

Development Standards Committee

August 17, 2016 at 5:30 p.m.

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

Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Ken Anderson, Danie van Loggerenberg, Walter Lisiewski

Members Absent: Kim Hess

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

Legal Counsel: None

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 July 20, 2016.

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

III. Consideration and Action of the Applications and Covenant 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 5-6, 8-10, 13-19, 21-31, and 33-38. Items 7 and 11 were withdrawn and Item 34 was resolved prior to the meeting. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the Summary List. 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.

No action was taken on this item.

V. Reconvene in Public Session

No action was taken on this item.

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

1. Variance request to replace a monument sign that includes a logo that may not have a registered trademark, exceeds the maximum size allowed and also includes a sub-leased department that is not part of the registered name.

Celebration Church

7253 E. Capstone Circle

Lot 0500, Block 0101, Section 0067 Village of Cochran's Crossing

This item was reviewed by the full committee. The owner was present to address the committee and thanked the staff for their presentation. The Committee noted the reason for the logo as presented. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to approve the sign as presented and require the installation occur in accordance with the Commercial planning and Design Standards. The motion carried unanimously.

2. Variance requests to install a building sign containing only the logo and does not include the registered name of the church.

Celebration Church

7253 E. Capstone Circle

Lot 0500, Block 0101, Section 0067 Village of Cochran's Crossing

This item was reviewed by the full committee. The owner was present to address the committee and thanked the staff for their presentation. The Committee noted the reason for the logo as presented. It was then moved by Chris Florack and seconded by Danie van Loggerenberg to approve the sign as presented and require the installation occur in accordance with the Commercial planning and Design Standards. The motion carried unanimously.

3. Variance request for the installation of a statue that proposes to remove trees and includes a crushed granite sidewalk.

Spirit of Texas Bank

1525 Lake Front Circle

Lot 0420, Block 0599, Section 0999 Village of Town Center

This item was reviewed by the full committee. Representatives from the bank attended to address the Committee. The staff provided a presentation in regards to the location, specifications and dimensions of the statue. The committee inquired what would happen to the statue if the bank no longer owned the parcel or relocated. It was identified the statue would remain. The committee addressed possible solutions for the exposed utility boxes and landscaping for the statue. It was then moved by Robert Heineman and seconded by Walter Lisiewski to allow statue on the condition the owner plant and maintain 6- 65 gallon native evergreen trees, no lighting approved with these plans and the Installation of the statue is to remain at the location regardless of ownership change from Spirit of Texas Bank. The motion carried unanimously.

4. Variance request to remove portions of the mid-growth in the forest preserve and to allow for some thinning of the forest preserve adjacent to the drive-through.

Dunkin' Donuts/Baskin Robbins

3085 College Park Drive

Lot 9058, Block 0555, Section 0000 Village of College Park

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

RE: Forest Preserve at the front:

Approve the allowance for a view corridor that requires minimal mid growth clearing in accordance with the Commercial Planning and Design Standards and is no further than the main façade of the building.

The Covenant Administration Department staff must be present for a pre-site inspection regarding the specific foliage to be thinned. Additionally, the staff must be present at the time of removal. A representative from the Development Standards Committee may be called upon as needed by The Township staff. The mid-growth clearing work should be performed by a trusted landscape company that is familiar with The Woodlands Commercial Planning and Design Standards definition of "mid-growth clearing."

RE: Landscape Median Island nearest the drive through.

Approve allowing removal of lower lying vegetation in front of the drive through window and removal of the vegetation surrounding the pine tree closest to the street, in an effort to provide a safe line of sight for exiting the drive through on to the road. The Covenant Administration Department staff must be present for a pre-site inspection regarding the specific foliage to be thinned. Additionally, the staff must be present at the time of removal. A representative from the Development Standards Committee may be called upon as needed by The Township staff. The motion carried unanimously.

RE: Forest Preserve at the front:

Approve the allowance for a view corridor that requires minimal mid growth clearing in accordance with the Commercial Planning and Design Standards and is no further than the main façade of the building.

The Covenant Administration Department staff must be present for a pre-site inspection regarding the specific foliage to be thinned. Additionally, the staff must be present at the time of removal. A representative from the Development Standards Committee may be called upon eded by The Township staff. The mid-growth clearing work should be performed by a trusted landscape company that is familiar with The Woodlands Commercial Planning and Design Standards definition of "mid-growth clearing."

