

## Development Standards Committee Meeting Minutes

October 16, 2013 at 5:30 PM

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

Members Present: Ken Anderson, Chris Florack, Danie van Loggerenberg and Kim Hess

Member absent: Robert Heineman, Herman Weindel and Deborah Sargeant

Staff Present: Neslihan Tesno and Sharlene Novak

### I. Welcome/Call Meeting to Order

The meeting was called to order by Neslihan Tesno in absence of the Chair at 5:32 p.m. She asked for a nomination for a Chair Pro Tem. It was moved by Kim Hess and seconded by Danie van Loggerenberg to nominate Chris Florack as Chair Pro Tem in the absence of Deborah Sargeant - Chair and Robert Heineman- Vice Chair. The motion carried unanimously.

### II. Consideration and Action of the minutes of the Development Standards Committee Meetings on September 18, 2013.

It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the minutes of the September 18, 2013 Development Standards Committee Meetings. The motion carried unanimously.

### III. Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action. This item was heard by the full committee. Chris Florack presented the Summary List as presented by Staff. The list consisted of Items # 4-7 and 9-25. Item #8 was withdrawn. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List as presented. The motion carried unanimously.

### IV. Review and Disposition of applications and violations.

#### 1. Consideration and action for Preliminary Approval - (1) 12-Story Office Bldg., (1) 13-Story Office Bldg., (1) 12-Story Parking Garage

Project Champion in 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. It was moved by Kim Hess and seconded by Ken Anderson to approve as presented. The motion carried unanimously.

#### 2. Consideration and action for additional clearing of lay-down area for construction materials during the construction of Project Champion

Project Champion in 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. It was moved by Kim Hess and seconded by Danie van Loggerenberg to conditionally approval subject to installing chain link fencing with green screen around clearing area. The motion carried unanimously.

#### 3. Consideration and action for final approval of additions and parking garage.

The Woodlands First Baptist Church  
11801 Grogan's Mill Road  
Lot 0500, Block 0599, Section 0006 Village of Grogan's Mill

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:

- No building signage on parking garage
- Modifications to the two existing monument signs located at the corner of 1) Grogans Mill and Sawmill and 2) Grogan's Mill and Millpark are approved
- Additional monument sign proposed for new main entry off Grogan's Mill is approved but must match the other two signs.
- Submit construction drawings for signs for review and approval, including location of sign on site plan.
- Reforestation as required to meet Standards.

The motion carried unanimously.

4. Variance request for a proposed driveway that will exceed the maximum allowable width.  
Anthony and Florence Zwigart  
42 Raindance Court  
Lot 20, 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 Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously.
5. Variance request for a proposed patio cover that does not respect the ten foot rear setback and the ten foot rear easement.  
P Max Heimlich  
42 Witherbee Place  
Lot 5, Block 1, Section 5 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 Danie van Loggerenberg to conditionally approve, supporting post not to encroach rear ten foot easement or building line. Meet code and standards. The motion carried unanimously.
6. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.  
John D Johnson  
26 North Shasta Bend Circle  
Lot 25, Block 1, Section 22 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 Danie van Loggerenberg to conditionally approve, meet code and standards. The motion carried unanimously.
7. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.  
Nicolas Borda Barrero  
2 Marin Creek Place  
Lot 21, Block 1, Section 22 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 Danie van Loggerenberg to conditionally approve, plant and maintain evergreen trees or shrubs at least 7' tall behind the summer kitchen to soften and screen view. The motion carried unanimously.
8. Variance request for a proposed shed that encroaches the side five and rear ten foot easements  
Douglas G Stobbe  
66 South Plum Crest Circle  
Lot 23, Block 1, Section 64 Village of Alden Bridge  
WITHDRAWN
9. Variance request for a proposed fountain that may not be compatible with neighborhood character and may create negative neighbor impact.  
Sandeep Goel  
59 East Black Knight Drive  
Lot 4, Block 3, 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 Danie van Loggerenberg to conditionally approve, stones at base to be compatible in color with stone on house, plant and maintain evergreen vegetation to soften view of fountain from street and adjacent properties. The motion carried unanimously.

