

Development Standards Committee

May 18, 2011 at 5:30 PM

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

Members Present: Deborah Sargeant, Robert Heineman, Kim Hess, Ken Anderson, Chris Florack and Ken Parker

Members Absent: Mike Bass

Staff Present: Neslihan Tesno, Pam Forde, Hennie van Rensburg and Sharlene Novak

Attorney: D. Joe Griffin, The Strong Firm

Others in Attendance: As reflected by the attached Sign-in Sheet for May 18 20, 2011.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chairwoman Deborah Sargeant at 5:34 p.m.

II. Consideration and Action for approval of Minutes of DSC Meeting on April 20, 2011.

It was moved by Ken Parker and seconded by Chris Florack 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. The list consisted of Residential Items 1-25, with the exception of Item 19 which was a posting error. It was moved by Ken Anderson and seconded by Kim Hess to approve the Summary List as presented by staff. The motion carried unanimously.

IV. The Committee convened in executive session in accordance with the Texas Open Meetings Act, Section 51.071 to deliberate on legal matters with its attorney concerning Commercial Agenda item VI. B. At 5:39 p.m. the Committee recessed to Executive Session to deliberate on legal matters with its attorney regarding columbaria, pursuant to §551.071, Texas Government Code.

V. The Board reconvened in Public Session at 5:58 p.m.

VI. Review and Disposition of Commercial Applications

A. Request for Consideration and Action

Revised Concept Approval

Dairy Queen

2300 Buckthorne Place – 01-010-0006-0547-0700

Village of Grogan's Mill

This item was reviewed by the full committee after presentation by Kim Hess. It was moved by Kim Hess and seconded by Robert Heineman to approve as submitted. The motion carried, with Deborah Sargeant and Ken Anderson abstaining from the vote.

B. Request for Consideration and Action

Columbarium

Christ Church United Methodist

6363 Research Forest Drive

Village of Cochran's Crossing

This item was reviewed by the full committee after presentation of the item by Pam Forde followed by a presentation by residents Tracy Morris and Alan Fritsche, and a presentation by resident Elizabeth James. Jim Thatcher presented a report on the church's informational meeting held on April 28. Robert Kinnear presented comments on behalf of the church. Comments by 16 residents were followed by Committee discussion and a motion by Ken Parker to table the item until a committee can be appointed to determine regulations for future columbaria and burial sites. Ken Anderson seconded the motion. The motion failed, with Ken Parker and Ken Anderson in favor, Deborah Sargeant, Robert Heineman, Kim Hess, and Chris Florack opposed. A motion was then made by Chris Florack to conditionally approve the item with the requirements that a landscape plan must be submitted to the Committee for approval, that the church must protect existing vegetation by installing a protective fence during construction, the church must preserve and supplement the existing vegetation between the proposed location of the Columbarium and the residential neighborhood to provide a vegetation screen, and an attractive fence must be added to deter students from the area. The motion was seconded by Deborah Sargeant. The motion carried, with Ken Parker opposed.

- C. Report on "**Commercial Staff Approval List**" for May 18, 2011
The list was accepted as presented.

VII. Review and Disposition of Residential Applications

1. Variance request for proposed summer kitchen will not be setback 10' away from any property line that is adjacent to another residential property line.
Raymond Haley & David Jackson
18 Emery Mill Place
Lot 40, Block 2, Section 86 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, meet code and standard conditions. The motion carried unanimously.
2. Variance request for existing play structure that encroaches into the 10 foot rear yard easement.
Jason and Mindy Jones
34 North Goldenvine Circle
Lot 45, Block 1, Section 65 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 the improvement may be subject to removal. The motion carried unanimously.
3. Variance request for existing walkway encroaches into the side five foot easement and is wider than 4 feet.
Brent & Shauna Foster
30 West Prairie Dawn Circle
Lot 8, Block 2, Section 6 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to Approve. 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 the improvement may be subject to removal. The motion carried unanimously.

4. Variance request for existing play structure encroaches into the 10 foot rear yard easement.
Glenn & Angela Winnier
47 North York Gate Court
Lot 17, Block 2, Section 19 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 the improvement may be subject to removal. The motion carried unanimously.

