

Development Standards Committee Minutes

October 17, 2012 at 5:30 PM

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Chris Florack, Kim Hess, Ken Anderson, Herman Weindel, and Danie van Loggerenberg

Member absent: Robert Heineman

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

I. Welcome/Call Meeting to Order

The meeting was called to order at 5:33 p.m. Both Chair and Vice Chair were not in attendance.

It was moved by Danie van Loggerenberg and seconded by Kim Hess to nominate Chris Florack to act as chair. The motion carried unanimously.

II. Consideration and Action of the minutes of Development Standards Committee Meeting on September 19, 2012.

It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes of the August 15, 2012 DSC meeting. The motion carried unanimously.

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

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. Chairperson Chris Florack presented the Summary List as presented by Staff. The list consisted of Items 3-19 and items 22-31.

Items 20 and 21 were resolved prior to the meeting. The committee reviewed a PowerPoint of the trash can related violations. It was moved by Herman Weindel and seconded by Ken Anderson to approve the Summary List with no action on Item #24. The motion carried unanimously.

IV. Review and Disposition of Applications

Items # 1 and 2 were reviewed last after Items 3-38. Deborah Sargeant arrived at 6:38 p.m. during discussion of Item #1.

1. Consideration and Action for final approval of the two story building addition.

Mayer

John Cooper School

1 John Cooper Drive

Lot 0230, Block 0592, Section 0060, Village of Indian Springs.

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. It was moved by Kim Hess and seconded by Ken Anderson to conditionally approve subject to submission of material samples. Match brick to older building and review metal panels. Deborah Sargeant abstained. The motion passed.

2. Consideration and Action for the clearing and re-grading of the area.

1 Hughes Landing

Village of Grogan's Mill at Lake Front Circle

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. There was discussion about a landscape plan, but Kim reminded the committee that was a requirement with the Preliminary submittal. It was moved by Kim Hess and seconded by Ken Anderson to approve the clearing and re-grading at this time. The motion carried unanimously.

3. Variance request for a proposed summer kitchen that will not located a minimum of 10 feet from the adjacent property line

Christopher J. Bernard
103 North Victoriana Circle

Lot 26, Block 1, Section 7 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted, meet code standard conditions. The motion carried unanimously.

4. Variance request for a proposed storage shed that will be located in the ten foot rear easement.

Karen Walker

122 South Merryweather Circle

Lot 14, Block 2, Section 82 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 place the shed as far from the rear fence as possible (limited by location of existing tree). Plant and maintain two 30 gallon evergreen vegetation to rear to screen (at least 7' tall at time of planting). Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

5. Variance request for a proposed attic conversion will exceed the maximum living area allowed per the Development Criteria.

Darrin T Harris

67 South Plum Crest Circle

Lot 10, 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 Herman Weindel and seconded by Ken Anderson to approve as submitted – meet code and standard conditions. The motion carried unanimously.

6. Variance request for a proposed pool that exceeds the maximum allowed water surface area.

Shelley Brewer

167 South Arrow Canyon Circle

Lot 4, Block 4, Section 3 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve, plant and maintain 4 native trees (30 gallon), meet code and standard conditions. The motion carried unanimously.

7. Variance request for an existing walkway that is located beyond the 25' front platted building line and two additional walkways that are wider than the maximum width allowed.

Scott J Schwob

57 South Bethany Bend Circle

Lot 9, Block 2, Section 36 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.

8. Variance request for existing storage shed that is located in the side five foot easement.

Joon Chae

71 Degas Park Drive

Lot 97, Block 1, Section 21, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

9. Variance request for an existing detached patio cover that is located in the 20 foot rear building setback
Eduardo J. Villarreal

79 North Victoriana Circle

Lot 20, Block 1, Section 7 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve, maintain existing evergreen vegetation as screening. Staff to contact contractor about correct procedures and Standards. The motion carried unanimously.

