

Development Standards Committee Minutes

August 19, 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, Kim Hess and Ken Anderson

Members Absent: Danie van Loggerenberg

Staff Present: Neslihan Tesno, Kimberly McKenna, Sharlene Novak, Danielle Allen and Kathleen Eaton

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 (DSC) Meeting on July 15, 2015.

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

III. Consideration and Action of the Applications and 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 6, 7, 10-29. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the summary list as presented by staff recommendation. The motion carried unanimously.

IV. Review and Disposition of applications and violations.

1. Variance request for the proposed monument sign.

Woodlands Resort & Conference Center
2301 North Millbend Drive
Lot 0470, Block 0547, Section 0006 Village of Grogan's Mill

This item was reviewed by the full committee. The staff presented the committee with a presentation noting the overall dimensions and materials proposed for the sign. The committee's previous action and a conceptual review were also considered. It was then moved by Chris Florack and seconded by Deborah Sargeant to approve a monument sign on the condition the sign base is modified to 18 inches and the overall height does not exceed 7 feet 3 inches. Additionally the committee would like a sample board with materials and letters for the staff to review and should include all lighting specifications. Additionally, the owner must submit the LED lumen specifications for low level, warm tone lighting. Additional tenant panels, other than Robard's and Golf Trail of The Woodlands will require further review and committee action. The motion carried unanimously.

2. Consideration and action to reconsider the revised mural proposed to be located on exterior wall.
Texas Children's Urgent Care
4775 West Panther Creek Drive
Lot 0285, Block 0045, Section 0040 Village of Panther Creek
This item was reviewed by the full committee. The staff presented the committee with a presentation noting the overall dimensions and materials proposed for the revised mural. The committee's previous action for the original proposal was also considered. A representative was present to address the committee. The committee shared concerns regarding a precedent and the potential to attract vandalism. It was then moved by Deborah Sargeant and seconded by Kim Hess to deny the request as submitted. Chris Florack opposed the motion. The motion carried.
3. Consideration and discussion regarding the conceptually proposed improvements that include adding a driveway between two properties and removing trees.
Spirit Filled Celebration Church
6565 Research Forest Drive
Lot 0200, Block 0101, Section 0067 Village of Cochran's Crossing
This item was reviewed by the full committee. Representatives were present to address the committee. The staff presented the committee with a presentation of the property and Celebrations Church's plans for future development including the adjacent parcel. It was then moved by Walter Lisiewski and seconded by Chris Florack to approve the conceptual proposal, on the condition the amended land use designation for 7253 East Capstone is approved, executed and purchased by Celebration Church and that the amendment applies to both parcels. Preliminary and final proposals regarding the facility, parking and any modifications to the forest preserve and landscaping, require review and final action by the Committee. The motion carried unanimously.
4. Consideration and action to allow a request to amend the Initial Land Use Designation.
7253 East Capstone
Lot 0500, Block 0101, Section 0067 Village of Cochran's Crossing
This item was reviewed by the full committee. Representatives were present to address the committee. The staff presented the committee with a presentation of the property and Celebrations Church's plans for future development including the integration with the Church's adjacent parcel. It was then moved by Walter Lisiewski and seconded by Chris Florack to approve the request to amend the land use designation, on the condition the amended land use designation for 7253 East Capstone and 6565 research Forest Drive are both executed allowing the owner to proceed in obtaining an amendment to the land use designation. Final documentation must be recorded in Montgomery County Real Property Records and purchased by Celebration Church and that the amendment applies to both parcels. Preliminary and final proposals regarding the facility, parking and any modifications to the forest preserve and landscaping, require review and final action by the Committee. The motion carried unanimously.
5. Consideration and action regarding the preliminary approval for the Master site plan and phasing plan.
St. Anthony of Padua Catholic Church
7801 Bay Branch Drive
Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing

