preliminary Approval

Woodlands Fire Station No. 8

Parcel 1M-2b – Gosling Road

Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve the item subject to submission of material samples for approval and irrigation of the unpaved portion of the right-of-way. The motion carried unanimously.

2. Request for Consideration and Action

Amendment of the Initial Land Use Designation to request a change of permitted use.

Spirit Filled Celebration Church – 01-030-0067-01010-0000

6565 Research Forest Drive

Village of Cochran's Crossing

This item was reviewed by the full committee. After presentation by Pam Forde and Neslihan Tesno and discussion by Frankie Mazzapica and Joe McCune, representing the property occupants, it was moved by Robert Heineman and seconded by Kim Hess to approve the item as submitted. The motion carried unanimously.

V. Review and Disposition of Residential Applications

1. Variance request for proposed detached structure which will project past the rear building line with related fireplace and summer kitchen

Kevin and Shannon Whatley
47 Bessdale Court

Lot 35, Block 1, Section 65 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the Detached structure & fireplace, meet code and standards. Plant and maintain evergreen shrubs or trees to screen fireplace and cabana. The summer kitchen was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the summer kitchen meet code and standards. The motion carried unanimously.

2. Variance request for proposed detached structure and fireplace which will project past the rear building line.

Benjamin (Jamie) & Holly Mullin
10 Birchwood Park Place

Lot 50, Block 1, Section 15 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the detached structure and fireplace, meet codes and standards, plant and maintain evergreen trees or shrubs to screen fireplace and cabana from side view and rear properties. The motion carried unanimously.

3. Variance request for a proposed roof color which is not on the list of approvable colors.

John Poteet
22 East Gaslight Place

Lot 5, Block 1, Section 26, Village of Alden Bridge

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

4. Variance request for proposed pavers set in crushed rock that will encroach upon the 5 foot side yard and 10 foot rear yard easements.

Ricardo Portillo
35 Summerhaze Circle

Lot 9, Block 1, Section 92, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The

owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

5. Variance request for a proposed concrete walkway that will encroach into the side 5 foot side yard easement and an existing brick patio set in sand that encroaches into the 5 foot side yard easement.

David Wiss

107 West Russet Grove Circle

Lot 14, Block 2, Section 75, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

6. Variance request a proposed room addition that will exceed the maximum living area allowed.

Roger Bryan Adcock

183 West Sundance Circle

Lot 7, Block 3, Section 59, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, submit sealed plans with confirmation of foundation support of existing columns. Meet code and standards. Final plans to be submitted to staff or approval. The motion carried unanimously.

7. Variance request for more than one arbor on a property and related fireplace that will encroach into the rear 10 foot easement by 2 feet.

Larry and Julie Sanderson

30 South Pentenwell Circle

Lot 4, Block 2, Section 15 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the arbor, meet codes and standards. Additionally the fireplace was conditionally approved, meet codes and standards. Plant and maintain evergreen vegetation to screen to the rear. The motion carried unanimously.

8. Variance request for a proposed gazebo which will project past the rear 30 foot building line.

William Baird

15 North Fair Manor Circle

Lot 4, Block 1, Section 78, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, meet code and standards. The motion carried unanimously.

9. Request for reduction of required tree planting required in conditions for swimming pool as determined by Development Review Committee

Mike and Stephanie Morris

78 North Westwinds Circle

Lot 25, Block 1, Section 67, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve the request as submitted, owner to plant two additional 30 gallon native trees. The motion carried unanimously.

10. Variance request for an existing walkway which extends into the 5 foot side yard easement.

Lieve Vanneste

23 Columnberry Court

Lot 22, Block 2, Section 84, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

11. Variance request for an existing front yard patio which will project beyond the front building line.

Jody Luke

39 South Taylor Point Drive

Lot 38, Block 3, Section 13, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, no plastic furniture, umbrellas or grills to be stored on patio. The motion carried unanimously.

