

Development Standards Committee Meeting
June 1, 2011 at 5:30PM
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380
Minutes

Members present: Deborah Sargeant, Mike Bass, Ken Anderson, Kim Hess and Chris Florack,

Staff Present: Chris Feist, Neslihan Tesno and Kim McKenna

I. Welcome/Call Meeting to Order

The meeting was called to order in regular session, open to the public by staff member Kimberly McKenna at 5:35 p.m. The staff noted that the Chairwoman may run late for the meeting. The Vice Chair and Chair of the Committee were both absent for commencement of the meeting. The staff requested the committee nominate a Chairman pro-tem. It was moved by Ken Anderson and seconded by Kim Hess to nominate Chris Florack as the Chairman pro-tem. The motion carried unanimously.

II. Approve Minutes of Meeting of May 4, 2011

It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes of the regular meeting of May 4, 2011 as presented. Deborah Sargeant was not present for the vote. The motion carried.

III. Consideration and Action of the Summary List

Chairman Pro-tem Chris Florack presented the Summary List as presented by Staff Recommendation. The list consisted of residential items 4, 5, 6, 7, 8, 9, 18, 19, 20, 21, 22, 25, 26, 28, 29, 30, 31, 32, 33, 34, 37, 38, 40, 41, 42, 43 It was moved by Mike Bass and seconded by Ken Anderson to approve the Summary List as presented by staff. Deborah Sargeant was not present for the vote. The motion carried. Deborah Sargeant then arrived to the meeting and facilitating the meeting.

IV. Review and Disposition of Residential Applications

1. Variance request for existing paving that will encroach into rear 10 foot and 5 side foot utility easements.
Byron Perrott
22 Julian Woods Place
Lot 16, Block 01, Section 20 Village of Indian Springs
This item was heard by the full committee. The staff noted reviewed the PowerPoint presentation with the committee. The committee discussed their review and site inspection of the property. It was then moved by Mike Bass and seconded by Chris Florack to approve the existing paving on the conditions the owner's increase the amount of planting to soften and screen the view, the improvements must meet code and pass final inspection. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must affect drainage as defined in the residential Development Standards. Deborah Sargeant abstained from the vote. The motion carried.
2. Variance request for an existing retaining wall that will encroach into rear 10 foot and 5 foot side yard easements.

Byron Perrott
22 Julian Woods Place
Lot 16, Block 01, Section 20 Village of Indian Springs

This item was heard by the full committee. The staff noted reviewed the PowerPoint presentation with the committee. The committee discussed their review and site inspection of the property. It was then moved by Mike Bass and seconded by Chris Florack to approve the existing retaining wall on the conditions the owner's increase the amount of planting to soften and screen the view, the improvements must meet code and pass final inspection. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must affect drainage as defined in the residential Development Standards. Deborah Sargeant abstained from the vote. The motion carried.

3. Variance request for an existing summer kitchen that 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 heard by the full committee. The staff noted reviewed the PowerPoint presentation with the committee. The committee discussed their review and site inspection of the property. It was then moved by Mike Bass and seconded by Chris Florack to approve the existing summer kitchen on the conditions the owner's increase the amount of planting to soften and screen the view, the improvements must meet code and pass final inspection. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must affect drainage as defined in the residential Development Standards. Deborah Sargeant abstained from the vote. The motion carried.

4. Variance request for an existing boat dock, which is not one of the pre-approved dock designs.

Jimmy and Amanda Enriquez
2 E. Racing Cloud Ct.
Lot 20, Block 01, Section 46 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the boat dock on the condition the owner meets code and passes inspection. The motion carried.

5. Variance request for a proposed attached patio cover, which would be located beyond the 20 foot rear Building Setback.

Richard and Pat Bosley
3 West Rumplescreek Place
Lot 29, Block 03, Section 31, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the attached patio cover on the condition the owner meets code and passes final inspection. The motion carried.