10. Variance request for a proposed front yard patio that will extend beyond the rear 25 foot building line and a proposed rear patio will encroach upon the 10' rear yard easement of the lot.

Kathryn Messina

76 North Winterport Circle

Lot 35, 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 Ken Anderson and seconded by Danie van Loggerenberg to Rear patio – 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. Front patio and walkway – conditionally approve, no plastic furniture, umbrellas or BBQ pits to be stored on patio. Plant and maintain evergreen vegetation to screen and lessen impact from street view. The motion carried unanimously.

11. Variance request for a proposed driveway widening will exceed the maximum width

John Louis David

35 South Hawthorne Hollow Circle

Lot 21, 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 Danie van Loggerenberg to conditionally approve, allow 18" extension on right side, not to project past the side of the garage. The motion carried unanimously.

12. Variance request for an existing fence that will not respect the ten foot platted building line, exceeds the maximum height allowed and the rot board exceeds the maximum height allowed.

Donna E Kojak

39 East Twinvale Loop

Lot 9, Block 1, Section 102 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 Danie van Loggerenberg to conditionally approve, plant and maintain forest mix of trees, shrubs and plants in planting bed alongside of fence at least 3' wide, step down fence at rear to height of rear neighbor's fence. The motion carried unanimously.

13. Variance request for an existing shed that does not respect the side five foot easement.

David Lawrence Bonura

139 South Winterport Circle

Lot 3, 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 Ken Anderson and seconded by Danie van Loggerenberg 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.

14. Variance request for an existing patio cover without sealed plans.

Karl & Michelle Schneider

135 Prairie Dawn Circle  
Lot 1, Block 1, Section 14 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 Danie van Loggerenberg to conditionally approve, submit plans of patio cover, meet code and pass all inspections. The motion carried unanimously.

15. Variance request for two existing sheds that do not respect the side five foot and rear ten foot easements.

Kevin Wayne Laird

131 North Downy Willow Circle

Lot 33, Block 1, 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 Danie van Loggerenberg 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. Additionally shed #2 must have some evergreen plantings to screen view from front. 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.

Benjamin Benedict

3 Dunwood Springs Court

Lot 18, Block 1, Section 7 Village of College Park (Grogan's Forest)

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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 the trash and recycle carts 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.

John Rossi

23 Heather Bank Place

Lot 31, Block 1, Section 6 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 Danie van Loggerenberg 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, removing the store trash cans and any and all 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.  
Amanda Mussalli  
2 Coverdell Park  
Lot 29, Block 1, Section 26 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 Danie van Loggerenberg 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 displaying only one sign in the yard) 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.  
James Ryan  
10 Dapple Gray Street  
Lot 43, Block 1, Section 9 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 Danie van Loggerenberg 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 the trash and recycle carts 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.
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Denise French  
2 Ramey Heights  
Lot 45, 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 Danie van Loggerenberg 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 meeting conditions set on approval - Must plant and maintain evergreen trees/shrubs at least 7' in height at time of planting to soften view from rear neighbor. Staff to inspect after construction to determine whether more vegetation is required to soften the rear neighbor's view of the arbor. ) 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.  
Anthony Trinidad  
3 Bark Bend Place  
Lot 19, Block 1, Section 16 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 Danie van Loggerenberg 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 the trash and recycle carts 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.

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

Jeffrey Small & Jennifer Dunham

30 Patina Pines Place

Lot 7, Block 1, Section 7 Village of College Park/Grogan's Forest

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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 consistently maintaining the pool and pool in good repair and 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.

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

Roger Alan Harrison

11 Sentinel Place

Lot 18, Block 2, Section 4 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 Danie van Loggerenberg 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 the trash and recycle carts 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.

Kate Laukien

38 Wrens Song Place

Lot 67, Block 3, Section 10 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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 not maintaining the dwelling – repainting garage door – must

submit application prior to painting) 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.

