

Members present: Robert Heineman, Deborah Sargeant, Chris Florack, Mark Bacon, Ken Anderson and Kim Hess.

Staff Present: Kimberly McKenna, Sharon Davis and Donna Parr

- I.** Welcome/Call Meeting to Order.
The meeting was called to order by Chairwoman Deborah Sargeant at 5:34 p.m.
- II.** Approve the minutes of the meeting of April 2, 2014.
The minutes were reviewed by the committee. It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes as presented. The motion carried unanimously.
- III.** Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.
Chairwoman Deborah Sargeant presented the summary list of applications, as presented through staff recommendation. The list consisted of items 7-15. It was moved by Ken Anderson and seconded by Kim Hess to approve the items listed on the summary list as presented in staff recommendation. The motion carried. Chris Florack was not present for the vote.
- IV.** Consideration and Action of the Applications and Covenant Violations.

 1. Consideration and Action regarding Park Lighting and Sport Field Improvements.
Shadow Bend Park
4995 Lake Woodlands Drive
Lot 0002, Block 163, Section 47, Village of Cochran's Crossing
This item was reviewed by the full committee. The Director of Parks and Recreation was there to address the committee. The staff provided the committee with a presentation noting the improvements and their location and impact. It was then moved by Chris Florack and seconded by Mark Bacon to approve the improvements as presented on the condition the vegetation is added to any areas of the forest preserve as needed to mitigate visibility of the lights to the adjacent property owners. The motion carried unanimously.
 2. Consideration and Action regarding Park Lighting and Sport Field Improvements.
Falconwing Park
10777 Falconwing Drive
Lot 0001, Block 0163, Section 060, Village of Indian Springs
This item was reviewed by the full committee. The Director of Parks and Recreation was there to address the committee. The staff provided the committee with a presentation noting the improvements and their location and impact. It was then moved by Chris Florack and seconded by Mark Bacon to approve the improvements as presented on the condition the vegetation is added to any areas of the forest preserve as needed to mitigate visibility of the lights to the adjacent property owners. The motion carried unanimously.
 3. Consideration and action for preliminary approval of the master site plan and request for approval of the phased construction schedule for the new commercial development consisting of a two-story bank, two-story restaurant and two-story retail.
East Shore Place
Parcel 1G-1b
This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the master site plan; Phased Construction Schedule and Preliminary Garage

plans subject to submitting signed and sealed Final Construction plans. Phased Clearing will be approved to correspond with the Phased submittals and Construction schedule. The motion carried unanimously.

4. Variance request for the proposed removal of a tree.

Charles E Watson

17 Greenridge Forest Drive

Lot 19, Block 03, Section 14 Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a presentation noting the location and condition of the trees. Additionally, the staff noted their correspondence with a staff member degreed in forestry. It was noted that a significant amount of roots had been removed from under the driveway during repair and replacement. As a result, it may compromise the health of the tree closest to the driveway. It was then moved by Deborah Sargeant and seconded by Kim Hess to deny the variance as proposed and require the owner submit additional information regarding concerns for the trees and consider a root barrier to assist with the tree nearest the driveway. The motion carried unanimously.

5. 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 reviewed by the full committee. The staff provided the committee with a presentation of the proposed color change. It was then moved by Deborah Sargeant and seconded by Chris Florack to table the item to the meeting of May 21, 2014 in order to allow the committee to visit the property and view the colors in the surrounding area. The motion carried unanimously.

6. Variance request for a proposed eight foot tall fence which would exceed the maximum height allowed.

Ray L Ward

38 South Bonneymead Circle

Lot 26, Block 01, Section 13 Village of Cochran's Crossing\

This item was reviewed by the full committee. The staff provided the committee with a presentation noting the proposed improvement. The home owner was present to address the committee. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the installation of an eight foot fence, provided that the fence design and construction is consistent with fence standard and has equal and level pickets as seen from either side of the property. The motion carried unanimously.

7. Variance request for an existing fence where portions encroach into the building line, has a rot board that is not screened from view of the street or beveled, and has sections that are construction side facing outward from the lot.

Mitchel P Roth

35 Tree Crest Circle

Lot 05, Block 27, Section 01 Village of Indian Springs

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner add to the existing landscaped vegetation at the front of the fence nearest the garage, by planting and maintaining additional landscaping to the to soften and screen the view from the street. The motion carried unanimously.

8. Request for approval of pavers and wood table top located in the Street Right-of-Way.

Twin Feather Place

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

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve as presented. It is the responsibility of the owner's in the cul-de-sac island to maintain the area. Approval by this committee does not constitute approval by the additional entities, such as the county. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

9. Variance request for an existing fence where the construction side members are visible from the street or any tract of land.

Stephen Kenny

13 Maywind Court

Lot 16, Block 03, Section 02 Village of Panther Creek

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner must maintain the existing vegetation that softens and screens the view to the street. The motion carried unanimously.

10. Consideration and action of a request for a proposed home business.

Cynthia James Bohannon

15 Dusky Meadow Place

Lot 21, Block 07, Section 01 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner must resubmit an application for the business renewal in May 2016. Additionally the business may be revoked at any time by the Development Standards Committee or the staff for a violation of The Standards, impact on the surrounding neighborhood or if any of the conditions of the business are in violation. The motion carried unanimously.

11. Variance request for an existing deck that encroaches into the side yard easement.

Jessica Emerick

31 Gannet Hollow Place

Lot 61, Block 03, Section 01 Village of Cochran's Crossing

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

12. Consideration and action to amend the Initial Land Use Designation for Section 9 in The Village of Creekside Park West, by increasing the allowable amount of living area to 3,510 square feet.

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the request to amend the initial land use designation by seeking to obtain approval to increase the maximum living area allowed to 3600 square feet. The motion carried unanimously.

13. Consideration and action regarding outstanding covenant violations.

Brian K Friesing

2116 West Lacey Oak Circle

Lot 15, Block 09, Section 03 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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.

14. Consideration and action regarding outstanding covenant violations.

Richard Lee Miller

70 Trestletree Place

Lot 10, Block 04, Section 65 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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 regarding outstanding covenant violations.

John Hennigan

3 Crinkleroot Court

Lot 15, Block 01, Section 19 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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.

V. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code regarding item VII.

There was no executive session.

VI. Reconvene in Public Session

There was no executive session.

VII. Consideration and Action of the Amended and Restated Agreement with Regard to Delegation of Covenant Responsibilities from the Development Review Committee to the Development Standards Committee.

This item was withdrawn from the agenda.

VIII. Consideration and action regarding revisions to the Residential Development Standards.

This item was withdrawn from the agenda.

IX. Public Comments

Dustin Tucker commented to the committee about his desire to demolish a home in Grogan's Mill to build a larger one. He discussed the concerns with living area limitations and the need for renovations in the older areas. The Chairman noted they were not able to discuss the item as it was not on the agenda. However, they noted they will place it on the agenda for the meeting of May 21, 2014.

X. Member Comments

There were no member comments.

XI. Staff Reports

There were no staff reports.

XII. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Chris Florack to adjourn the meeting at 6:35p.m. The motion carried unanimously.