6. Variance request for a proposed screened room, which will be located beyond the 15 foot rear building setback.

Joseph Lisenby
6 Greenside Place
Lot 18, Block 02, Section 52, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the screened room addition as presented, on the condition the owner must meet code and pass final inspection. The motion carried.

7. Consideration and Action to allow a proposed Home Business.

Jonas and Sarah Ekman

304 E Golden Arrow Circle

Lot 61, Block 02, Section 18, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the home business on the condition all traffic related to the home business must park in the driveway. The home business approval will be for two years; and is subject to revocation by the committee at any time. Additionally, a home business is subject to revocation, if a violation of the Standards, or condition of approval occurs. The home owner must resubmit an application to continue the use of the home business, if the business still exists after June of 2013. The motion carried.

8. Consideration and Action to allow a proposed Home Business

Bill Layton

22 Carriage Pines Court

Lot 34, Block 01, Section 35 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the home business on the condition all traffic related to the home business must park in the driveway. The home business approval will be for two years; and is subject to revocation by the committee at any time. Additionally, a home business is subject to revocation, if a violation of the Standards, or condition of approval occurs. The home owner must resubmit an application to continue the use of the home business, if the business still exists after June of 2013. The motion carried.

9. Consideration and Action to allow a proposed Home Business

William Wong

2 Brookflower Road

Lot 50, Block 02, Section 28 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the home business on the condition all traffic related to the home business must park in the driveway. The home business approval will be for two years; and is subject to revocation by the committee at any time. Additionally, a home business is subject to revocation, if a violation of the Standards, or condition of approval occurs. The home owner must resubmit an application to continue the use of the home business, if the business still exists after June of 2013. The motion carried.

10. Variance request for a proposed walkway, which would exceed the maximum width allowed.

William Wong

2 Brookflower Road

Lot 50, Block 02, Section 28 Village of Grogan's Mill

This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a PowerPoint presentation noting the proposed walkway and the view of the home. It was then moved by Deborah Sargeant and seconded by Chris Florack to allow the walkway and require the owner reduce the width. The walkway may not extend beyond the existing concrete paving that exists at the front entry. The motion carried.

11. Variance request for a proposed patio cover, which will encroach past the 40 foot rear building setback.
Ryan Martin
7 Meadow Cove Drive
Lot 06, Block 03, Section 24 Village of Panther Creek
This item was reviewed by the full committee. The owner and contractor were present to address the committee. The committee discussed concerns with the encroachment to the setback and the impact to the rear property owners. IT was then moved by Chris Florack and seconded by Ken Anderson to deny the variance as proposed and conditionally approve a modified encroachment allowing the summer kitchen to extend into the rear setback, by no more than 12 feet into the 40 foot rear setback. In additional the owner must plant and maintain vegetation to soften and screen the view of the additional to the rear and side. The staff can review the final plans and determine if vegetation is sufficient for screening. The motion carried.

12. Variance request for a proposed summer kitchen, which will encroach into the 40 foot rear building setback.
Ryan Martin
7 Meadow Cove Drive
Lot 06, Block 03, Section 24 Village of Panther Creek
This item was reviewed by the full committee. The owner and contractor were present to address the committee. The committee discussed concerns with the encroachment to the setback and the impact to the rear property owners. IT was then moved by Chris Florack and seconded by Ken Anderson to deny the variance as proposed and conditionally approve a modified encroachment allowing the summer kitchen to extend into the rear setback, by no more than 12 feet into the 40 foot rear setback. IN additional the owner must plant and maintain vegetation to soften and screen the view of the additional to the rear and side. The staff can review the final plans and determine if vegetation is sufficient for screening. The motion carried.

13. Variance request for a proposed conceptual patio cover, which will encroach into the 40 foot platted building line.
George Weaver
11 Destiny Cove
Lot 16, Block 01, Section 43 Village of Panther Creek
This item was reviewed by the full committee. The owner and contractor were present to address the committee. The staff reviewed the properties adjacent to the home and noted their summer kitchen and patio cover approvals. It was then moved by Mike Bass and seconded by Chris Florack to approve the conceptual patio cover on the condition the owner submit a final application to the office. The final permit must meet code and pass final inspection. The motion carried unanimously.