RE: Landscape Median Island nearest the drive through.

Approve allowing removal of lower lying vegetation in front of the drive through window and removal of the vegetation surrounding the pine tree closest to the street, in an effort to provide a safe line of sight for exiting the

drive through on to the road. The Covenant Administration Department staff must be present for a pre-site inspection regarding the specific foliage to be thinned. Additionally, the staff must be present at the time of removal. A representative from the Development Standards Committee may be called upon as needed by The Township staff.

The motion carried unanimously.

5. Consideration and action for the reconstruction of a new drop off canopy, the expansion of the existing vestibule, and the construction of a new temporary entrance together with related utilities and site work.

Memorial Hermann Hospital
9250 Pinecroft

Lot 0200, Block 0350, Section 1000 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve on the condition the owner resubmit plans omitting signs as shown. No signage is approved at this time. A full sign package must be resubmitted prior to completion for review and approval. The motion carried unanimously.

6. Consideration and action to construct an access drive for the hospital and to add additional parking which will also include the installation of a retaining wall.

CHI St. Luke's Health-Lakeside Hospital
17400 St. Luke's Way

Lot 7725, Block 0555, Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the access drive and additional parking on the following conditions:

1. Add a landscape scope to include the following:

Fill in forest preserve where the existing drive will be demolished.

Approve proposed retaining wall block in "Buff."

Add a formal planting area around the monument sign

Add plantings to new parking area adjacent to Texas Children's Way

2. Recommend adding signage scope to include the following:

Remove existing pylon sign at I-45 Entry.

Remove existing monument sign at I-45 Entry.

3. Construction Recommendations:

Phase 1:

Add Complete landscape in area east of the building and around new monument sign per comments.

Add remove existing pylon and monument signs at I-45 entry

Phase 2:

Add complete landscape in area south of the building per comments

The motion carried unanimously.

7. Consideration and action for a proposed new home construction.

Vernon Marcel Veldekens
25 Doe Run Drive

Lot 01, Block 04, Section 16 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to withdraw this item from the agenda. The motion carried unanimously.

8. Variance request for the proposed wrought iron fence that would cause the construction side of the proposed perimeter fence replacement to be visible from the adjacent property.

Robert B. and Elizabeth B. Langford
11 Misty Grove Circle

Lot 03, Block 04, Section 59 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the fence on the condition the fence meets code and passes final inspection.

Additionally the owner must maintain the existing vegetation on the lot, to soften and screen the view to the street. The motion carried unanimously.

9. Variance request for the proposed detached arbor that will be located beyond the platted building line.
Ashley and Dawn Hayes
2830 South Logrun Circle
Lot 25, Block 01, Section 02 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve as presented. Owner must ensure the placement of the improvements does not halt or materially impeded drainage as defined in the Residential Development Standards. The motion carried unanimously.
10. Variance request for a building sign.
The Woodlands Thai Cafe
6700 Woodlands Parkway Suite 250
Lot 200, Block 499, Section 0000 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve as follows:
 1. Max letter height to be calculated based on the height of the letter "T", allow for the bottom of the "f" to extend below the 4'6" mark.
 2. Returns and trim caps to be painted MPC "Rich Brown" (42-224).
 3. Sign face to be white Plexiglas or equal.If the tenant would like to install an arcade sign (required by the landlord) or window graphics, they must be reviewed and approved prior to installation and must be in accordance with the Commercial Planning and Design Standards.
The motion carried unanimously.
11. Consideration and action for Concept approval for secondary building and variance request to allow a certified Building Designer plans instead of seal of registered Architect
Northway Church of the Woodlands (Cornerstone Baptist Church)
8200 Northway Drive
Lot 300, Block 499, Section 47 Village of Alden Bridge
This item was withdrawn prior to the meeting.
12. Request for rehearing for approval of a temporary event
HEB Grocery Company LP – Snow Bombs
3601 FM 1488 Road
Lot 2000, Block 549, Section 47 Village of Alden Bridge
This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Chris Florack and seconded by Robert Heineman to grant the rehearing. The item will be reheard at the September 21 meeting. The motion passed unanimously.
13. Variance request for a proposed wrought iron fence that will allow visibility to the unfinished side of the existing wood fence.
Roderic Arnold
95 North Concord Valley Circle
Lot 38 Block 01, Section 25 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the fence as submitted. The motion carried unanimously.
14. Variance request for a proposed pool that exceeds the maximum hard surface allowed.
Michael and Mary Wilson
18 Dapple Gray

Lot 41 Block 1, Section 9 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the pool; it must meet code and standard conditions and pass inspections. In addition, the homeowner must plant and maintain one 30 gallon native tree to offset the additional hard surface area. The motion carried unanimously.