5. Variance request for existing front yard patio extends beyond the front building line.
Tarab Ali and Yumna Anwar
123 Genesee Ridge Drive
Lot 42, Block 1, Section 11 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to Conditionally approve, plant and maintain evergreen shrubs to screen from view of street. No plastic furniture, barbeque grills or umbrellas allowed to be stored on patio. The motion carried unanimously.

6. Consideration and Action for an existing storage shed that was allowed in the easement with a previously approved Memorandum of Agreement.
John Staton – current owner - Matt and Deachi Payne-prospective buyer
110 West Knightsbridge Drive
Lot 1, Block 1, Section 12 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, maintain existing evergreen trees and shrubs to screen from view of street. 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 the improvement may be subject to removal. The motion carried unanimously.

7. Consideration and Action for proposed patio cover attached to rear of home.
David and Katrina Dale
15 Strawberry Canyon Place
Lot 04, Block 01, Section 16 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, meet code, standard conditions, and plant and maintain evergreen trees and shrubs to screen and soften view of patio cover to right neighbor. Staff to approve vegetation planting upon completion. The motion carried unanimously.

8. Variance request for existing play structure that encroaches into the 10 foot rear yard easement.
Keith Coleman
6 North Goldenvine Circle
Lot 53, Block 1, Section 65 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 the improvement may be subject to removal. The motion carried unanimously.

9. Variance request for existing play structure that encroaches into the 10 foot rear yard easement.

Kevin & Rubina Dasilva

6 Glade Bank Place

Lot 29, Block 3, Section 6 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 the improvement may be subject to removal. The motion carried unanimously.

10. Variance request for existing paving that encroaches into the rear 10 foot easement.

David and Kathleen Minor

2 Mountain Bluebird Place

Lot 13, Block 04, Section 10 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to approve. 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 the improvement may be subject to removal. The motion carried unanimously.

11. Variance request for proposed patio cover will encroach over the 8 foot side yard setback.

Gregory and Arlynn Kelleher

71 South Hunter's Crossing Circle

Lot 15, Block 1, Section 15 Village of Indian Springs

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, meet code, standard conditions. Maintain existing vegetation to screen to right. The motion carried unanimously.

12. Variance request for proposed fireplace will encroach over the 8 foot side yard setback.

Gregory and Arlynn Kelleher

71 South Hunter's Crossing Circle

Lot 15, Block 1, Section 15 Village of Indian Springs

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, meet code, standard conditions. Maintain existing vegetation to screen to right. The motion carried unanimously.

13. Variance request for proposed pool water feature exceeds the maximum height allowed.

Charles and Melissa Londa

3 South Knightsgate Circle

Lot 1, Block 1, Section 18 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve – POOL -Meet code and standards. Not to encroach into any easements. Must screen pool equipment with vegetation from view of street and adjacent properties. Vegetation

must be at least 3 feet tall at time of planting. Plant vegetation along fence line to help screen from view of neighbor. Buyer must verify all Centerpoint Energy easements and Unigas-Universal Natural Gas Easements, as they may differ with the covenant easements. 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 the improvement may be subject to removal. The motion carried unanimously.

14. Variance request for existing playhouse which encroaches into the 5 foot side yard easement and a play structure that encroaches into rear 10 foot easement.

Steven & Daniel Hoorman
107 North Delta Mill Circle

Lot 48, Block 1, Section 1 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 the improvement may be subject to removal. Additionally Plant and maintain evergreen shrub at least 6' in height in front of gate to screen view of play house to street. If not yet submitted, require application for patio. The motion carried unanimously.

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

Rodigo Arena Herrero
11 West Cottage Green Street

Lot 16, Block 3, Section 35 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing the mold on the exterior of the home) 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.

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

Patrick Sullivan
38 West Cove View Trail

Lot 28, Block 01, Section 06 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing trashcans and keeping them out of public view) 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.

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Miguel Enrique Baltazar Rodriguez
19 Tallgrass Way
Lot 6, Block 2, Section 14 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing trashcans and keeping them out of public view) 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.