14. Proposed concept summer kitchen will encroach past the 40' platted building line, which is not according to the Standards.
George Weaver
11 Destiny Cove
Lot 16, Block 01, Section 43 Village of Panther Creek
This item was reviewed by the full committee. The owner and contractor were present to address the committee. The staff reviewed the properties adjacent to the home and noted their summer kitchen and patio cover approvals. It was then moved by Mike Bass and seconded by Chris Florack to approve the conceptual summer kitchen on the condition the owner submit a final application to the office. The final permit must meet code and pass final inspection. The motion carried unanimously.

15. Proposed concept outdoor fireplace will encroach the 40' platted building line, which is not according to the Standards.
George Weaver
11 Destiny Cove
Lot 16, Block 01, Section 43 Village of Panther Creek
This item was reviewed by the full committee. The owner and contractor were present to address the committee. The staff reviewed the properties adjacent to the home and noted their summer kitchen and patio cover approvals. It was then moved by Mike Bass and seconded by Chris Florack to approve the conceptual fireplace on the condition the owner submit a final application to the office. The final permit must meet code and pass final inspection. The motion carried unanimously.
16. Variance request for a proposed tree removal.
Darwin Barnett
41 Split Rock Court
Lot 17, Block 03, Section 17 Village of Panther Creek
This item was reviewed by the full committee. The owner was present to address the committee. The staff reviewed the distances between the home, the property line and the existing trees. The owner established his desire to maintain the tree, but was looking for approval, in the event the tree would need to be removed to allow the pool shell to be installed on the property. It was then moved by Chris Florack and seconded by Mike Bass to approve the removal of the tree on the condition staff member Kim McKenna is present at the time of the pool shell installation, to determine whether or not the tree would require removal. If the tree requires removal, the owner must plant and maintain two fifteen gallon native evergreen trees anywhere on the lot. The motion carried unanimously.
17. Variance request for an existing fence which was built with the construction side facing out.
Mary Mullins Rifaat
6 Goldthread Court
Lot 08, Block 06, Section 05 Village of Panther Creek
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the existing fence and the responses received from the adjacent properties. The owner addressed the committee and discussed concerns related to neighbor disputes, cost of the fence and concerns of replacement. It was then moved by Mike Bass and seconded by Kim Hess to deny the variance as requested and require the owner modify the fence to comply with Standards. The committee would allow the home owner 90 days from the date of the meeting to correct the fence to comply with Standards. The motion carried unanimously.
18. Variance request for existing pool decking which encroaches into the 10 foot rear yard easement; and exceeds the maximum amount of hard surface area allowed.
Graham Marshall
31 Silverstrand Place
Lot 78, Block 04, Section 04, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the pool decking as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must affect drainage as defined in the residential Development Standards. The motion carried.

19. Variance request for a proposed paved, seating wall, which would encroach into the 10 foot rear yard easement; and would exceed the maximum amount of Hard Surface Area allowed.
Graham Marshall
31 Silverstrand Place
Lot 78, Block 04, Section 04, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the proposed paved seating wall as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must affect drainage as defined in the residential Development Standards. The motion carried.
20. Variance request for an existing trampoline which encroaches into the 5 foot side yard easement; and has accessories (poles and padded covers) that are not a muted shade.
Graham Marshall
31 Silverstrand Place
Lot 78, Block 04, Section 04, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to deny the variance for the trampoline and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner must remove the trampoline from the easement, when the owner no longer owns the home, transfers title, is no longer the primary resident or when the trampoline is in disrepair. The Memorandum will be recorded at the court house and binding on the land. The motion carried.
21. Variance request for a proposed six foot wooden fence that would be located beyond the platted building line.
Charles Houston
18 Cirrus Court
Lot 23, Block 01, Section 51 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the fence as presented. The motion carried.
22. Variance request for a proposed sunroom, which will encroach into the 7 foot side setback.
Gordon Lentz
115 Split Rock Road
Lot 05, Block 07, Section 28 Village of Panther Creek
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the proposed sunroom on the condition the owner must meet code and pass final inspection. The motion carried.
23. Variance request for an existing metal roof, which is not an approvable roof style according to the Standards.
William Waddell
9 South Doe Run Drive
Lot 03, Block 01, Section 16 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the roof and the roofs of the surrounding homes. The Committee discussed the roof material. It was then moved by Chris Florack and seconded by Ken Anderson to approve the roof as presented. The motion carried unanimously.