This item was reviewed by the full committee. Representatives were present to address the committee. The staff presented the committee with a presentation of the property, previous conceptual reviews and phases as well as the updated proposal. The committee had concerns with the proposed metal two story building regarding the mass, scale proportion and visibility to the street. They noted the existing food pantry building is set to the rear of the church and only one story whereas the proposed outreach building is more predominantly visible could cause an impact and is not considered temporary and therefore should be redesigned to match the permanent structure on the property. The committee would prefer the proposed structure be designed with materials that would match the main building. It was then moved by Kim Hess and seconded by Ken Anderson to conditionally approve the site plan, location of the fields without any lighting or sound approved at this time on the condition the staff will verify the reforestation requirements in order to screen the view of improvements to adjacent tracts of land. It was then moved by Kim Hess and seconded by Ken Anderson to deny the two story metal building as proposed and require a resubmission that includes materials to match the primary building. The motion carried unanimously.

6. Consideration and Action to proceed with legal action for outstanding Covenant violations.

Jose Castellanos

2603 Rosewood Place

Lot 03, Block 03, Section 20 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 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.

7. Variance request for to locate dumpster and parking in the side easement.

AT&T Pinecroft

28033 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 as presented. The motion carried unanimously.

8. Consideration and action for final approval and possible variance of proposed building signs.

IGi Playground

3759 FM 1488 Suite 250

Lot 1905 Block 549, 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. It was moved by Kim Hess and seconded by Robert Heineman to conditionally approve, allow the two logos as submitted, comply with The Woodlands Commercial Planning and Design Standards. The motion carried unanimously.

9. Consideration and action for final approval of proposed building signs.
9 Round 30 Min Kickbox Fitness
3759 FM 1488 Suite 475
Lot 1907 Block 549, 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 present to address the Committee. It was moved by Chris Florack and seconded by Ken Anderson to approve as submitted comply with The Woodlands Commercial Planning and Design Standards. The motion carried unanimously.
10. Variance request for a proposed attached patio cover that will not respect the rear 25 foot building setback.
Richard Doyle
23 Desert Rose Place
Lot 21, Block 1, Section 20 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 conditionally approve, meet code and standard conditions. The motion carried unanimously.
11. Variance request for a proposed attached patio cover that will not respect the rear 20 foot building setback
Roberto Amaya
30 Prism Point Place
Lot 68 Block 1, Section 18 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, standard conditions. The motion carried unanimously.
12. Variance request for a proposed pool that will exceed the maximum allowed hard surface area and pool equipment that encroaches more than two feet into side easement.
Jack Naranjo
6 Carmeline Drive
Lot 3 Block 1, Section 25 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 conditionally approve, Plant and maintain two native 30 gallon trees, palms are not considered native trees. Verify all Centerpoint Energy rear easements as they may differ with the covenant easements. Improvement not to encroach into any easements. Meet code and standards. The motion carried unanimously.
13. Request for approval of a home business renewal for custom made table mats.
Charles Dressler
67 Degas Park Drive
Lot 96 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 conditionally approve renew permit in 2 years. Comply with Home Business Standards. The motion carried unanimously.
14. Request for approval of a home business renewal for piano lessons.
Laguna Trust

59 Barley Hall Street

Lot 12 Block 3, Section 9 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 conditionally approve as follows: May not impose on neighborhood character, no complaints, **Parking should be primarily on the driveway – no parking in alley. Allow more time between clients to reduce chance of congested traffic.** Comply with Standards for Home Business, renew every 2 years. The motion carried unanimously.

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

Jesus Espinoza

127 South Star Ridge Circle

Lot 21 Block 3, Section 51 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 as submitted. The motion carried unanimously.

16. Variance request for an existing walkway that does not respect the rear ten foot easement.

Javier A Franquet

90 South Millport Circle

Lot 1 Block 2, Section 40 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. The motion carried unanimously.

17. Variance request for existing wood deck that does not respect the side five foot easements.

Russell Gates

2 Valewood Place

Lot 22 Block 2, Section 102 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. The motion carried unanimously.