12. Variance request for an existing trellis which extends into the rear 10 foot easement.

Ronald and Donna Moseley

52 Wind Bluff Court

Lot 42, Block 1, Section 5, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

13. Variance request for an existing driveway expansion and walkway which exceed the widths allowed.

Melvin Faw

11 Harpstone Place

Lot 12, Block 3, Section 10, Village of Alden Bridge

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

14. Variance request for an existing play structure which exceeds the height allowed.

Dale and Margie Trimble

35 Winhall Place

Lot 64, Block 1, Section 91 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to disapprove and consent to delay

enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

15. Variance request for existing driveway extension that exceeds the maximum width allowed.

Thomas and Laura Barletta

59 North Scribewood Circle

Lot 1, Block 2, Section 55 Village of Sterling Ridge

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

16. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Keith and Katrina Wolf

107 West Arbor Camp Circle

Lot 58, Block 1, Section 4, Village of Creekside Park

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

17. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Allen and Lynne Shearer

3 South Emory Bend Place

Lot 30, Block 1, Section 7, Village of Grogan's Forest at College Park.

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

18. Variance request for an existing driveway extension that exceeds the maximum width allowed.

William and Marion Calvert

34 Kayak Ridge Drive

Lot 20, Block 1, Section 1, Village of Creekside Park

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

19. Variance request for existing deck that encroaches into the side 5 foot easement.

Beat Kuettel

10 Spooner Ridge Court

Lot 20, Block 1, Section 17, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The

owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

20. Variance request for an existing fence that encroaches past the 10 foot side building line.

Jeffrey Hardy

62 West Tapestry Park Circle

Lot 8, Block 2, Section 9, Village of Grogan's Forest at College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, maintain existing vegetation. The motion carried unanimously.

21. Variance request for an existing power generator which encroaches into the side 5 foot easement.

Kartik and Anita Shetty

15 Lanesend Place

Lot 38, Block 01, Section 23, Village of Indian Springs

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, pass inspections. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

22. Variance request for two existing sheds which are located in the side 5 foot easement.

Craig Kramer

91 North Piney Plains Circle

Lot 51, Block 1, Section 7 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and the structure may be subject to removal. The motion carried unanimously.

23. Variance request for existing deck that encroaches in the side 5 foot and rear 10 foot easement and a front patio which extends beyond front building line.

Mike and Dawn Gaub

11 Sunspree Place

Lot 39, Block 2, Section 64, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Gregory B. Harthcock

119 North Piney Plains Circle

Lot 4, Block 1, Section 8, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for play structure or removing play structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Hughes Joseph Landry

47 Barongate Court

Lot 20, Block 1, Section 19, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for play structure or removing play structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Brent Evan Dekay

82 South Plum Crest Circle

Lot 19, Block 1, Section 64, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for play structure or removing play structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Brian K. Campbell
54 Pipers Meadow Street
Lot 4, Block 2, Section 55, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the violation of the failure to apply for a fence improvement. The homeowner was present to address the committee. The homeowner stated that he only maintained his fence and that he did not apply for a permit since he felt it was not necessary. Mike Donnelly spoke on behalf of owner and stated that the DSC and the Township had no authority to act on this matter. After a short discussion it was moved by Chris Florack and seconded by Kim Hess to approve replacement of the existing shadow box fence with 6' picket fence with rot board to match existing fence, and the owner must submit an application. The motion carried unanimously.

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Donald C. Harris
26 West Fairbranch Circle
Lot 67, Block 1, Section 44, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Robert Heineman and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for play structure or removing play structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

29. Request for approval for proposed driveway widening .

Mark and Starlet Agrella
23 North Fair Manor Circle
Lot 6, Block 1, Section 78, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed driveway expansion. The homeowner was present to address the committee. It was moved by Mike Sawran and seconded by Chris Florack to approve the driveway expansion to 16' to the street. The motion carried unanimously.