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Antonio Enrique Cancino Chavez
2 Mariscal Place
Lot 24, Block 3, Section 10 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing or applying for the 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.

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

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Luis Granados
6 Pocket Flower Court
Lot 16, Block 1, Section 16 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing trashcans and keeping them out of public view) 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.

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Misty Dawn Investments, LLC.
46 East Misty Dawn Drive
Lot 52, Block 2, Section 5 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing the mold on the exterior of the home) 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.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Lee E. McKinstrey
10 East Double Green Circle
Lot 6, Block 1, Section 77, Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 submitting application for the fence) 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.
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brian Murkowski
42 South Downy Willow Circle
Lot 3, Block 2, Section 60 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing trashcans and keeping them out of public view) 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.
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
James N. Held
10 Rhapsody Bend Drive
Lot 29, Block 1, Section 27 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing or applying for the trellis) 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.

Horacio Salinas

38 Bayou Springs Court

Lot 12, Block 1, Section 24 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Kim Hess 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 removing trailer from the property or remove from view from adjoining properties and public) 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.

Larry Campbell

62 South Bardsbrook Circle

Lot 13, Block 1, Section 39 Village of Sterling Ridge

This item was heard by the full committee. Staff presented information to committee in regard to timeline of the violations and recommendation of our attorney for issue a notice of lien on the property. It was moved by Chris Florack and seconded by Ken Parker to approve a Notice of Lien 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 submission of documentation of Pool inspection passing from an approved third party inspector) will result in a Lien being placed on the property. 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.

Stephen Peter Maniscalco

54 West Old Sterling Circle

Lot 74, Block 2, Section 3, Village of Sterling Ridge

This item was heard by the full committee. Staff presented information to committee in regard to timeline of the violations and recommendation of our attorney for issue a notice of lien on the property. It was moved by Chris Florack and seconded by Ken Parker to approve a Notice of Lien 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 submission of documentation of Pool inspection passing from an approved third party inspector) will result in a Lien being placed on the property. The motion carried unanimously.

28. Variance request for existing play structure is not a muted shade and may have impact.
Ramon Rovirosa Martinez and Tanya Gutierrez
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 homeowner's representative was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, Plant and maintain midlevel evergreen shrubs to screen in area of newly planted trees, staff to confirm trees are evergreen, plant and maintain additional trees and midlevel evergreen planting to act as screening on right side of pool within 60 days of this decision, staff will approve screening upon completion. The motion carried unanimously.
29. Variance request for proposed shed will encroach into the 5 foot side and 10 foot rear yard easements.
Desmond and Kathy Robinson
22 Melville Glen Place
Lot 14, Block 1, Section 86 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. The homeowner stated that he would not be putting in the improvement as submitted. The committee asked him if he could comply with the Standards and the homeowner agreed. It was moved by Ken Parker and seconded by Chris Florack to disapprove. The motion carried unanimously.
30. Variance request for proposed fence that will extend beyond the 25 foot platted building line.
Chad & Angela Peterson
167 West Greywing Circle
Lot 12, Block 3, Section 6 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 Ken Anderson and seconded by Chris Florack to conditionally approve, no closer than 10 feet to the property line, angle front section of fencing to allow for traffic visibility as per attached survey. Plant and maintain planting bed with forest mix of trees, shrubs and plants along side street line of fence. The motion carried unanimously.
31. Variance request for a partially constructed room addition that may create negative neighbor impact.
Robert and Shannon Stephenson
11 Harmony Links Place
Lot 30, Block 1, Section 18 Village of 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 Kim Hess to conditionally approve, meet code, standard conditions, Plant and maintain tall evergreen vegetation (Trees and shrubs). Staff to approve screening upon completion. The motion carried unanimously.
32. Request for Concept Approval for a proposed patio cover that does not respect the 30 foot rear setback.
Kyle and Melissa Stanosheck
14 Old Castle Court
Lot 4, Block 1, Section 77 Village of 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 Ken Anderson to conditionally approve the Concept, Submit final sealed plans and required inspection documentation and deposits, Staff to review final plans for compliance to code and DSC conditions. Meet code and standard conditions apply. Plant and maintain evergreen vegetation

along pond side of proposed structure to allow for screening. Staff to review screening upon completion of project. The motion carried unanimously.

