

## **Development Standards Committee Minutes**

**July 15, 2015 at 5:30 PM**

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Walter Lisiewski, and Ken Anderson

Members Absent: Danie van Loggerenberg, Kim Hess

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

Legal counsel: Adam Looney, The Strong Firm P.C.

**I. Welcome/Call Meeting to Order**

The meeting was called to order by Chair Deborah Sargeant at 5:30 p.m.

**II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on June 17, 2015.**

The minutes were reviewed by the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the minutes as presented. The motion carried unanimously.

**III. Consideration and Action of the Applications and Violations in Section VI 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 2-5, 8-32. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the summary list as presented by staff recommendation with the exception of adding items #10 and 24 to be reviewed. The motion carried unanimously.

**IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**

Chair Deborah Sargent recessed the committee to Executive Session at 5:38 pm.

**V. Reconvene in Public Session**

The committee was reconvened in Public Session at 5:58 pm.

**VI. Review and Disposition of applications and violations.**

1. Consideration and action for variance request and approval for existing pole mounted Signs (Commercial Identification Displays) located in the parking lot at Windvale Shopping Center in the Village of Alden Bridge.

Brixmor Property Group – Owner

Point of Sale Outdoor Media - Leaseholder

Windvale Shopping Center

9420 College Park Drive

Section 46 Block 490 Lot 500

This item was heard by the full committee. The staff provided the committee with a presentation. The owner of the sign company and his legal representative was present to address the Committee. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove – remove both signs within 30 days. The motion carried unanimously.

2. Consideration and action for final approval of phase 1 construction at The Woodlands High School to add a parking lot addition in preparation for a future proposal for an expansion to the athletics wing.

The Woodlands High School  
6101 Research Forest Drive

Lot 100, Block 101, Section 67 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve as presented on the condition the preliminary plans for the future expanded locker room addition are submitted for review and action at the DSC meeting of September 2, 2015. Approval by this committee does not constitute approval by any additional entities. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

3. Consideration and action regarding the final plans for the proposed new building construction including landscaping.

AT&T Pinecroft

28033 Interstate I-45

Lot 0581, Block 0599, Section 0999, Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve on the following conditions:

- All clearing/ pruning of the forest preserves must be in accordance with The Woodlands Commercial Planning and Design Standards
- Storm drain for downspouts and sidewalk are approved to be located in the 5' easement on the north only.
- The Road right of way along I-45 must be irrigated and shown on irrigation plans.
- All signage is not approved at this time. A complete colored sign package must be submitted for all exterior signage, including building, directional or monument signs.
- Monument sign must match the approved criteria for this center which includes the black granite tile surround.

Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

4. The proposed fence would be located beyond the owner's lot in the Common Open Space and would exceed the maximum height allowed.

Michele Morris

12 Sawmill Grove Court

Lot 17, Block 01, Section 41, Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve all portions of the fence located at 12 Sawmill Grove and move to take no action on any fencing located off of the property and on the Restricted Open Space Reserve "A" on the following conditions: the owner must restrict the height of the fence not to exceed 6 feet 6 inches. Additionally, if the owner plans to build an

improvement that would require a secure barrier fence, the owner must apply for the improvement and a new secure barrier fence that would be constructed on the owner's property only. Approval by this committee does not constitute approval by the additional entities or easement holders. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.

5. Variance request for existing improvements, including a patio, patio cover and driveway widening that causes the lot to exceed the maximum amount of hard surface area allowed.  
Grazes  
103 Golden Shadow Circle  
Lot 86, Block 4, Section 4, Village of Cochran's Crossing  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve as presented on the condition the improvement meet code and pass final inspection. Additionally, the improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
6. Consideration and action for approval of proposed building and door signs which may require a possible variance of the Shopping Center Criteria.  
LouLou's Beignets  
8000 Research Forest Drive Suite 255  
Lot 400, Block 257, Section 47 Village of Alden Bridge  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. The committee reviewed the proposed signs. It was moved by Ken Anderson and seconded by Chris Florack to approve the door and arcade signs as submitted and to disapprove the building sign – remove "coffee" or reregister name. The motion carried unanimously.
7. Consideration and action for variance request of existing building sign at The Windvale Shopping Center  
Tiger-Rock Martial Arts  
9420 College Park Drive Suite 185  
Lot 500 Block 490, Section 46 Village of Alden Bridge  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee reviewed the proposed signs. It was moved by Deborah Sargeant and seconded by Robert Heineman to conditionally approve– remove accreditation seal, allow company logo and existing sign to remain. Additionally it must meet Shopping Center and Commercial Standards. The motion carried unanimously.
8. Variance request for a proposed fence that will exceed the maximum height of six feet as required by the Development Criteria for Section 60 of Alden Bridge  
Percy Lormand III  
31 South Downy Willow Circle  
Lot 8 Block 1 Section 60 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve – meet code and pass inspections. The motion carried unanimously.