15. Variance request for paving that does not respect the ten foot rear yard easement.

Janis A Seuthe Revocable Living Trust

51 Heartridge Court

Lot 16 Block 02 Section 79 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the paving 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.

16. Request to appeal the RDRC's decision to require the height of the interior fence to be lowered.

Jason M McMullen

173 Linton Downs

Lot 20 Block 02 Section 34 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to disapprove the fence and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the garden fence 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 garden fence is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

17. Variance request for a proposed driveway that exceeds the maximum width allowed.

Fernando Rodriguez – Gasol

275 North Maple Glade Circle

Lot 25 Block 01 Section 38 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the proposed driveway widening, following the edge of the driveway to the street to maintain the existing driveway approach design. The motion carried unanimously.

18. Variance request for a proposed driveway that exceeds the maximum width allowed.

Jacqueline Tockey

18 South Planchard Circle

Lot 4 Block 3, Section 68 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the driveway widening. The width is to be reduced to 24" and must follow the edge of driveway to the street to maintain the existing driveway approach design. The motion carried unanimously.

19. Variance request for a proposed driveway that exceeds the maximum width allowed.

Gary and Sara Winningham

40 North York Gate Court

Lot 04 Block 02 Section 19 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the driveway widening, not to exceed 3 feet. The homeowner must maintain the existing vegetation adjacent to extension. The motion carried unanimously.

20. Variance request for a proposed roof color that is not an approvable roofing color
Todd Van Balen
114 West Stockbridge Landing Circle
Lot 7 Block 01 Section 17 Village of Alden Bridge
It was moved by Chris Florack and seconded by Ken Anderson to table this item until the committee received additional information. The motion carried unanimously.
21. Variance request for an existing fence that exceeds the maximum height allowed with a 12" rot board that is not screened.
John W Knust
115 Marlberry Branch Drive
Lot 01 Block 02 Section 84 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the fence as follows: the homeowner must add evergreen vegetation to soften impact of the rot board and gap at the bottom of fence due to the slope in the yard. The fence must meet code and pass inspections. The motion carried unanimously.
22. Variance request for an existing patio that does not respect the ten foot rear yard easement.
Alejandro L Magnani
61 Silver Crescent Place
Lot 25 Block 02, Section 01 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the patio 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 passed unanimously.
23. Variance request for an existing play structure that does not respect the rear ten foot easement.
Andre Schaumbach
7 Painted Post Place
Lot 21 Block 2, Section 29 Village of Creekside Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
24. Variance request for an existing shed's color that does not comply with the Residential Development Standards.
Alan & Barbara Heidecker
15 Windswept Oaks Place
Lot 92 Block 1, Section 5 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the shed's color (dark brown) as submitted. The motion carried unanimously.
25. Variance request for existing patio that does not respect the rear ten foot easement.
Kenneth Page
23 Genesee Ridge Drive
Lot 6, Block 1, Section 11 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the patio 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.

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

William and Sandy Mathews

10 Sedgewick Place

Lot 21 Block 1, Section 7 Village of Sterling Ridge

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

27. Variance request for existing driveway borders that exceeds the maximum width allowed.

Willis Jefferys

30 Prairie Falcon Place

Lot 37 Block 1, Section 12 Village of Creekside Park

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

28. Request to appeal the conditions of approval for the garage door paint color and design.

Daniel Robert Hurley

2 Wistful Vista Place

Lot 11 Block 01 Section 23 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to approve the garage door color and design as submitted. The motion carried unanimously.

29. Request for approval for a renewal of a real estate appraisal home business

Ray Clyde Coleman Jr.