24. Variance request for an existing metal roof, which is not an approvable roof style according to the Standards.
Brian and Jill Schweiker
5 South Doe Run Drive
Lot 02, Block 01, Section 16 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the roof and the roofs of the surrounding homes. The Committee discussed the roof material. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the roof as presented. The motion carried unanimously.

25. Variance request for a proposed arbor, which will encroach into the rear 10 foot easement.
Richard Alexander
10 Spindrift Place
Lot 03, Block 01, Section 43 Village of Panther Creek
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the proposed arbor as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must affect drainage as defined in the Residential Development Standards. The motion carried.

26. Variance request for proposed paving, which will encroach into the rear ten foot rear easement.
Richard Alexander
10 Spindrift Place
Lot 03, Block 01, Section 43 Village of Panther Creek
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the proposed paving as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval from the easement holders and may be subject to removal. Additionally, the improvement must not affect drainage as defined in the Residential Development Standards. The motion carried.

27. Variance request for a proposed fence, which is not an approvable fence style according to the Standards.
Brenda Key
135 Bitterwood Circle
Lot 34, Block 01, Section 20 Village of Panther Creek
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the existing fence and the fences in the neighborhood. Additionally the staff noted the neighborhood criteria for the area. The committee shared concerns regarding the style of fence in general and then more specifically to this neighborhood. It was then moved by Deborah Sargeant and seconded by Mike Bass to deny the variance as proposed. The motion carried unanimously.

28. Consideration and Action to allow an existing color change to remain without change.
Khan
14 Muskmallow Court
Lot 23, Block 01, Section 19 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the existing color as presented. The motion carried unanimously.

29. Variance request for an existing paved driveway widening, which exceeds the maximum width allowed; and is located within the street right-of-way.
Jerome and Rena McBroom
18 Rolling Stone Place
Lot 21, Block 02, Section 32, Village of Cochran's Crossing
This item was withdrawn from the agenda.
30. Variance request for existing retaining walls, which exceed the maximum height allowed, are located within the easements and into the street right-of-way.
Jerome and Rena McBroom
18 Rolling Stone Place
Lot 21, Block 02, Section 32, Village of Cochran's Crossing
This item was withdrawn from the agenda.
31. Variance request for existing wood decking, which encroaches into the ten foot rear yard easement; and portions of the wood walkway encroach into the five foot side yard easement.
Sharon Fruge
60 E Village Knoll Circle
Lot 04, Block 02, Section 10, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the walkway portion as presented and approve the patio decking area on the condition the portions of the deck in the rear easement, be redesigned to a palletized decking, that can be removed from the easement area as needed. The motion carried.
32. Variance request for the existing landscape rocks, which are located within the street right-of-way and without planter beds.
Beatriz Halley
91 Golden Shadow Circle
Lot 101, Block 04, Section 04, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the existing landscape rocks as presented. Approval by this committee does not constitute approval by the county or the additional easement holders. It is the owner's responsibility to obtain approval by the additional entities and may be subject to removal. The motion carried.
33. Variance request for the existing detached storage shed, which is located within the ten foot rear utility easement; and is located beyond the platted building line.
Justin Ulmer
11005 Meadow Rue Street
Lot 14, Block 03, Section 07 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to deny the variance for the storage shed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner must remove the storage shed from the easement, when the owner no longer owns the home, transfers title, is no longer the primary resident or when the storage shed is in disrepair. Additionally the owner must maintain the existing vegetation to the exterior of the fence, to soften the view of the building form the street. The

Memorandum will be recorded at the court house and binding on the land. The motion carried.

