

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

Staff Present: Kimberly McKenna and Sharon Davis

- I. Welcome/Call Meeting to Order.**
The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.
- II. Approve the minutes of the meeting of June 4 and 10, 2014.**
The minutes were reviewed by the committee. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the minutes as presented. The motion carried unanimously.
- III. Consideration and Action regarding the appointment of members to serve on the Indian Springs WCA Residential Design Review Committee Candidates.**
The Committee reviewed the applicants that were submitted to serve on the Indian Springs WCA Residential Design Review Committee. It was moved by Kim Hess and Seconded by Chris Florack to appoint candidates Shirley Leftwich and Steven Gallia to serve on the Indian Springs WCA Residential Design Review Committee for the duration of the 2014-2015 term.
- IV. Recess into to Executive Session Pursuant to Section 551.074 of the Texas Open Meetings Act, to deliberate on the evaluation and appointment of potential public officers.**
- V. Reconvene in Open Session**
- VI. Consideration and Action of the Applications and Covenant Violations 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, 2, 4, 6-8 and 10-14. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the Summary List as presented by staff recommendation. The motion carried unanimously.
- VII. Consideration and Action of the Applications and Covenant Violations.**
 1. Variance request for a pergola that does not respect the side five foot easement.
Francisco Rojas
2 South Swanwick Place
Lot 12, Block 02, Section 03 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to conditionally approve the pergola on the conditions the improvements meet code and standards. The owner must plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting to the left of the structure. 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). The motion carried unanimously.
 2. Variance request for an existing patio cover that is not located in the approved location.
Francisco Rojas
2 South Swanwick Place, The Woodlands, TX
Lot 12, Block 02, Section 03 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to withdraw this item from the agenda.

3. Consideration and action regarding four storage containers which were not considered to be architecturally compatible with the surrounding area and may cause an impact to adjacent properties.
Woodlands Country Club Tournament Course
1830 South Millbend Drive
Lot 0320, Block 0599, Section 0036 Village of Grogan's Mill
This item was reviewed by the full committee. A representative from the golf course was present to address the committee. Additionally several affected neighbors were present to address the committee. The staff provided the committee with a PowerPoint presentation noting the location of the structures, the proximity to the adjacent residential properties and the responses received from the affected neighbors and the representatives from the golf course to discuss the request to maintain four storage containers. The representative noted the storage containers were crucial for storage and staging of the Tournaments that occur at the gold course. The affected neighbors each spoke to the committee and addressed their concerns regarding the view, the architectural incompatibility of the structures and the general lack of maintenance in the area. They noted concerns regarding an accumulations of debris, vehicles in need of repair, trash, as well as concerns for the visibility and aesthetics of the containers. The committee discussed opportunities to relocate the containers to an alternate location and advised using an alternate location for the storage of supplies needed for the golf course. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to disapprove the storage containers and required the owner have the containers removed from the area in 60 days. Additionally the committee considered the storage of equipment in the area was a violation of the Covenants and Standards and requested the staff pursue the area as a covenant violation and require the owner clean up the area and remove any trash and debris and equipment storage. Chris Florack was opposed to the motion. The motion carried.
4. Consideration and action for a roof replacement
Grogan's Mill Village Center
2250 Buckthorne Place
Lot 0850, Block 0547, Section 0006 Village of Grogan's Mill
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to withdraw this item from the agenda.
5. Variance request for a proposed summer kitchen that would not be located ten feet from an adjoining property line.
James Drickamer
83 Midsummer Place
Lot 24, Block 04, Section 33 Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the proposed summer kitchen on the condition the summer kitchen meet code and pass final inspection. All improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
6. Consideration and action for a proposed home business renewal.
Janet Skeels
98 Marabou Place
Lot 20, Block 02, Section 25 Village of Grogan's Mill
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the home business on the condition the business must adhere to the Standards. Business in the home may be revoked at any time by the Committee or due to a violation of the Standards. Approval is for a period of two years and must be renewed in July 2016. The motion carried unanimously.
7. Variance request for the proposed paving that will encroach into the 25 foot platted build line.
Daniel Armbruster
101 Eagle Rock Circle
Lot 12, Block 02, Section 05 Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the paving as presented. Owner must plant and maintain native evergreen vegetation at the front of the paved area to soften the view from the street. Approval by this committee does not constitute approval by the easement holders and any other entity. It is the owner's responsibility to obtain those approvals and may be subject to removal. All improvements must not halt or materially impede drainage as defined in the residential development standards. The motion carried unanimously.

8. Variance request for a proposed boat dock that will encroach into the rear yard easement.
Rene Casadaban
26 East Racing Cloud Court
Lot 15, Block 01, Section 46 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the proposed boat dock as presented. Approval by this committee does not constitute approval by the additional easement holders or Lake Woodlands Property Owner's association. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
9. Variance request for the existing flagstone driveway widening that exceeds the maximum width allowed and is not considered to be an approved hard surface for parking.
Robert Gallarza
3111 North Millbend Drive
Lot 03, Block 04, Section 07 Village of Grogan's Mill
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the specifications of the improvement. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the driveway as presented on the condition the owner must plant and maintain vegetation to the side of the driveway to soften and screen the view from the street. The motion carried unanimously.
10. Consideration and action regarding outstanding covenant violations on the property.
Francisco Martinez
1 Tallowberry Drive
Lot 46, Block 02, Section 07, Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess 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.
11. Consideration and action regarding outstanding covenant violations on the property.
Joy Shupe Trust
82 Willowwood Circle
Lot 57, Block 00, Section 01, Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess 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.
12. Consideration and action regarding outstanding covenant violations on the property.
Perry Anderson
60 Yewleaf Road
Lot 37, Block 03, Section 01, Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess 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.

13. Consideration and action regarding outstanding covenant violations on the property.

Bronson Bernhard

42 South Woodstock Drive

Lot 40, Block 01, Section 02, Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess 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 on the property.

Todd Prather

26 East Wandering Oak Drive

Lot 05, Block 07, Section 05, Village of Panther Creek

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

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

This item was reviewed by the Development Standards Committee. The committee requested the staff send an electronic copy of the final version with all noted and approved changes be sent to the committee when they recording occurred. The staff noted the revised Standards are proposed to be recorded in September. It was then moved by Deborah Sargeant and seconded by Kimberly Hess to approve the revisions to the Residential Standards and authorize the staff make all discussed changes and correction and pursue the recordation of the Standards at the Montgomery and Harris County Courthouses for recordation and adoption. The motion carried unanimously.

IX. Consideration and action to schedule a special meeting for the purposes of discussing and establishing policies and procedures regarding revitalization and gentrification of neighborhoods.

There was no action taken on this item.

X. Public Comments

There were no public comments.

XI. Member Comments

Committee member Chris Florack noted his concern with the golf course and the importance of remaining focused on correcting the concerns and following up with the owner regarding possible solutions. Chair Deborah Sargeant provided the Committee with the recent Grogan's Mill Village Association report and noted their encouragement of the Development Standards Committee and request to be informed. She also requested if any additional committee members could attend on behalf of the Development Standards Committee in the event of her absence.

XII. Staff Reports

There were no staff reports.

XIII. Adjourn

There being no further business it was then moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 7:00 p.m. The motion carried unanimously.