9. Variance request for proposed patio that does not respect the rear ten foot easement and a proposed walkway that is not located a minimum of 1 foot away from the property line.  
Joanne Meier  
30 Musgrove Place  
Lot 59 Block 1, Section 78 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. 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.
  
10. Variance request for a proposed driveway widening will exceed the maximum width allowed for a driveway.  
Chet Molbert  
30 Orchard Pines Place  
Lot 6 Block 3 Section 56 Village of Alden Bridge  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee reviewed the proposed driveway extension. It was moved by Chris Florack and seconded by Robert Heineman to approve as submitted. Ken Anderson voted in opposition. The motion carried.
  
11. Variance request for a proposed spa and deck that will not respect the rear ten foot easement.  
Matthew G Bullard  
27 Harvest Wind Place  
Lot 7 Block 1, Section 62 Village of Alden Bridge  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve, meet code and standards. 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. Request for approval for an attached patio cover extension.  
Dario Ramirez  
15 South Greenprint Circle  
Lot 45 Block 2, Section 8 Village of Creekside Park  
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve – meet code and standards. The motion carried unanimously.
  
13. Variance request for a proposed patio that will exceed the maximum allowed hard surface area.  
Michael Wing  
6 Sonnet Grove Court  
Lot 22 Block 1, Section 18 Village of Alden Bridge

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

14. Variance request for existing pavers and patio that do not respect the side five foot easement.  
Cosme Onesimo Iglesias Rios

6 Wood Drake Place

Lot 68 Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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. 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.

15. Variance request for existing shed that does not respect the rear ten foot and side five foot easements.

Scott & Anica Arena

59 North Spinning Wheel Circle

Lot 15 Block 1, Section 56 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.

16. Variance request for existing shed, paving and trellis that does not respect the side five foot easements.

Gregory & Mary Plourde

23 Renoir Trail Place

Lot 42 Block 1, Section 21 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve paving as submitted and disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed and/or trellis 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 and/or trellis 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. Additionally maintain existing evergreen vegetation on the trellis for screening. The motion carried unanimously.

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

Ryan M Wilkins

34 East Stedhill Loop

Lot 55, Block 1, Section 99 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.

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

Mauricio Nageishi

35 Golden Orchard

Lot 34 Block 1, Section 95 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 planting and maintaining evergreen vegetation to screen the pool equipment from view of the street or adjacent properties) 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.

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

Michael Jeffrey Sebastian

47 Red Moon Place

Lot 26, Block 1, Section 7 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 trash 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.

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

Rodrigo Orozco Montes De Oca

19 Valley Cottage Place

Lot 5, Block 1, Section 26 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 color change) 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.

Victor David Guerrero Resendiz

30 North Fremont Ridge Loop

Lot 17 Block 1, Section 23 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 submitting the inspection report for the pool) 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.

Jorge E. Concepcion Castillo

19 South Sage Sparrow Circle

Lot 9, Block 3, Section 11 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve pursuit of legal action (if owner does not submit application for driveway change within 30 days) 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 blue stain

from driveway) 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.

Haxell Alberto Lavallo Mora

23 Indigo Bunting Place

Lot 50, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 planting and maintaining evergreen vegetation to screen the pool equipment from view of the street or adjacent properties) 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.

William Hall

34 Footbridge Way

Lot 2, Block 4, Section 36 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. He did not agree that he did not comply – stating he had planting but toward other street areas. The committee reviewed the original conditions. It was moved by Deborah Sargeant and seconded by Christ Florack to require the owner to comply with the original conditions within 30 days, and to approve pursuit of legal action (if one or two trees are not planted to screen to street within 30 days ) 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 planting and maintaining the vegetation required per approved permit to screen the patio cover) 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.

