

Development Standards Committee Minutes

June 18, 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, Robert Heineman, Danie van Loggerenberg and Mark Bacon

Member absent: None

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

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meeting on May 21, 2014. It was moved by Kim Hess and seconded by Ken Anderson to approve the minutes. The motion carried unanimously.

III. Consideration and Action of the Applications and legal items in Section V 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 5-33. Item #18 was removed from the Summary list at the request of the homeowner. Items 35, 45 & 46 were tabled. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List as presented. The motion carried unanimously.

IV. Consideration and Action to amend the Neighborhood Criteria for the Indigo Sky Neighborhood in Indian Springs (TWA) Section 8a Block 1 Lots 1, 13-16, 31 and Block 2 Lots 1-7, 9-11, and 31-32. This item was not discussed.

V. Review and Disposition of applications and violations.

1. Consideration and action for final approval of the exterior and interior remodel and building renovations.

The Woodlands Medical and Dental
1001 Medical Plaza Drive

Lot 0210, Block 0350, Section 0999, Village of Town Center

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The property owner was not present to address the committee. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve as follows: submit landscape plan showing reforestation of forest preserve. The motion carried unanimously.

2. Variance request for the proposed monument sign.

The Woodlands Medical and Dental
1001 Medical Plaza Drive

Lot 0210, Block 0350, Section 0999, Village of Town Center

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The property owner was not present to address the committee. It was moved by Kim Hess and seconded by Chris Florack to disapprove the sign – Remove street name from the sign- only number is allowed, submit revised plans showing 4 panels on each side, landscape beds around sign, and submit sign specs with lighting information. The motion carried unanimously.

3. Consideration and action for the final approval a two-story parking garage addition with 5,000 square foot fitness center on ground floor.
GeoSouthern Energy Corporation
1425 Lake Front Circle
Lot 0350, Block 0599, Section 0999, Village of Town Center
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The property owner was not present to address the committee. It was moved by Kim Hess and seconded by Ken Anderson to grant final approval for the garage and fitness center building. The motion carried unanimously.
4. Consideration and action for the preliminary approval of one 25,000 square foot, two-story office building, revised site plan, clearing plan and landscaping.
GeoSouthern Energy Corporation
1425 Lake Front Circle
Lot 0350, Block 0599, Section 0999, Village of Town Center
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The property owner was not present to address the committee. It was moved by Kim Hess and seconded by Ken Anderson to grant Preliminary approval for the office building and site plan. Must submit landscape plan showing reforestation of forest preserve. The motion carried unanimously.
5. Variance request for a proposed patio cover that requires sealed plans drawn by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.) , Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.)
Earl Love
146 North Westwinds Circle
Lot 8, Block 1, Section 67 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, pass all inspections, standard conditions. The motion carried unanimously.
6. Variance request for a proposed patio cover that does not respect the rear 20 foot setback
Jay B Strepman
92 Maple Path Place
Lot 35, 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 conditionally approve, meet code and standard conditions. The motion carried unanimously.
7. Variance request for Concept approval for a proposed room addition that will exceed the maximum allowed living area per the Development Criteria for Section 74 of Alden Bridge.
Stephen R Zane
34 Taupewood Place
Lot 32, 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 Ken Anderson and seconded by Danie van Loggerenberg to conditionally Approve Concept – submit final sealed plans with required documentation and fees - Standard conditions; pass inspections. Staff to review upon submittal. The motion carried unanimously.
8. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
Adrian Correa
3 Garden Lodge Place
Lot 24, Block 3, Section 51 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, meet code and standard conditions. Plant and maintain evergreen tall trees or shrubs at least 7' tall at time of planting to right of structure. The motion carried unanimously.

9. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.

Riaan Van Der Walt

22 North Scribewood Circle

Lot 10, Block 1, Section 55 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 - meet code and standards conditions. Plant and maintain evergreen tall trees or shrubs at least 7' tall at time of planting to right of structure. The motion carried unanimously.

10. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.

Richard Keene

39 Crested Point Place

Lot 24, 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 conditionally approve, meet code and standards conditions. The motion carried unanimously.

11. Variance request for existing pavers that do not respect the five foot side and ten foot rear easements.

Christopher J McGinniss

95 East Green Gables Circle

Lot 44, 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 Ken Anderson and seconded by Danie van Loggerenberg 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.

12. Variance request for an existing pond that does not respect the rear ten foot easement.

Stephen and Evelyn Richter

22 Overlyn Court

Lot 18, Block 1, Section 3 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. 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.

13. Variance request for existing driveway extensions that exceeds the maximum width of 16 feet and paving that extends beyond the front 25 feet platted building line.