30. Variance request for proposed solar panels which may have neighbor impact and may impact neighborhood character.

Christopher and Susan Conner
39 North Pentenwell Circle
Lot 69, Block 1, Section 15, Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed solar panels. The homeowner was present to address the committee. Additionally the contractor addressed the committee in regard to the solar

panels installation. It was moved by Chris Florack and seconded by Robert Heineman to conditionally approve, meet code and standards. The motion carried unanimously.

31. Variance request for a proposed cabana that does not respect the rear 30' setback or the 10' side setback, and roof encroaching into the easement with a related summer kitchen and arbor.

Joseph and Claire Bennett

114 W. Ambassador Bend

Lot 16, Block 1, Section 33 Village Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to conditionally approve with cabana on left side but reduced to 20' x 20.5' Option B, and out of easements. Meet code and standards. Standards conditions apply. Plant and maintain evergreen trees and shrubs as screening to left of cabana, and to soften view of trellis. Staff to approve final planting. It was additionally moved to approve the trellis with original size submitted. The motion carried unanimously.

32. Variance request for concept approval for a proposed room addition and patio cover that will project past the rear building line.

Mike and Colleen Dippel

43 Clingstone Place

Lot 71, Block 1, Section 50, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner was present to address the committee. It was moved by Mike Sawran and seconded by Robert Heineman to conditionally approve the concept – meet code and standards, plant and maintain tall screening (like existing vegetation) between the fence and garage along right side neighbor and to rear of garage to lessen impact of structure. Submit final plans with fees and sealed plans for staff approval. The motion passed. Chris Florack was opposed to the motion.

33. Variance request for proposed pool and fence, committee to consider compatibility with the existing character of the neighborhood and any an adverse impact

Ian and Terri Atkinson

58 East Crystal Canyon Circle

Lot 11, Block 2, Section 1, Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. He stated that due to configuration of lots and setback of house next door the pool would project past the front of the neighboring garage doors. He said the owner is planning on heavy landscaping to screen from the street and adjacent property. Chris Florack was concerned about noise from pool equipment. It was moved by Chris Florack and seconded by Robert Heineman to conditionally approve, meet code, and standards. Plant and maintain heavy dense landscaping to screen view of pool. Pump for pool equipment to be 2 speed. The motion carried unanimously.

34. Variance request for proposed patio cover that does not respect the 40 foot rear setback and the committee to consider any an adverse impact due to mass, scale and proportion.

Ramon Alexandro Roviroso Martinez

63 North Shimmering Aspen Circle

Lot 14, Block 1, Section 19. Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Mike Sawran to conditionally approve the patio cover, Meet code, standard conditions, Plant and Maintain evergreen shrubs or trees (minimum 5-8 feet at time of planting) along right side of patio cover and fireplace to screen from adjacent neighboring property. Submit landscape plan, fireplace and slide applications. Submit final elevation drawings. Staff to approve required planting upon completion. Submit any improvements to play area including future play structures. The motion carried unanimously.

35. Variance request for proposed pool which will exceed maximum water surface area allowed and committee to consider any an adverse impact due to mass, scale and proportion.

Ramon Alexandro Rovirosa Martinez

63 North Shimmering Aspen Circle

Lot 14, Block 1, Section 19. Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Mike Sawran to conditionally approve the pool, meet code, standard conditions, plant and maintain 10 30 gallon native trees (palm trees are not considered native trees and will not count to the replacement required). Plant and maintain sufficient evergreen vegetation to soften view of pool wall from lake view. Submit landscape plan, fireplace and slide applications. Submit final elevation drawings. Staff to approve required planting upon completion. Submit any improvements to play area including future play structures. The motion carried unanimously.

36. Variance request for proposed deck; committee to consider any an adverse impact due to mass, scale and proportion.

Ramon Alexandro Rovirosa Martinez

63 North Shimmering Aspen Circle

Lot 14, Block 1, Section 19. Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Mike Sawran to conditionally approve the deck, Meet code, standard conditions, Plant and maintain sufficient evergreen vegetation to soften view of deck elevation from lake view. Submit landscape plan, fireplace and slide applications. Submit final elevation drawings. Staff to approve required planting upon completion. Submit any improvements to play area including future play structures. The motion carried unanimously.