Rafael Barrenechea

42 Shallowford Place



Lot 17 Block 1, Section 11 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 submitting new plans) 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.

Kirk Kirkendall

72 Artist Grove Place

Lot 22, Block 1, Section 21 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 (applying or removing the play structure) 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.

Gladys Teresa Sansores Noverola

59 Benedict Canyon Loop

Lot 15, Block 1, Section 60 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 mold from the dwelling including but not limited to the left side of the dwelling) 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.

Barry Sinclair

266 Liriope Court

Lot 67 Block 1 Section 99 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.

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

June Mabry

130 Chorale Grove Court

Lot 8 Block 1 Section 81 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 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.

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

Patricia L. Riese

234 West Misty Dawn Drive

Lot 5 Block 2, Section 5 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.

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

Derek Whitener

67 Drifting Shadows Circle

Lot 42 Block 2, Section 7 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.

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

Faith Anne Thomas

7 Bowie Bend Court

Lot 19 Block 1, Section 1 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski 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 dead tree from the property) 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. Request for approval or a home business for copier storage and repair.

Christopher B May

167 W Bristol Oak Circle

Lot 3 Block 1, Section 11 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee reviewed the home business request. The owner stated he only had deliveries once a month and that it said it did not cause any impact to neighbors. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to disapprove; the owner has 30 days to stop using residence as storage and repair space. The motion carried unanimously.

34. Variance request for proposed home construction that connects two dwellings that does not meet the Covenants, Standards, Development Criteria and Initial Land Use Designation.

Mark and Susanne Davies

2 Courtland Green Street

Lot 1 Block 3, Section 55 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee reviewed the request to connect two dwelling. There were concerns due to the issues of Single Family usage and the Initial Land Use Designation maximum allowed living area on a property. The owner stated they were prepared to remove the improvement and return the two dwelling to the original design prior to selling the home. It was moved by Deborah Sargent and seconded by Chris Florack to deny as presented – work with The Woodlands Development Company to see what options and then submit to DSC to review proposal. The motion carried unanimously.

35. Variance request for proposed home construction that connects two dwellings that does not meet the Covenants, Standards, Development Criteria and Initial Land Use Designation.

Susanne Maher

6 Courtland Green Street

Lot 2 Block 3, Section 55 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee reviewed the request to connect two dwelling. There were concerns due to the issues of Single Family usage and the Initial Land Use Designation maximum allowed living area on a property. The owner stated they were prepared to remove the improvement and return the two dwelling to the original design prior to selling the home. It was moved by Deborah Sargent and seconded by Chris Florack to deny as presented – work with The Woodlands Development Company to see what options and then submit to DSC to review proposal. The motion carried unanimously.

36. Variance request for proposed swimming pool with decking that does not respect the rear ten foot easement.

Arturo Zarate

182 North Vesper Bend Circle

Lot 8 Block 1, Section 30 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. The committee reviewed the proposed pool. It was moved by Chris Florack and seconded by Robert Heineman to conditionally approve, Pool not to encroach into any easements, decking/pavers allowed in easement 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. Verify all CenterPoint Energy rear easements as they may differ with the covenant easements. Meet code and standards. All conditions must be met within 120 days of approval. The motion carried unanimously.

37. Variance request for a proposed patio cover that does not respect the rear 25 foot setback.

Kacie & Carl Bendele

66 South Fair Manor Circle

Lot 8, Block 2, Section 78 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. It was moved by Ken Anderson and seconded by Chris Florack to disapprove. The motion carried unanimously.