33. Variance request for proposed attached patio cover which does not respect the 20 foot rear setback.

Rick and Renee Sutton
166 North Vershire Circle

Lot 7, Block 2, Section 91 Village of 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 not present to address the committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, Submit new design -if possible design to step down to lessen impact to neighbor-DSC member Ken Anderson to review plan to determine approval, Plant and maintain evergreen native vegetation to screen. Meet code and standards. The motion carried unanimously.

34. Variance request for proposed addition does not respect the 50 foot rear setback or 35 foot side setback.

Antonio Neri
10 Player Pond Place

Lot 13, Block 2, Section 23 Village of 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 not present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to disapprove. The motion carried unanimously.

35. Variance request for proposed fireplace that encroaches into the rear 30 foot setback.

David Dauajare Johnson
115 West Ambassador Bend

Lot 14, Block 1, Section 33 Village of 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 not present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve - meet code and standards. Maintain existing vegetation. Sufficient screening to be determined by staff upon completion of project – additional planting may be required. The motion carried unanimously.

36. Variance request for proposed driveway extension exceeds maximum width allowed.

David and Theresa Harrington
35 Bessdale Court

Lot 38, Block 1, Section 65 Village of 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's contractor was present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, resubmit new site plan to smooth out lower right angle – not to allow for parking space. The motion carried unanimously.

37. Variance request for proposed driveway extension exceeds maximum width allowed.

Adam and Kristi Steward
174 East Spindle Tree Circle

Lot 3, Block 1, Section 73 Village of 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 Ken Parker and seconded by Chris Florack to approve as submitted. Robert Heineman voted in opposition. The motion passed.

38. Variance request for existing arbor which encroaches into the rear 10 foot easement.
Ted and Carla Joyce
30 Columbia Crest Place
Lot 25, Block 1, Section 1 Village of 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 Ken Anderson and seconded by Chris Florack to conditionally approve, plant evergreen vine (like jasmine) to grow and cover it. Plant and maintain evergreen vegetation along fence to act as screening – staff to approve planting upon completion of project. The motion carried unanimously.
39. Variance request for proposed cabana does not respect the 20 foot rear setback and the pool decking encroaches the 10 foot rear easement.
Brian and Kendra Pratt
55 Bessdale Court
Lot 33, Block 1, Section 65 Village of 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 and his contractor were present to address the committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the pool - must screen pool equipment with vegetation from view of street and adjacent properties. Vegetation must be at least 3 ft tall at time of planting. Buyer must verify all Centerpoint Energy easements and Unigas-Universal Natural Gas Easements, as they may differ with the covenant easements. Pool must meet code and standards. It was additionally moved to conditionally approve the cabana/summer kitchen-meet code, standard conditions apply. The owner must submit a landscape plan for staff approval. The motion carried unanimously.
40. Variance request for the proposed detached patio cover does not respect the 20' rear setback and the summer kitchen is not located at least 10' from the adjacent property line.
Octavio Orozco
43 North Winsome Path Circle
Lot 7, Block 2, Section 66 Village of 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's contractor was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, reduce length of encroachment by 5 feet, resubmit revised plans, Meet code and standard conditions apply. Plant and maintain evergreen vegetation along rear and side of proposed structure to allow for screening. Staff to review screening upon completion of project. The motion carried unanimously.
41. Variance request for proposed patio cover encroaches past the 25 foot rear building setback.
Pedro Garcia
30 Glowing Star Place
Lot 48, Block 3, Section 6 Village of 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 and his contractor were present to address the committee. It was moved by Robert Heineman and seconded by Ken Parker to conditionally approve, meet code, standard conditions. Staff to check is sufficient screening exist – additional plantings may be required. The motion carried unanimously.
42. Variance request for existing front yard patio which encroaches the front 20 foot building line and the patio furniture may not be in keeping with neighborhood character.
Ian Bonds
10 East Spruce Canyon

Lot 14, Block 1, Section 17 Village of 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 not present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to disapprove.