34. Variance request for the existing rear yard fence, which was built with the construction side facing outward from the lot.
Alicia Rodriguez
104 North Deerfoot Circle
Lot 29, Block 01, Section 28 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to take no further action on the item. The fence will not be enforced as a violation of the Standard nor will it be acted on by The Development Standards Committee. The motion carried unanimously.
35. Variance request for the existing fence, which exceeds the maximum allowed height; is constructed with more than one six inch rot board; and constructed with the unfinished side facing outward from the lot.
Bruce Lee
34 Thundercove Place
Lot 31, Block 02, Section 02, Village of Cochran's Crossing
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation noting the existing fences on the lot. It was then moved by Ken Anderson and seconded by Mike Bass to approve the fence on the condition the owner must reduce the overall height of the fence to six feet six inches and the committee will allow the rot board to extend more than six inches. Deborah Sargeant was opposed to the motion. The motion carried.
36. Variance request for the existing paver walkway, which exceeds the maximum width allowed and the portions of which, will extend beyond the twenty five foot platted building line.
William Rohrllich
55 Meadowridge Place
Lot 47, Block 01, Section 33, Village of Cochran's Crossing
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation noting the existing paver area. The committee asked the owner why he enlarged the design of the area in the front yard. The owner noted the extended paver area was to address a problem with their ability to maintain vegetation in the area, as a result they chose to landscape the area with limited landscape pavers. It was then moved by Chris Florack and seconded by Ken Anderson to approve the paver walkway as presented, on the condition the owner must not store umbrellas, plastic patio furniture or grills in the area. The motion carried unanimously.
37. Variance request for the existing driveway widening, which exceeds the maximum width allowed; and is constructed of flagstone in crushed granite, which is not an approved hard surface for parking.
Charles Muenchausen
31 South White Pebble Court
Lot 16, Block 04, Section 38 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the existing driveway as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval from those entities; and may be subject to removal. The motion carried.

38. Variance request for an existing driveway, which exceeds the maximum width allowed.
Ronald and Susan Chene
11004 Meadow Rue Street
Lot 30, Block 07, Section 07 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the existing driveway as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried.
39. Variance request for the existing driveway, which exceeds the maximum width allowed.
Luanne Smith
11612 Pinyon Place
Lot 18, Block 03, Section 04 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided the committee with a presentation noting the existing paver area. It was moved by Mike Bass and seconded by Ken Anderson to allow the paving as presented, on the condition the owner did not use the portion of paving adjacent to the side of the garage for the purposes of parking an entire vehicle. The motion carried.
40. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Janet Taylor
11820 South Red Cedar Circle
The Woodlands, TX 77380
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the 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 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.
41. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ruby Nicewarner and Margaret Ann Adams
7 Lea Oak Court
The Woodlands, TX 77381
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the 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 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.
42. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Glenn and Laurel Taylor
35 West Southfork Pines Circle
The Woodlands, TX 77381

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the 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 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.

43. Consideration and action to proceed with legal action regarding failure to comply with the Covenant and Standards for outstanding violations on the home.

Trent Meyer

3 Village Knoll

Lot 101, Block 4, Section 10, Village of Cochran's Crossing.

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Anderson to approve the 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 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.

V. Public Comments

There were no public comments.

VI. Member Comments

Deborah Sargeant requested item 11 and 12 of this agenda be posted at the next meeting for review and action based on additional information that was provided to the committee, during the course of review for other items on the agenda. Mike Bass informed the committee that he would not be able to attend the meeting of July 6, 2011 as he would be out of town.

VII. Staff Reports

There were no staff reports.

VIII. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Chris Florack to adjourn the meeting at 8:10p.m. The motion carried unanimously.