10. Variance request for an existing patio that encroaches into five foot side easement.

Antonio Tomas Foster Morales

2 Cayahoga Court

Lot 14, Block 5, Section 14 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

11. Variance request for an existing spa that is located in the five foot side yard easement.

Jeff Keith

43 South Ashley Green

Lot 21, Block 1, Section 53 Village Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the spa 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 spa 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

12. Variance request for an existing storage shed is over the maximum height of seven foot allowed for a plastic shed.

Carl Davis Whelchel

6 Silk Tree Place

Lot 36, Block 2, Section 81 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.

13. Variance request for an existing concrete walkway that exceeds width allowed and is not at least one foot from side property line and a rear walkway and play structure that is located in the rear ten foot easement.
Christopher S Miller
93 West Hobbit Glen Drive
Lot 9, Block 2, Section 76 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve the walkways as submitted and to disapprove the play structure 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
George and Wafa Argodale
39 Prairie Falcon Place
Lot 23, Block 1, Section 12, Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 storage shed from the rear easement or submitting a variance request) 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.

15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michael and Lynn Richardson
99 North Rambling Ridge Place
Lot 51, Block 2, Section 4, Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds,) 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.
John and Tawnya Slafka
51 Bowie Bend
Lot 25, 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 Herman Weindel and seconded by Ken Anderson 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 repairing fence) will result in the correction of the violation by The Woodlands Township and a Lien being placed on the property. 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.

Donald F. and Gladys Aguilar Rosenber

83 North Indigo Circle

Lot 10, Block 4, Section 9, Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 trash can and maintaining it out of public view and also by removing the pallet and other debris from 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.

Abdalla Z. Awara

10 Almondell Court

Lot 1, Block 3, Section 92, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds, remove dead trees, repaint peeling wrought iron fence, maintain swimming pool and store trash cans from 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.

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

Roger Morris

99 Ledgestone Place

Lot 39, Block 3, Section 14, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) 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.

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Mark J. Dickson
7 Baccara Place
Lot 42, Block 1, Section 97, Village of Alden Bridge
Resolved prior to meeting.
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Mark J. Dickson
3 Baccara Place
Lot 41, Block 1, Section 97, Village of Alden Bridge
Resolved prior to meeting.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Phillip and Wendy Irizarry
74 Trellis Gate Street
Lot 21, Block 2, Section 35, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to take no action at this time. 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.
Owen Keith Hendricks
111 Sheerborne Court
Lot 64, 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 Herman Weindel and seconded by Ken Anderson 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 dead tree,) 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.
Stephen and Kimberly Sheffer
26 Barn Lantern Place
Lot 64, Block 2, Section 5 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 and storing trash can and recycle cart away from 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.

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

Amanda Gatewood

114 Snowdance Court

Lot 22, 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 Herman Weindel and seconded by Ken Anderson 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 storage shed, paving, and yard 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.

Kelly Sharp

14 Wind Harp Place

Lot 30, Block 1, Section 10 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 complying with the conditions set forth by the Alden Bridge Residential Design Review Committee) 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.

Eric B. and Shea S. Nagel

22 Taupewood Place

Lot 35, Block 3, Section 74, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 trash can, recycling cart and debris and storing them away from 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.

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

Kimberly A. Sanderson

35 Harvest Wind Place

Lot 9, Block 1, Section 62, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 trash can and recycling cart and storing them away from 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.

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

Rena C. Stevens

58 South Bethany Bend Circle

Lot 8, Block 1, Section 36 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 an existing front yard patio to comply with the Standards or applying for a variance) 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.

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

Spencer W. and Amberle A. Cox

23 Orchid Grove Place

Lot 22, Block 2, Section 7, Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 trash can and recycling cart and storing them away from 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.

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

Rufino Cotanda Jr.

226 Fairwind Trail Drive

Lot 99, Block 3, Section 11, Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 trash can and recycling cart and storing them away from 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.

32. Variance request for proposed solid fencing on a corner lot which is required to be wrought iron per the Development Criteria.

Luther and Elizabeth Tow

71 Lindenberry Circle

Lot 20, Block 2, Section 27 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Herman Weindel and seconded by Kim Hess to conditionally approve the fence as follows: allow wood fence as submitted, plant and maintain evergreen trees (minimum 7' in height) similar to existing to soften view of fence. The motion carried unanimously.