18. Variance request for an existing play structure that exceeds the maximum height allowed.

James and Angele Mayfield

11 Burgandy Oaks Court

Lot 22 Block 2, Section 15 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. The motion carried unanimously.

19. Variance request for existing paving that does not respect the rear and side easements

Michael Langton

30 Verbena Bend

Lot 30, Block 2, Section 52 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.

20. Variance request for an existing dog run that is not at least three feet from the property line.

Andrew Ahmuty

35 Whispering Thicket Place

Lot 35 Block 1, Section 9 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 conditionally approve – move rear of the dog run to 3 feet from the fence. 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.

Claire Schexnayder

55 South Hawthorne Hollow Circle

Lot 18 Block 2 Section 86 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.

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

Luis Mendez

35 Wildever Place

Lot 36, Block 1, Section 36 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 (store trash cans from public view and apply for color change to breezeway fence) 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.

Ziye Liu

14 Raindance Court

Lot 13, Block 3, Section 11 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 disabled car out of public view or covering with a car cover in muted earth tones) 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.

John Jefferson Jr.

79 North Indigo Circle

Lot 11, Block 4, Section 9 Village of Indian Springs (TWA)

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 and 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.

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

Robert Hunt

163 Hearthshire Circle

Lot 52, Block 2, Section 99 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 (remove dead tree and maintain yard and flower 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.

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

Michael Guzman

143 South Vesper Bend Circle

Lot 16, Block 2, Section 30 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 (store riding lawn mower from 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.

Elizabeth Kaftan

24 Cheswood Manor Court

Lot 13, Block 2, Section 00 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 repairing the fence and maintain in good repair and maintain yard 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.

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

Julie McDaniel

2 Ginger Springs Place

Lot 17, Block 1, Section 14 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 or applying for the light in the tree) 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.

Jeffrey D Somerville

42 Westwinds Circle, 77382-5324

Lot 34, Block 1 Section 67 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 applying for the roof) 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.

Meredith Storms

31 Butterfly Branch Place

Lot 40, Block 2, Section 52 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. It was moved by Deborah Sargeant and seconded by Chris Florack to take no legal action in regard to the fence and Approve the fence as submitted unless the neighbor provides access within 30 days. The motion carried unanimously.

31. 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 and # 32 was heard jointly by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee. She reiterated the need to have the houses joined due to her parents living next door and them needing easy access to the home. She also stated that the improvement would be temporary. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the concept, submit final

sealed plans and any required fees and documentation. Meet code and standard conditions. Must sign a document confirming that the addition is temporary and that it will be removed upon resale, move out or title transfer. Developer/The Township would agree to temporary release of easement with the wording that it is subject to other easement holders. If the addition is not removed within 30 days of transfer of title, move out or sale then Township may remove addition and lien both properties for the cost. 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. Staff to review upon completion and may require tall evergreen trees and shrubs to screen to street. The motion carried unanimously.

32. 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 and # 31 was heard jointly was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the Committee.

She reiterated the need to have the houses joined due to her parents living next door and them needing easy access to the home. She also stated that the improvement would be temporary. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the concept, submit final sealed plans and any required fees and documentation. Meet code and standard conditions. Must sign a document confirming that the addition is temporary and that it will be removed upon resale, move out or title transfer. Developer/The Township would agree to temporary release of easement with the wording that it is subject to other easement holders. If the addition is not removed within 30 days of transfer of title, move out or sale then Township may remove addition and lien both properties for the cost. 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. Staff to review upon completion and may require tall evergreen trees and shrubs to screen to street. The motion carried unanimously.

33. Variance request for existing artificial turf located in the front and side yard.

Michael Langton

30 Verbena Bend

Lot 30, Block 2, Section 52 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 decided that they needed to visit the site and view the turf in person. It was moved by Deborah Sargeant and seconded by Chris Florack to table for DSC members to visit the site. The motion carried unanimously.

