

Development Standards Committee

October 1, 2014 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

MINUTES

Members Present: Deborah Sargeant, Chris Florack, Mark Bacon, Ken Anderson and Kim Hess

Staff Present: Kimberly McKenna, Kathleen Eaton 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. Consideration and action regarding the minutes of the meeting of September 3, 2014.

The minutes were reviewed by the committee. It was moved by Chris Florack and seconded by Kim Hess to approve the minutes of the meeting as presented. Ken Anderson abstained from the vote. The motion carried.

III. 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 3, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, &18. It was moved by Ken Anderson and seconded by Chris Florack to approve the Summary List as presented by staff recommendation. The motion carried unanimously.

IV. Consideration and Action of the Applications and Covenant Violations.

1. Variance request for proposed koi pond equipment that does not respect the front easement and its mass, scale and proportion may have a negative impact on adjoining properties and the neighborhood.

Myles Woloshyn

3 Players Trail

Lot 30, Block 01, Section 32 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation, noting the location proposed for the equipment and the impact to adjacent properties. It was moved by Deborah Sargeant and seconded by Kim Hess to approve the proposed improvement on the condition a solid noise barrier wall was constructed on all sides of the equipment with the allowance for one access entry that should be located toward the property. The wall must be made of masonry material, and must be one foot taller than the highest point of the equipment. The wall should be painted to match the home. Additionally the owner must plant and maintain a solid 5 foot tall hedge around the wall to soften and screen the view from adjacent properties and tracts of land. All improvements must meet code and pass final inspection. It is the owner's responsibility to ensure placement of all improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

2. Consideration and action to refurbish the existing monument sign.

The Cynthia Woods Mitchell Pavilion

2005 Lake Robbins Drive

Lot 0290, Block 0599, Section 0999 Village of Town Center

This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed modification to the existing sign. A representative was present to address the committee. The committee deliberated on the design as well as the concern for the name of the sign. The committee noted signs in The Woodlands do not allow marketing or advertising and only registered Trademark names are allowed on the signage. The committee discussed opportunities for the sign to be modified in order to comply with the Standards. It was then moved by Kim Hess and seconded by Chris Florack to table the item and allow the owners to identify the registered trademark and discuss alternate options for the display of, "As presented by Huntsman." The motion carried unanimously.

3. Consideration and action for final review for the existing building renovation and addition.
GeoSouthern Energy Corporation
1425 Lake Front Circle
Lot 0350, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed improvement on the following conditions:
 - Re-forestation will be required in all dedicated forest preserves as necessary to comply with standards (proper irrigation must be included with all new plantings)
 - Confirm there is irrigation along the west side of parking garage to irrigate wax myrtles
 - Add additional landscape beds around buildings (DSC representative will provide exhibit showing areas)
 - Add trees at north end of new building and drive (DSC representative will provide exhibit showing areas)
 - No large areas of sod in forest preserve on south side of garage/access drive from south end – forest preserve areas must be preserved or supplemented as necessary. Small strips of sod at edge of paving are OK
 - Submit all exterior light specs for approval. All wall pack lights must be fully shielded
 - Submit exterior sign package for approvalThe motion carried unanimously.

4. Consideration and action for final review of the renovation of the Emergency Department Memorial Hermann Hospital – The Woodlands
9250 Pinecroft Drive
Lot 0200, Block 0350, Section 1000 Village of Research Forest
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the final renovation as submitted. The improvements must meet code, pass inspections and comply with the Commercial Planning and Design Standards. The motion carried unanimously.

5. Variance request for a proposed long term temporary building.
Woodlands Community Church-Nazarene
5401 Rush Haven Drive
Lot 0202, Block 0592, Section 0060 Village of Indian Springs
This item was heard by the full committee. The staff provided the committee with a presentation, noting the proposed temporary building and location. Pastor Steve Vaughn was present to address the committee. It was then moved by Ken Anderson and seconded by Chris Florack to allow the building until July of 2016, through the execution of a memorandum of agreement requiring a proposal for a final set of plans is received for the DSC to review no later than January 2016. Additionally the temporary structure will be allowed to remain on the condition the temporary storage building includes a landscaped area to soften the view and integrate the front of the temporary building to the existing structure; the building must be painted to be compatible with the permanent structure. The motion carried unanimously.