33. Variance request for proposed pergola, paving and summer kitchen that will exceed the maximum percent coverage of hard surface area allowed for the lot.

David C Wood

37 South Piney Plains Circle

Lot 13, Block 1, Section 7 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve as follows: plant and maintain native trees along rear fence – staff to approve upon completion, meet code (i.e. check proximity of grill to dwelling siding) and standard conditions. The motion carried unanimously.

34. Variance request for an existing sports court and proposed basketball goal and lights which extend beyond the rear building setback

Theodore W. Wurfel

6 Noble Bend Place

Lot 45, Block 1, Section 49 Village of Alden Bridge

This item was heard by the full committee in conjunction with Item #35. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. He was not aware of the setback line and thought his contractor had completed permit paperwork. It was moved by Kim Hess and seconded by Herman Weindel conditionally approve as follows: concrete surface to be covered with some type of rubberized material or polymer to reduce noise, no lights, plant and maintain evergreen trees and shrubs at least 7 feet tall at time of planting along rear of sports court – staff to approve upon completion to determine if sufficient screening. The motion carried unanimously.

35. Variance request for an existing pool slide which exceeds the maximum height allowed.

Theodore W Wurfel

6 Noble Bend Place

Lot 45, Block 1, Section 49 Village Alden Bridge

This item was heard by the full committee in conjunction with Item #34. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. He was not aware of the setback line and thought his contractor had completed permit paperwork. It was moved by Kim Hess and seconded by Herman Weindel to approve the slide as submitted. The motion carried unanimously.

36. Variance request for an existing breezeway fence which is an unacceptable fencing material

David G Dollar
39 Pipers Meadow Street
Lot 18, Block 1, Section 55 Village Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Danie van Loggerenberg and seconded by Ken Anderson to conditionally approve, add two evergreen shrubs no taller than fence in front to soften view. The motion carried unanimously.

37. Variance request for an existing gazebo with paving and a fireplace that is located in the rear and side easements and the rear 25 foot setback.

Daniel & Payton Davenport
74 West Shale Creek Circle
Lot 17, Block 2, Section 20, Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to table the item till the owner contacts CenterPoint to get decision on encroachment. Item to return to DSC once owner has feedback from Center Point. The motion carried unanimously.

38. Variance request for an existing trellis that may have an adverse impact on neighboring properties

Philip Ramsey
15 Hearthwick Road
Lot 16, Block 1, Section 2 Village of Creekside Park West

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Herman Weindel to disapprove and remove the trellis. The motion dies for lack of a second. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve as follows: trellises to be no taller than 6' above the pool coping; must be properly supported and plant and maintain dense evergreen vegetation to cover and screen to the rear. Herman Weindel voted in opposition. The motion passed.

- V.** Consideration and Action regarding the operations and procedures of the Development Standards Committee. It was moved by Deborah Sargeant and seconded by Chris Florack to table this item until committee is able to meet in special session to review the proposed document. The motion carried unanimously.
- VI.** Consideration and Action regarding the proposed revisions to the Residential Development Standards for signs. It was moved by Deborah Sargeant and seconded by Herman Weindel to approve. The motion carried unanimously.
- VII.** Public Comments
Mike Bass said he had 3 comments -1) He asked the committee what kind of reaction they expected from the clearing of Hughes Landing (Kim Hess mentioned there had been none so far) and mentioned that the issue was people cannot visualize what the final improvement will look like. 2) Signs – if only one allowed have the considered the reaction of residents 3) Residential Standards – concern for lack of tree protection during construction and not requiring dead trees to be replaced.
- VIII.** Member Comments
Deborah asked that staff schedule a special meeting October 30 at 8am to review the DSC operations procedures. She also asked to put Tree Protection as a discussion item on the Joint Meeting. Herman Weindel mentioned a recent article in The Woodlands Magazine concerning a shed that was used as a wildlife refuge/habitat in a resident's back yard. He wanted to point out the positive results of a DSC action. The shed was allowed by a MOA by the DSC.

- IX.** Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Herman Weindel to adjourn the meeting at 7:02 p.m. The motion carried unanimously.