

Development Standards Committee

May 21, 2014 at 5:30 PM

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Chris Florack, Ken Anderson, Kim Hess, and Mark Bacon (arrived at 6:34).

Member absent: Robert Heineman and Danie van Loggerenberg

Staff Present: Kim McKenna, Neslihan Tesno, Sharlene Novak and Liz Aguirre

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:33 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meeting on April 16, 2014, a Public Forum on Standards Revisions on April 22, 2014 and a Special DSC Meetings on March 26, 2014 and May 15, 2014

It was moved by Kim Hess and seconded by Ken Anderson to approve all sets of the minutes. 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. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1, 5, 7-24 and 26-36. Item 43 was tabled and Items 25 and 30 were withdrawn. It was moved by Chris Florack and seconded by Ken Anderson to approve the Summary List as presented. The motion carried unanimously.

IV. Review and Disposition of applications and violations.

1. Consideration and action of preliminary approval of the Hughes Landing Hotel and Parking Garage
1855 Hughes Landing Blvd
Village of Town Center

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

2. Variance request for the proposed color and material changes that are not considered to be architecturally compatible with the dwelling and the neighborhood.

Juan Celaya

4 Hedgebell Court

Lot 25, Block 02, Section 13 Village of Grogan's Mill

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 Chris Florack to disapprove the proposed color and material changes and staff to work with owner to return with more acceptable choices. The motion carried unanimously.

3. Consideration and Discussion of a proposed conceptual remodel and addition that will cause the maximum amount of living area to exceed the neighborhood criteria and may not be considered architecturally compatible with the neighborhood.

2603 Crossvine LLC

2603 Crossvine Circle

Lot 18, Block 05, Section 02 Village of Grogan's Mill

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 committee then discussed the need for a special meeting to identify areas in need of revitalization and processes to proceed with improvements and remodels in older areas. It was then moved by Deborah Sargeant and seconded by Kim Hess to table the item and request the staff coordinate a special meeting. The motion carried unanimously.

4. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Brett Parra

25 Postvine Court

Lot 13, Block 01, Section 10 Village of Panther Creek

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 deny as presented and require the owner submit a revised modification that allows a driveway extension no greater than 9 feet from the existing garage and requires a continuous maintained landscape bed adjacent to the home. The motion carried unanimously.

5. Variance request for an existing walkway that exceeds the maximum width allowed.

Brett Parra

25 Postvine Court

Lot 13, Block 01, Section 10 Village of Panther Creek

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

6. Variance request for an existing air conditioning window unit that does not meet the height restriction, is visible from an adjacent property, does not match the color of the siding, and exceeds one unit per lot.

Barbara S Price

31 North Wilde Yaupon Court

Lot 06, Block 05, Section 03 Indian Springs

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 Deborah Sargeant and seconded by Chris Florack to disapprove as presented and the committee suggested an inside unit. The motion carried unanimously.

7. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Brent Anderson

14 Rillwood Place

Lot 29, Block 2, Section 50 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, allow 16" extension on both side but must not project past the outer wall of the garage, must be contrasting material. The motion carried unanimously.

8. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Brent A. Jean

18 Poplar Pine Court

Lot 59, 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 Chris Florack and seconded by Ken Anderson to conditionally approve as follows – 1' extensions must not project past the side wall of the garage and extensions must be a contrasting color or pattern or material. The motion carried unanimously.

9. Variance request for a proposed patio cover that does not respect the rear 25 foot setback with a proposed summer kitchen that is not at least ten feet from the adjacent property line.

James and Ann Herrmann

22 River Ridge Loop

Lot 8, Block 1, Section 3 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, meet code and standards, plant and maintain evergreen trees or shrubs at least 7' in height to screen to the right side and the rear. Staff to review upon completion to determine if sufficient screening – additional plantings may be required. The motion carried unanimously.

10. Variance request for a proposed room addition that will exceed the maximum allowed living area per the Development Criteria for Section 25 in Sterling Ridge.

Gary Bernstein

155 East Concord Valley Circle

Lot 59, Block 1, Section 25 Village of Sterling Ridge

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

11. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.

David Lopez

38 East Cresta Bend Place

Lot 66, Block 1, Section 18 Village of Creekside Park

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

12. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line and a patio cover with a pool bath that exceeds the maximum living area allowed.

Luis Tamborrel

26 Prism Point Place

Lot 69, Block 1, Section 18 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, plant and maintain evergreen trees or shrubs at least 7' to screen to left, meet code and standards The motion carried unanimously.