Roger May

14 Serenity Woods Place

Lot 16 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 Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the paving - no plastic furniture, tables, BBQ pits or umbrellas to be stored on paving and maintain existing vegetation. Additionally the driveway extension was approved as submitted. The motion carried unanimously.

14. Variance request for an existing play structure that does not respect the ten foot rear easement.
Anthony and Mary Clark
27 Wood Manor Place
Lot 16 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 Disapprove 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.
15. Variance request for an existing trampoline that does not respect the side five foot easement.
Shawn Williams
54 Roger Dell Court
Lot 12, Block 1, Section 82 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 Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline 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 trampoline 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.
16. Variance request for an existing storage shed does not respect the five foot side and ten foot rear easements.
James Garrett
7 Thicket Grove Place
Lot 44, 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 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.
17. Variance request for an existing trash and recycle cart screen that is more than three feet into the side easement and is not "L" shaped and a driveway widening that exceeds maximum allowed width and does not respect the side five foot easement.
Ronald and Susan Dewlen
162 Prairie Dawn Circle
Lot 3, Block 3, Section 6 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. 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 storage shed does not respect the five foot side and ten foot rear easements.

Edward Rushing

34 Orchid Grove Place

Lot 9, Block 2, Section 7 Village of College Park

This item was originally a Summary issue but was removed at the request of the homeowner. It was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The homeowner stated that the shed was not seen easily and wanted to allow any future owner the choice to keep the shed or remove. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to uphold the Summary motion: 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. The motion carried unanimously.

19. Request for approval of a home business.

Gregory R McGarth

35 Lyreleaf Place

Lot 9, Block 1, Section 39 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, no clients to the home, renew in two years. 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.

Thera B Kidd

7 Tivoli Garden Court

Lot 45, Block 2, Section 16 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 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.

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

Arron Trahan

15 Hebburn Court

Lot 23, Block 3, Section 3 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 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) 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.

Julio Rojas

140 South Vesper Bend Circle

Lot 24, Block 1, Section 30 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) 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.

Bradley G McMahon

11 East Shale Creek Circle

Lot 3, Block 1, Section 20 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 storing all trash cans, recycle carts and debris 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.

Henrick and Maria Mortensen

15 Butterfly Branch Place

Lot 44, Block 2, Section 52 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.

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

Kareemuddin M Shaik and Fatima Nasreen

22 English Lavender Place

Lot 23, Block 2, Section 24 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 and storing trash cans and debris from 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.

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

Brian C. and Amy E. Dunagan

155 Avonlea Court

Lot 2 Block 2, Section 24 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.

27. 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 Linda B Gilhousen

52 Windbluff Court

Lot 42 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 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.

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

Kila Bila
2 Wild Colt Place
Lot 23, Block 3, Section 9 Village of Alden Bridge
This item was resolved prior to the meeting – no action required.

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

Sergio Angulo Espinosa
115 West Russet Grove Circle
Lot 12, Block 2, Section 75 Village of Alden Bridge
This item was resolved prior to the meeting – no action required.

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

Francisco Javier Gomez Vaca
30 Player Vista Place
Lot 6, Block 1, Section 84 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 providing a final inspection report for swimming pool and submitting applications and final inspection reports for pergola, summer kitchen, and applications for paving and trampoline.) 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.

David and Shannon Pope
98 East Cove View Trail
Lot 88, Block 1, Section 6 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 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 of approval – Plant and maintain 5 30 gallon native trees and screen pool equipment from 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 Enriquez De Perez Flores
27 Kittatinny Place
Lot 16, 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 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) 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.

Bank of America NA

31 South April Mist Circle

Lot 5, Block 3, Section 9 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and cleaning and maintaining the pool in a consistent manner) 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. Variance request for a fence color that is not in keeping with the 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 was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the lighter gray choice; perform routine maintenance of the fence color. The motion carried unanimously.

35. 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 tabled at the homeowner's request under summary approval.

36. Variance request for a house not painted an approvable color and not in keeping with the neighborhood character.

Brian and Cheryl Murphy

59 East Ambassador Bend

Lot 51 Block 1, Section 33 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 she felt it was in keeping with the neighborhood since many other homes had similar type colors and number of colors. The contractor also mentioned that the colors were pulled from the brick with the use of a capture color device. The committee was concerned with the blue color on the shutters and corbels. A number of the committee members were able to view the colors on the house in person on a site visit. It was moved by Kim Hess and seconded by Chris

Florack to conditionally approve, anything painted blue – ‘Atmospheric’ by Benjamin Moore must be painted a color that blends more with the stone. Staff to review alternate color. The motion carried unanimously.