Pinakin Patel

118 North Downy Willow Circle

Lot 11, 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 Danie van Loggerenberg 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 an application for the roof) 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. Variance request for landscaping that is not compatible with the adjacent properties and neighborhood and has crushed rock that is not used in limited quantities.

Anna Sue Burton

55 South Mews Wood Court

Lot 9, Block 1, Section 12 Village of College 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. The homeowner indicated it had filled out quite a bit since the vegetation was planted, the committee agreed. It was moved by Danie van Loggerenberg and seconded by Kim Hess to approve as presented. The motion carried unanimously.

27. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.

Juan Tonatiah Gonzalez Oses Barbosa

55 South Greenprint Circle

Lot 12, Block 3, Section 7 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was not present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, plant and maintain evergreen trees at least 7' tall at time of planting to right of structure, meet code and standards. The motion carried unanimously.

28. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback.

Ambalavanan Sachidanandam

42 New Dawn Place

Lot 26, Block 1, Section 13 Village of College 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. The homeowner indicated it that he did not realize that there were setbacks that limited location of the patio cover. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve the concept, submit plans with seal and required documents and fees. Meet code and standards. Plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to the left side of the patio cover. Staff to review plans for compliance and approve upon submittal. The motion carried unanimously.

29. Variance request for a proposed patio cover with fireplace that does not respect the 25 foot rear building line.  
James & Denise Essenberg  
22 East Majestic Woods Place  
Lot 4, Block 1, Section 17 Village of Sterling Ridge  
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner said that the structure could not be seen from the road at the rear of his home since the reserve was wooded and the structure is small. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve the improvements as follows: reduce plate height to 10'; reduce height of chimney down to minimum height allowed per building code. Meet code and Standard conditions. The motion carried unanimously.
30. Variance request to allow a civil engineer to seal plans for a proposed room addition and patio cover.  
Paul & Francine White  
39 South Crescendo Path Place  
Lot 36, Block 1, Section 5 Village of College 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. The owner said he spent 11 years as a structural evaluator of residential homes and is familiar with design standards. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to allow owner to seal the plans. The motion carried unanimously.
31. Variance request for concept approval of a proposed patio cover with summer kitchen that does not respect the 25 foot rear building line and side seven foot building line.  
Jason and Charla Balette  
31 Lenox Hill Court  
Lot 42, Block 1, Section 20 Village of Indian Springs  
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner informed the committee that the structure was designed to reduce the noise from Kuykendahl and the neighbor had received a variance for their structure past the setback. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve the concept, no negative feedback from adjacent neighbor, reduce chimney height to minimum height allowed per building code. Meet code and Standard conditions. Plant and maintain evergreen trees at least 7' tall at time of planting to left neighbor. Submit final sealed plans, required documentation and fees, Staff can review and approve final plans if no substantive changes. The motion carried unanimously.
32. Variance request for a proposed patio cover that may have negative neighbor impact.  
Roberto Rodriguez  
27 Hearthshire Circle  
Lot 3, Block 2, Section 99 Village of Sterling Ridge  
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 Chris Florack and seconded by Kim Hess to conditionally approve, submit revised plans with two six inch steps down to patio from level of house patio floor. Plant and maintain evergreen trees at least 7' tall at time of planting to the rear and the left side of structure. Meet code and Standard conditions. The motion carried unanimously.
33. Variance request for a proposed fence will exceed the maximum height allowed of 6', will not be set back from the front façade of the dwelling and wood fence will extend to front yard with construction side facing out.  
Fidel Gonzalez  
6 Trellis Gate Street  
Lot 7, Block 1, Section 55 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. The owner listed the reasons for requesting these variances



– the two streets to the rear and side of her property created a lot of loud noises, and she was concerned about safety for her child with the pathway a few feet from her front yard and porch. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the requests as follows: fence in front must be double sided from the side fence forward and must taper down from 8' to 6' starting from the front of the house; plant and maintain vegetation to soften view of fence in front; rear fence must taper down to meet adjacent fence. The motion carried unanimously.