38. Variance request for a proposed room addition that exceeds the living area allowed, the proposed patio cover and fireplace encroaches into the 25 foot rear setback.  
James & Elizabeth Kelly  
7 Daylight Ridge  
Lot 17 Block 2, Section 19 Village of Sterling Ridge  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The owner stated they were just covering an existing patio with the new patio cover and that they needed living area downstairs for the mother with a full bath. The committee reviewed the proposed improvements. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the addition based upon the ILUD amendment being approved and finalized, must install a direct vent fireplace/chimney in the patio cover– Reduce height of chimney to below roof line. Plant and maintain evergreen vegetation along the fence to rear as screening – Staff for review upon completion to determine if additional evergreen trees and shrubs needed. Meet code and Standard conditions for all improvements. The motion carried unanimously.
39. Variance request for a proposed patio cover with a summer kitchen and pergola that exceed the maximum allowed hard surface area.  
Martin & Debra Miller  
63 Silvermont Drive  
Lot 6 Block 1, Section 26 Village of Sterling Ridge  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, roof to match existing roof (including pitch and design) and the pergola and summer kitchen cannot encroach into the side five foot easement. Verify all CenterPoint Energy rear easements as they may differ with the covenant easements. Meet code and standards. All conditions must be met within 120 days of approval. The motion carried unanimously.
40. Variance request for a proposed patio cover with a summer kitchen that does not respect the rear 20 foot setback.  
Chad Chamberlain  
146 West Valera Ridge Place  
Lot 17 Block 1, Section 31 Village of Creekside Park  
This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve. Meet code and pass final inspection. Plant and maintain evergreen trees and shrubs at least 7' tall at time of planting to the rear to screen from neighboring properties. Verify all CenterPoint Energy rear easements as they may differ with the covenant easements. The motion carried unanimously.
41. Variance request for a proposed fountain that does not respect the front 10 foot easement, the 20 foot building line and is not located at least 20 feet from the street pavement edge.  
Raymond Haley  
46 Terrace Mill Circle  
Lot 10 Block 1, Section 36 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was not present to address the Committee. It was moved by Chris Florack and seconded by Deborah Sargeant to disapprove. The motion carried unanimously.

42. Variance request for a proposed color change that may not be architecturally compatible with the neighborhood character.

Juan Pablo Quintan & Manuela Imaz

90 Millsap Circle

Lot 5 Block 1, Section 67 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. It was moved by Walter Lisiewski and seconded by Ken Anderson to approve – paint brick portion with submitted color “Crisp Linen”. The motion carried unanimously.

43. Variance request for a proposed pool that exceeds the maximum allowed hard surface area.

David Miller

130 South Bluff Creek Circle

Lot 34 Block 2, Section 73 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. The committee reviewed the pool and associated hard surface area. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve – submit revised plan and survey showing reduction to 50% hard surface area or removal of all concrete behind garage (except for the pad for the pool equipment) and arbor area -- saving Trees behind garage in the process, trench should minimize impact to the tree roots, plant and maintain 5x30 native gallon trees (palms are not acceptable as native – see native tree list), meet code, standard conditions. The motion carried unanimously.

44. Variance request for existing planter beds located in the rear ten and side five foot easement.

Jason & Sharon Davis

54 Panterra Way

Lot 43 Block 1, Section 74 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. It was moved by Deboarh Sargeant and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the planter beds 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 planter beds are 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.

45. Variance request for an existing wire grid trellis that exceeds the height allowed for a trellis located in an easement.

Jack McMains

3 Mellow Wood Place

Lot 23 Block 1, Section 12 Village of Indian Springs (TWA)

This item was heard by the full committee. The staff provided the committee with a presentation. The owner and an affected neighbor in opposition were present to address the Committee. The committee reviewed the trellises. The owner stated that the trellises were there for many years. The neighbor said that a portion of the trellis above the fence was removed but there still was about 15' with the posts visible. It was moved by Ken Anderson and seconded by Christ Florack to conditionally approve – reduce height of all wire trellis and t-posts to below fence line within 60 days. The motion carried unanimously.

**VII.** Consideration and action regarding Neighborhood Criteria for College Park, Harper's Landing  
Section 3 Block 1 Lots 66-89

It was moved by Robert Heineman and seconded by Chris Florack to Amend the Neighborhood criteria to match those of the surrounding areas to allow 6' 6" with rot board fences. The motion carried unanimously.

**VIII.** Public Comments

There were no public comments.

**IX.** Member Comments

Deborah Sargeant said she would not be in attendance at the August 5, 2015 DSC meeting. She also asked about scheduling the next Joint Meeting. Staff informed her that it was scheduled for the end of September. Chris Florack asked is staff could contact the contractor, Mirror Lake Designs for 54 Panterra Way and Brixmor Holdings to inform them of the requirements of applications for improvements prior to starting.

**X.** Staff Reports

There were no staff reports.

**XI.** Adjourn

There being no further business it was moved by Chris Florack and seconded by Walter Lisiewski to adjourn the meeting at 8:35 p.m.