37. Variance request for a proposed pool barrier fence that is not five feet or more from the front façade of the dwelling and the associated swimming pool location that requires the fence to be moved to an unapprovable location.

Robert Nevarez

2 Tapestry Park Drive

Lot 8, Block 1, Section 9 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 Kim Hess and seconded by Chris Florack to conditionally approve the pool and fence, plant and maintain planting bed in front of fence at least 3’ wide with a forest mix of trees, shrubs and plants. Meet code and standard conditions. Plant and maintain 4 30 gallon native trees. The motion carried unanimously.

38. Variance request for a proposed cabana that does not respect the rear 25 foot setback.

William Kirkconnell

131 South Fair Manor Circle

Lot 33, Block 1, Section 78 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 Danie van Loggerenberg to conditionally approve, plant and maintain evergreen trees as least 7’ tall at time of planting to the right of the structure to soften view to nearest property line, Meet code and standards. Verify all CenterPoint Energy rear easements as they may differ with the covenant easements. The Improvement is not to encroach into any easements. The motion carried unanimously.

39. Request for rehearing for 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 Deborah Sargeant and seconded by Danie van Loggerenberg to approve the rehearing request. The motion carried unanimously.

40. Variance request for a proposed sports court that does not respect the rear fourteen foot easement or the rear 15 foot building line.

Michael McBeath

87 South Almondell Circle

Lot 14, Block 3, Section 92 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 homeowner stated that they have plans to landscape the entire back yard and that the proposed location was chosen to lessen the impact the adjacent neighbors and to leave room for a future pool. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, no lights, must install noise reduction surface. The use of the sports court is limited as follows: Sunday through Thursday not past 9pm, Friday and Saturday not past 10pm. and plant and maintain evergreen tall trees/bushes at least 7’ in height to screen to left and right of the sports court. The motion carried unanimously.

41. Variance request for proposed shed that does not respect the side five foot easement and is not screened by a solid fence.

John Frost

47 Golden Orchard Place

Lot 37, Block 1, Section 95 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 homeowner stated that he was limited due to his wrought iron fence and attempting not to remove any trees in the placement of the shed. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve, plant and maintain dense evergreen trees or shrubs at least 7' tall at time of planting to screen the shed from the street and plant and maintain an evergreen tree or shrub at the back right corner. The motion carried unanimously.

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

Litton and Stacey Schexnaildre

63 South Beech Springs Circle

Lot 23, Block 3, Section 10 Village of Creekside 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. The committee discussed the potential impact to the rear neighbors. It was moved by Chris Florack and seconded by Deborah Sargeant to disapprove the plan as presented. It was recommended that the structure be moved out of the setback. The motion carried unanimously.

43. 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 Pl

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 not present to address the committee. Staff informed the committee that they had measured the batting cage and the approved location and determined there was insufficient room without the removal of a tree. The homeowner had informed staff he was unable to attend but requested that he be allowed to leave in the original position for 90 days. Since staff had already received a complaint on the structure the committee felt there was no need to wait 90 days. It was moved by Deborah Sargeant and seconded by Mark Bacon to disapprove, remove the cage within 30 days. The motion carried unanimously.

44. Variance request for an existing dog door that impacts the neighboring properties and the puppy bars that are not an approvable fence style.

Girard and Tammy Riess

55 Inland Prairie Drive

Lot 44, Block 1, Section 9 Village of Creekside 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 Ken Anderson and seconded by Chris Florack to conditionally approve, extend the double sided wood fence to front corner of fence by gate or remove the dog door. Plant and maintain evergreen vegetation to the front to screen the puppy bars from street. The motion carried unanimously.

45. Variance request for a trampoline that does not respect the side five foot or rear ten foot easement.

Omar Kordy

31 South Knightgate Circle

Lot 27, Block 1, Section 18 Village of Sterling Ridge

This item was tabled at the homeowner's request under summary approval.

46. Variance request for an existing driveway that exceeds the maximum width allowed.

Daniel and Dedra Kashin

159 West Hullwood Court

Lot 10R, Block 1, Section 2 Village of Creekside Park

This item was tabled at the homeowner's request under summary approval.

VI. Consideration and Action regarding the Residential Development Standards.
There was no discussion.

VII. Public Comments
There were no public comments.

VIII. Member Comments
Deborah reminded the members about the special DSC meeting the next day. It was mentioned by the committee that they would like Outlook invites to their calendar for special meetings.

IX. Staff Reports
There were no staff comments.

X. Adjourn
There being no further business to discuss it was moved by Deborah Sargeant and seconded by Kim Hess to adjourn at 7:30 p.m. The motion carried unanimously.