Robert Heineman was absent from the meeting during this vote and did not vote. The motion passed.

43. Variance request for existing front yard patio which encroaches the front 20 foot building line and the patio furniture may not be in keeping with neighborhood character.
William J. Powell
83 North Rambling Ridge Place
Lot 54, Block 2, Section 4 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 Chris Florack and seconded by Ken Anderson to conditionally approve, plant and maintain additional evergreen shrubs to screen view to street, furniture to be muted tone, no umbrellas, plastic furniture or barbeque grills to be stored on patio. The motion carried unanimously.
44. Variance request for existing trampoline which encroaches into the 5 foot side yard and 10 foot rear yard easements,
Donald and Jennifer Harris
26 West Fairbranch Circle
Lot 67, Block 1, Section 44 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 not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove, comply with the Standards. The motion carried unanimously.
45. Variance request for existing paving encroaches into rear 10 foot and side 5 foot utility easements.
Byron Perrott
22 Julian Woods Place
Lot 16, Block 01, Section 20 Village of Indian Springs
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and his contractor were present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to table the item until after the DSC members could visit the site. The motion carried unanimously.
46. Variance request for existing retaining wall encroaches into rear 10 foot and side 5 foot utility easements.
Byron Perrott
22 Julian Woods Place
Lot 16, Block 01, Section 20 Village of Indian Springs
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and his contractor were present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to table the item until after the DSC members could visit the site. The motion carried unanimously.
47. Variance request for existing summer kitchen is not located at least 10 feet from the adjacent property line.
Byron Perrott
22 Julian Woods Place
Lot 16, Block 1, Section 20 Village of Indian Springs
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and his contractor were present to address the

committee. It was moved by Chris Florack and seconded by Ken Parker to table the item until after the DSC members could visit the site. The motion carried unanimously.

48. Variance request for driveway extension that exceeds maximum width allowed.

Gary and Diana Reddin

3 Dukedale Drive

Lot 20, Block 2, Section 36 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 not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to reduce the width of extension to not extend past the outer garage wall, remove all brick pavers past the second expansion joint from street and plant vegetation to screen at street **OR** to reduce width of extension to not extend past the outer garage wall and change out brick pavers to ones that blend with house brick. The motion carried unanimously.

49. Variance request for driveway extension that exceeds maximum width allowed.

Timothy and Jo Paula Bashor

114 South Beech Springs Circle

Lot 2, Block 4, Section 10 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 homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to reduce width on left side of driveway starting 20' from front of garage, tapering the width by removing about 4' width of driveway at its widest point. See drawing. The motion carried unanimously.

50. Variance request for proposed summer kitchen is not located at least 10 feet from adjoining property line.

Jaime Esquer

35 North Shimmering Aspen Circle

Lot 7, 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 homeowner's property manager was present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to conditionally approve, meet code and standards. The motion carried unanimously.

51. Variance request for proposed patio cover does not respect the 40 foot rear setback and has glossy metal roofing.

Jose Ferrer Del Rio and Eva Maria Hernandez

39 North Shimmering Aspen Circle

Lot 8, 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 homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to disapprove, owner to redesign with shorter length patio cover and scaled back design with roof lines that match. Ken Parker voted in opposition. The motion passed.

52. Variance request for proposed summer kitchen is not located at least 10 feet from adjacent property line.

Jose Ferrer Del Rio and Eva Maria Hernandez

39 North Shimmering Aspen Circle

Lot 8, 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 homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the request

pending submittal of revised plans for patio cover with kitchen to match revised patio cover in scale. Meet code and standard conditions. The motion passed.

53. Variance request for proposed driveway widening will exceed the maximum width allowed.

Jose Ferrer Del Rio and Eva Maria Hernandez

39 North Shimmering Aspen Circle

Lot 8, 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 homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the request not to exceed 16 feet in width. The motion passed.

VIII. Public Comments

There were no public comments.

IX. Member Comments

Chris Florack asked that staff meet with NUARC, LTD to discuss design of improvements and compliance with the Standards especially setbacks.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 10:10 p.m. The motion carried unanimously.