34. Variance request for an existing fence that does not respect platted building line.

James H Larkin III  
2 Royal Ridge Place

Lot 14, Block 2, Section 37 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 Danie van Loggerenberg to table the item as requested by the owner. The motion carried unanimously.

35. Variance request for a yard sign, which is located in a Street Right of Way and is proposed for display every Thursday.

Charles Anderson  
31 Quince Tree Place

Lot 93, Block 2, Section 4 Village of College 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. The owner puts the sign up the morning of his church group meeting and removes it the next morning. He designed the sign to resemble a real estate sign. The committee was concerned with the height and size of the sign. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, remove attached secondary sign with time, allow sign up an hour before and after meeting, meetings to occur weekly, remove out of street right of way onto the owner's property and into the existing planting bed. The motion carried unanimously.

36. Variance requests for an existing rear patio that does not respect the rear or side easements; a proposed walkway that will exceed the maximum width and will not be a minimum of one foot from adjoining property line; Pavers that will extend beyond the 20 foot platted building line, that will not respect the easements, will not meet the 40% landscape coverage for the front yard and are located along streets edge and all improvements exceed the maximum percent coverage of hard surface area allowed for the lot.

Elizabeth Ford Morin  
38 Musgrove Place

Lot 57, Block 1, Section 78 Village of Alden Bridge

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 Chris Florack and seconded by Ken Anderson as follows: **Rear patio** - 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. The improvement may be subject to removal if determined necessary by easement holders.

**Walkway** – Conditionally approve - reduce to 4' maximum width and must be 1' away from property line.

Walkway to be on grade. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

**Front pavers** - Disapprove – leave as bull rock in flower bed area. Allow pavers along driveway with pavers to street, however these must be install correctly and maintained.

**Street Right of Way pavers** - Conditionally Approve - Allow flowerbed border. Remove pavers in front of border except for an 18" extension alongside the driveway. Replace with grass or limited amount of crushed rock similar to others in area. The motion carried unanimously.

37. Variance request for existing pergola that does not respect the side five and rear ten foot easements.  
Aradio F Zambrano  
73 North Old Cedar Circle  
Lot 32, Block 1, Section 19 Village of Alden Bridge  
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present however an affected neighbor was present to voice his objections to the improvement. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove the any location in the easement, and they recommended leaving it in its current location. The motion carried unanimously.
38. Variance request for a window ac unit that is located on the front of the dwelling.  
Allison Lehrmann  
130 North Misty Dawn Drive  
Lot 31, Block 2, Section 5 Village of College Park  
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 Danie van Loggerenberg and seconded by Kim Hess to disapprove. The motion carried unanimously.
39. Variance request for an existing dog house is located in the easement, exceeds the height allowed and is not located at least 3ft from the property line.  
Belzahet Trevino  
27 Filigree Pines Place  
Lot 43, Block 1, Section 7 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 Chris Florack and seconded by Ken Anderson to disapprove the request – recommends to lower height of doghouse. The motion carried unanimously.
- V.** Consideration and Action regarding the Residential Development Standards.  
Staff handed out copies of the draft of the revised Standards. The committee will review.
- VI.** Public Comments  
Staff read a letter from Tim Simcox, owner of 142 Green Gables Circle about his concerns regarding youth activity signs. He believes multiple youth activity signs should be allowed.
- VII.** Member Comments  
It was remarked that the sign standard in regard to design may need to be reviewed since they were not in favor of allowable signs being similar in design to real estate signs.
- VIII.** Staff Reports  
Staff inquired about the availability of members for the DSC meeting on December 4 and the possibility of either rescheduling the regularly scheduled meeting for January 1 or just merging with the meeting on January 15, 2014. Members did not have an issue with the December 4<sup>th</sup> meeting. They felt that they may only have one meeting in January depending on the work load.  
Staff also showed the committee members a new product of pavers made from recycled material that was laid on a grid that allowed for area to be pervious – the committee was interested in the product and possible approval as a pervious material per the Standards.
- IX.** Adjourn  
There being no further business it was moved by Ken Anderson and seconded by Kim Hess to adjourn the meeting at 7:53 p.m. The motion carried unanimously.