6. Variance request for a proposed tile roof for the dwelling that may not be compatible with neighborhood character.
Myles Woloshyn
3 Players Trail
Lot 30, Block 01, Section 32 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 Chris Florack to approve the proposed roof as submitted. The motion carried unanimously.

7. Variance request for removal of living trees.
Mercedes Kim & Hugo Rafael Sandoval
10 Meadowridge Place
Lot 36, Block 01, Section 33 Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the removal of the trees as submitted on the condition the owner must plant and maintain 3-15 gallon native evergreen trees anywhere on the lot. The motion carried unanimously.

8. Variance request for an existing wood deck that encroaches into the ten foot rear and five foot side yard easement.
Mercedes Kim & Hugo Rafael Sandoval
10 Meadowridge Place
Lot 36, Block 01, Section 33 Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the deck 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.
9. Variance request for an existing fence where the construction side of the left side fence is visible to the street and adjacent properties.
Ripple Land Trust
9 Ripple Rush Court
Lot 44, Block 01, Section 10 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve the existing fence on the condition the owner installs trellises (compliant with the Standards) to the construction side of the fence, and incorporates vegetation to soften and screen the view of the construction side fencing from the street. Additionally the owner must maintain the existing vegetation to soften and screen the view. The motion carried unanimously.
10. Variance request for an existing fence that exceeds the maximum height allowed.
Stephen Peake
134 Quiet Oak Circle
Lot 86, Block 02, Section 05 Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the fence on the condition the owner maintains the existing vegetation surrounding the fence which screens the view to the street and adjacent properties. The motion carried unanimously.
11. Variance request for an existing stamped concrete driveway, which was not considered architecturally compatible with the residence and neighborhood when reviewed by the Residential Design Review Committee.
Joseph S Podolski
3 Pebble Hollow Court
Lot 55, Block 02, Section 32 Village of Panther Creek
This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation, noting the proposed driveway. It was then moved by Chris Florack and seconded by Deborah Sargeant to approve the stamped driveway as presented. The motion carried unanimously.
12. Variance request for a storage shed that encroaches into ten foot easement and exceeds the maximum height allowed for sheds made of plastic.
Erin Foster
1 Cassowary Lane
Lot 07, Block 05, Section 25 Village of Grogan's Mill
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and requires removal. Additionally the owner

must plant and maintain native evergreen vegetation at the corner of the fence to soften and screen the view of the storage building from the street. The motion carried unanimously.

13. Consideration and action to approve legal action for outstanding covenant violations.

Robert C Smith

15 Thistlewood Place

Lot 97, Block 04, Section 04, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack 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 to approve legal action for outstanding covenant violations.

Peggy Leann Angelone

141 East Mistybreeze Circle

Lot 24, Block 05, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack 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 to approve legal action for outstanding covenant violations.

Nicholas Desimone

109 South Golden Arrow Circle

Lot 01, Block 03, Section 12, Village of Cochran's Crossing

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

16. Consideration and action to approve legal action for outstanding covenant violations.

Jan A. Payne

194 East Rainbow Ridge Circle

Lot 88, Block 03, Section 01, Village of Cochran's Crossing

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

17. Consideration and action to approve legal action for outstanding covenant violations.

Christian Morales

1 Woodchuck Lane

Lot 27, Block 1, Section 26 Village of Grogan's Mill

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

18. Consideration and action to approve legal action for outstanding covenant violations.

Joe Nelson

66 South Circlewood Glen

Lot 78, Block 02, Section 09 Village of Panther Creek

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

There were no public comments.

VI. Member Comments

There were no member comments.

VII. Staff Reports

There were no staff reports.

VIII. Adjourn

There being no further business. It was moved by Mark Bacon and seconded by Chris Florack to adjourn the meeting at 6:25p.m. The motion carried unanimously.