13. Variance request for an existing walkway that is not located at least one foot from the adjoining property line.

Maggie and Robert Kite

47 Spincaster Drive

Lot 39, Block 1, Section 30 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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.

14. Variance request for an existing pergola that does not respect the side easement and an existing fountain that does not respect the rear easement.

Eduardo Bolivar

59 Vintage Path Place

Lot 10, Block 2, Section 11 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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.

15. Variance request for an existing doghouse that exceeds the maximum allowed height.

Juan Villegas

31 Spincaster Drive

Lot 35, Block 1, Section 30 Village of Creekside Park

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

16. Variance request for an existing fence stain that is not an approvable color.

Ryan and Joy Smith

86 Valera Ridge Drive

Lot 29, Block 1, Section 31 Village of Creekside Park

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

17. Variance request for an existing wood deck that does not respect the rear ten foot easement, is not located a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.

John Sharpies

187 North Villa Oaks Drive

Lot 55, Block 1, Section 52 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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.

18. Variance request for an existing play house and deck that does not respect the rear ten foot easement.

Claudio Pinheiro

64 Terraglen Drive

Lot 38, Block 1, Section 2 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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.

19. Variance request for an existing trash and recycle cart screen that is more than three feet into the side easement.

Labib Arafat

23 Teakwood Place

Lot 21, Block 1, Section 82 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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.

20. Request for approval for home business for management consulting.

William Watkins

11 Serenity Woods Place

Lot 10, Block 3, Section 13 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve – renew business permit in two years. The motion carried unanimously.

21. Variance request for an existing fence with rot board that does not comply with the requirements of the Neighborhood Criteria which requires a six foot capped picket fence.

George and Karen Guillory

7 Mystic Valley Court

Lot 6, Block 2, Section 8 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as submitted. 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.

Jimmy Finster Jr.

27 Baylark Place

Lot 22, Block 1, Section 9 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 or applying for the fence, patio cover and play structure and submit required inspection report if necessary) 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.

Michael D Kraatz

19 South Linton Ridge Circle

Lot 34, Block 3, Section 34 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 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.

Jeanne Virginia Middleton

26 Classic Oaks Place

Lot 27, Block 1, Section 7 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 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.

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

Kirk Murray

27 Classic Oaks Place

Lot 24, Block 1, Section 7 Village of Alden Bridge

This item was withdrawn – violation cured.

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

Brain Radey

170 Linton Downs Place

Lot 24, Block 2, Section 34 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 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.

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

Dinah Noyst

26 Indian Corn Place

Lot 36, Block 1, Section 75 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 *if owner has not maintained within 30 days*. 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.

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

Jeffrey Spencer Samuels

22 Baccara Place

Lot 47, Block 1, Section 97 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 or applying for the window ac unit (in addition, you must seek approval from your townhome sub association)) 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.

Stephen 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 Chris Florack 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 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.

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

David A Wallace

19 Leaf Spring Place

Lot 35, Block 3, Section 10 Village of Alden Bridge

This item was withdrawn – violation cured.

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

Scott Bub

94 West Lansdowne Circle

Lot 27, Block 1, Section 27 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 storing trash/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.

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

Patricia Rovira
117 North Villa Oaks Drive

Lot 30, Block 1, Section 52 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 (removing the commercial truck from public view and maintaining it 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.

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

Benajmin Bendict

3 Dunwood Springs Court

Lot 18, Block 1, Section 7 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 storing trash/recycle carts out of public view and repair/repaint shutters) 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.

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

Carlos Manuel Frettlohr

24 North Millsap Circle

Lot 24, Block 1, Section 67 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 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.

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

Jose Del Sagrado Corazon Rodriquiz Penso

26 Quince Tree Place

Lot 89, 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 Chris Florack 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 algae on the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Roy Cuellar

186 West Misty Dawn Drive

Lot 17, Block 2, Section 5 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack 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 A/C unit from the front window) 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.

37. Variance request for an existing home business that has employees that frequently travel to the home and has business vehicles that park on the street and property and may have a negative impact.

Bryan Clyde Scott

99 Sheerborne Court

Lot 61, Block 1, Section 26 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 stated he had 11 employees which included an office manager that worked out of the dwelling and pet sitters. He mentioned no clients came to the dwelling but all the employees had to visit to pick up their job information. He said his family occupied both homes adjacent to each other; however the adjacent home at 103 Sheerborne was his original dwelling. A lengthy discussion followed on the merits of approving a business in the home where the use of the dwelling did not appear to be mainly for single family use. It was moved by Deborah Sargeant and seconded by Ken Anderson to table the request until staff was able to review with attorney the issue of running a home business out of a home that is not a primary residence. Return to June 4 DSC meeting. The motion carried unanimously.