37. Variance request for proposed fire pit; committee to consider any an adverse impact due to mass, scale and proportion.

Ramon Alexandro Rovirosa Martinez

63 North Shimmering Aspen Circle

Lot 14, Block 1, Section 19. Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to

address the committee. It was moved by Chris Florack and seconded by Mike Sawran to conditionally approve the fire pit, meet code, standard conditions. Submit landscape plan, fireplace and slide applications. Submit final elevation drawings. Staff to approve required planting upon completion. Submit any improvements to play area including future play structures. The motion carried unanimously.

38. Variance request for proposed summer kitchen; committee to consider any an adverse impact due to mass, scale and proportion.

Ramon Alexandro Rovirosa Martinez

63 North Shimmering Aspen Circle

Lot 14, Block 1, Section 19. Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Mike Sawran to conditionally approve the summer kitchen, meet code, standard conditions. Submit landscape plan, fireplace and slide applications. Submit final elevation drawings. Staff to approve required planting upon completion. Submit any improvements to play area including future play structures. The motion carried unanimously.

39. Variance request for proposed play structure which will exceed height allowed, will exceed maximum square footage allowed for elevated floor area and the committee to consider any an adverse impact.

John and Karen Draeger

34 Hollow Glen Place

Lot 10, Block 1, Section 10 Village of College Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner was present to address the committee. It was moved by Mike Sawran and seconded by Kim Hess to conditionally approve as submitted, plant and maintain vegetation to soften view to patio on adjacent property. The motion carried unanimously.

40. Variance request for an existing swimming lesson business in the home.

Scott Milward

22 Mirror Ridge Drive

Lot 21, Block 1, Section 18, Village of Indian Springs

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

41. Variance request for existing shed that exceeds the maximum allowed height.

Thomas and Laura Barletta

59 North Scribewood Circle

Lot 1, Block 2, Section 55 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. It was moved by Robert Heineman and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no

longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Additionally, it is required that the owner plant and maintain evergreen vegetation at least 6 feet tall at time of planting to screen view of shed from neighbor on right. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

42. Variance request for existing artificial turf which is not an approvable ground cover.
Mike and Dawn Gaub
11 Sunspree Place
Lot 39, Block 2, Section 64, Village of Alden Bridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. It was moved by Robert Heineman and seconded by Chris Florack to table the item so that the owner could be present. The motion carried unanimously.

The Committee may convene in executive session in accordance with the Texas Open Meetings Act, Section 551.071 to deliberate on legal matters with its attorney concerning agenda item 38.

43. Variance request for a home business, committee to consider compatibility with the existing character of the neighborhood and any an adverse impact.
Stanley Lawrence Jones
15 Wild Colt Place
Lot 19, Block 03, Section 09, Village of Alden Bridge
This item was reviewed by the full committee. At 7:31 p.m. the Committee closed the public meeting to convene in executive session in accordance with the Texas Open Meetings Act, Section 551.071 to deliberate on legal matters with its attorney. The board reconvened in public session at 7:46 p.m. The owner was present to address the committee. Mr. Jones stated that he intended on operating a very select business, dealing only with fellow military personnel and peace officers that he is acquainted with. He requires local government approval to be able to be a Federal Firearm licensed business. A lengthy discussion followed about restrictions that could be set on the approval of the business. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the home business to sell firearms under strict guidelines based upon discussed conditions that will be drafted by staff and legal counsel. This approval is for a one year period with the applicant returning in 9 months to reapply.

- VI.** Public Comments
There were no public comments.
- VII.** Member Comments
There were no member comments.
- VIII.** Staff Reports
There were no staff reports.
- IX.** Adjourn 8:25

There being no further business it was moved by Deborah Sargeant and seconded by Kim Hess to adjourn the meeting at 8:25 p.m. The motion carried unanimously.

****The Above Schedule Represents an Estimate of the Order for the Agenda Items Listed and is Subject To Change****