34. Variance request for a proposed swimming pool that will exceed the maximum percent coverage of hard surface area for the lot.

Rick Reeves

147 South Goldenvine Circle

Lot 1 Block 2, Section 65 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner and his contractor were present to address the Committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the pool, plant and maintain two 30 gallon native trees, meet code and standard conditions. 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). Additionally the fire pit was conditionally approved meet code and standard conditions. The motion carried unanimously.

35. Variance request for a proposed detached building that exceeds the maximum height allowed for storage shed built with materials that match dwelling

Richard Schmidt

2 North Scarlet Elm Court

Lot 46 Block 1 Section 60 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 and showed a scaled model of the building with the varied roof heights. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen – 2-3 wax myrtles to adjacent neighbor. Staff to review upon completion to determine if screening is sufficient. Comply with Standards. The motion carried unanimously.

36. Variance request for proposed tree removals that do not meet the Woodlands Residential Development Standards for removal.

Alfredo Meinhardt

126 North Bethany Bend Circle

Lot 25 Block 1 Section 36 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. It was moved by Deborah Sargent and seconded by Kim Hess to approve the removal of the two sweet gums. Denied removal of the other trees. The motion carried unanimously.

37. Appeal of the conditions of approval for a swimming pool to require replanting ten 30 gallon native trees on lot.

Vincent and Pinky Yuskiewicz

27 Hedgedale Way

Lot 1, Block 5, 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 not present to address the Committee. It was moved by Robert Heineman and seconded by Deborah Sargent to disapprove the request – original conditions still are valid. The motion carried unanimously.

38. Appeal of the Residential Design Review Committee's decision to require replanting eight 30 gallon native trees on lot.

Joan Stoy

23 East Autumn Branch Circle

Lot 42 Block 1 Section 26 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. It was moved by Deborah Sargent and seconded by Kim Hess to amend the conditions to plant and maintain at least 4 30 gallon native trees. Chris Florack voted in opposition. The motion carried.

39. Appeal of the Residential Design Review Committee's decision requiring 30 gallon native trees as replants on lot.

Amy L Allison

27 East Autumn Branch Circle

Lot 43 Block 1 Section 26 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. It was moved by Ken Anderson and seconded by Kim Hess to amend the conditions to plant and maintain at least 1 30 gallon native tree and 1 15 gallon native tree. 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.

Rohan J Lobo

126 West Stockbridge Landing Circle

Lot 4 Block 1, Section 17 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. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve the patio cover as follows; plant and maintain 2-3 evergreen trees and shrubs at least 7' at time of planting to rear to screen, meet code and standards and to conditionally approve the summer kitchen meet code and standards. The motion carried unanimously.

41. Variance request for a proposed privacy wall that does not respect the side one foot setback and it may cause negative neighbor impact.

George Booth

38 Rhapsody Bend Drive

Lot 14 Block 1, Section 27 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 Deborah Sargeant and seconded by Chris Florack to conditionally approve, not to exceed height of existing fence, must be set in one foot from the property line and be in line with the house. Meet code and standard conditions. The motion carried unanimously.

V. Public Comments

Mr. Dan Altena of 63 Glentrace in Alden Bridge spoke on drainage issues that have occurred on his property due to improvements on other properties. He and his wife submitted a letter to the committee asking the DSC to consider revising the Standards to allow for more enforcement authority to correct these matters. They also asked the DSC to place this item on a future agenda. THE DSC directed staff to place on a future meeting.

VI. Member Comments

Kim Hess mentioned that Artificial or synthetic turf should be on the agenda of the next Joint Session. Others mentioned that drainage and SubHOA's could be other items to discuss.

VII. Staff Reports

Staff reported that a possible Joint meeting date was September 23, all members present said they could attend.

VIII. Adjourn

There being no further business it was moved by Chris Florack and seconded by Ken Anderson to adjourn the meeting at 8:10 p.m.