38. Variance request for a proposed CONCEPT garage addition and carport that will not respect the side ten foot setback and the 40 foot rear setback respectively.

Eddie Gant

70 North Wooded Brook Circle

Lot 4, Block 1, Section 12 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 stated that this was a concept would have no impact on the neighbors due to the vegetation and their property was close to one acre in size. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the concept, must submit appropriate sealed drawings, inspector list and compliance deposit, staff to review and approve final plans upon submittal. Plant and maintain 12 native 30 gallon trees or donate to the "Gifts to our Community" program an equivalent amount. Mark Bacon abstained as he had just arrived. The motion carried.

39. Variance request for a proposed cabana, with fireplace and summer kitchen that does not respect the 30 foot rear setback.

Donald & Heather Thomas

15 Harmony Links Place

Lot 31, Block 1, Section 18 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. The contractor stated they were willing to move it closer to the dwelling to decrease the encroachment. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve, move structure 10' closer to home, Submit revised plans - plant and maintain evergreen vegetation at least 7' tall at time of planting to screen to rear. Staff to review upon completion to determine if sufficient. Meet code and standards. The motion carried unanimously.

40. Variance request for a CONCEPT approval of a proposed patio cover with summer kitchen that does not respect the 20 foot rear building setback.

Jason Oefinger

38 West Mirror Ridge Circle

Lot 17, Block 1, Section 18 Village of Indian Springs (TWA)

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 Kim Hess and seconded by Chris Florack to conditionally approve CONCEPT, reduce encroachment by having left rear corner of structure meet setback, right rear corner allowed to project as needed with the rear running parallel to the house. Return to DSC with revised plans. The motion carried unanimously.

41. Variance request for a cabana with pool bath that was not built as approved, does not respect the 25 foot rear building setback and has no revised sealed plans.

Jose Huerta

50 Nocturne Woods Place

Lot 24, Block 1, Section 44 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 Ken Anderson to Conditionally approve as follows: plant and maintain two tiers of evergreen trees (shorter tier to be at least 7' tall at time of planting – can be same type as planted on the other side of the property along fence) to the right of the structure. Meet code and standards. Revised plans not needed. The motion carried unanimously.

42. Variance request for existing batting cage that does not respect the rear 25 foot building setback or the ten foot rear easement.

Jose Huerta

50 Nocturne Woods Place

Lot 24, Block 1, Section 44 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 stated that the location was the only place that the batting cage would fit and it was only used on weekends. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve as follows: After 90 day trial period return to DSC, Move batting cage to left side of property. No aluminum bats to be used and usage restricted to between noon and dusk. Staff to survey neighbors for impact. If cannot be installed on left return to DSC. The motion carried unanimously.

43. Variance request for an existing fence that is not painted an approvable color.

Teresita Soraire

11 Timberstar Street

Lot 17, Block 3, Section 42 Village of Alden Bridge

This item was tabled till next meeting at the request of the owner.

44. Variance request for an existing trash and recycle cart screen that does not comply with design, configuration and location allowed by the Standards

Lynsey Palmer

27 Ashworth Court

Lot 14, 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 not present to address the committee. It was moved by Deborah Sargent to disapprove, remove within 30 days, maintain trash and recycle carts out of public view. Submit redesign that complies with Standards. The motion carried unanimously.

45. Variance request for existing fence color that may not be in keeping with neighborhood character.

Korbin Family Trust

50 South Vesper Bend Circle

Lot 93, Block 2, Section 29 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 moved by Deborah Sargeant and seconded by Chris Florack to table until owner can paint one to two pickets in field on side of house with gray paint to match existing weathered fence on adjacent property. Contact staff after painting and committee will drive by to see colors. Return to next DSC meeting. The motion carried unanimously.

- V.** Consideration and Action regarding the Residential Development Standards.

This item was not discussed.

- VI.** Public Comments

There were no public comments.

- VII.** Member Comments

Chris Florack asked staff to investigate a property in Grogan's Point on Longspur in regard to approved improvements. Deborah reminded staff to schedule a special meeting for gentrification. And that she would not be present at the June 4th meeting.

- VIII.** Staff Reports

There were no staff reports.

- IX.** Adjourn

There being no further business to discuss it was moved by Ken Anderson and seconded by Chris Florack to adjourn at 7:47p.m. The motion carried unanimously.