30 Wintergreen Trail

Lot 37 Block 01 Section 48 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the home business for two years on the condition the owner must apply for renewal in August 2018. Additionally the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

30. Request for approval for an engineering consultant home business.

Michael Miller

11 Beebrush Place

Lot 56, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the home business for two years on the condition the owner must apply for renewal in August 2018. Additionally the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

31. Request for approval for a public relations/marketing consultant home business.

Emily Oberton

3 Black Spruce Court

Lot 83 Block 01, Section 18 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the home business for two years on the condition the owner must apply for renewal in August 2018. Additionally the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

32. Request for approval for a mobile detailing home business.

Kenneth Outlaw

26 Caulfield Court

Lot 10 Block 01, Section 40 Village of Sterling Ridge

This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the home business for 2 years on the condition the owner must apply for renewal in August 2018. No outside detailing is allowed at the residence (including training) and employees may not travel to and from the house on a daily basis. Additionally the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion passed unanimously.

33. Consideration and action to pursue legal action for outstanding Covenant violations.

Celia M Sheffield

195 West Sterling Pond Circle

Lot 66, Block 2, Section 3 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 submit an application for a pool barrier and passing code inspections 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 passed unanimously.

34. Consideration and action to pursue legal action for outstanding Covenant violations.

Gonzalo Huaman Vargas

15 Folklore Court

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

This item was resolved prior to the meeting.

35. Consideration and action to pursue legal action for outstanding Covenant violations.

Saisha Judd

114 Hockenberry Court

Lot 10, Block 1, Section 16 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 an application for the new fence and storing the trash/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 passed unanimously.

36. Consideration and action to pursue legal action for outstanding Covenant violations.

Rodolfo Kaufmann

66 North Crescendo Path Place

Lot 9, Block 1, Section 5 Village of Grogan's Forest at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 routinely mowing, weeding and edging the front and back 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 passed unanimously.

37. Consideration and action to pursue legal action for outstanding Covenant violations.

Kelly Case

7 Genesee Ridge Drive

Lot 2, Block 1, Section 11 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 debris (which includes bricks and pavers) from the right side of the home) 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 passed unanimously.

38. Consideration and action to pursue legal action for outstanding Covenant violations.

MKT Power Solutions LLC

115 South Sawbridge Circle

Lot 19, Block 2, Section 29 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack 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 routinely 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 passed unanimously.

39. Variance request for a proposed wood fence that will exceed the maximum height allowed, extend beyond the side platted building line more than standards allow and will not meet the Development Criteria for Section 79 of Alden Bridge

Janis A Seuthe Revocable Living Trust

51 Heartridge Court

Lot 16 Block 02 Section 79 Village of Alden Bridge

This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the wood fence, allowing up to a total of 5 feet over the building line. The fence is allowed to be 6' 6" tall with a rot board plus a cap. The homeowner must plant and maintain a planting bed alongside the street side of fence with forest mix of trees, shrubs and plants. The motion passed unanimously.

40. Variance request for a proposed court yard enclosure will extend beyond the ten foot side platted building line and will not meet the Development Criteria for Section 79 of Alden Bridge

Janis A Seuthe Revocable Living Trust

51 Heartridge Court

Lot 16 Block 02 Section 79 Village of Alden Bridge

This item was heard by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the courtyard enclosure as submitted up to 5' over the side building line. The motion passed unanimously.

41. Variance request for a proposed patio cover with integrated summer kitchen that does not respect the 20 foot rear setback

Angelica and David North

15 Quiet Yearling Place

Lot 16 Block 1, Section 1 Village of Creekside Park West

This item was heard by the full committee. The homeowner and contractor were present to address the committee. The staff provided the committee with a presentation. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the patio cover. It must be moved closer to the house and aligned with the center of the pool. The homeowner must submit new plans and survey, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting alongside and rear of patio cover to screen. Staff is to review screening upon completion to determine if it is sufficient; additional plantings may be required. Hard surface area must comply with Standards and the patio cover and summer kitchen must meet code and pass inspections. The motion passed unanimously.

42. Variance request for existing spa with associated equipment and an existing fire pit seating area that does not respect the side five foot and rear ten foot easements.

Eduardo Bolivar

59 Vintage Path Place

Lot 10, Block 2, Section 11 Village of Harper's Landing at College Park

This item was heard by the full committee. The homeowner, contractor and an affected neighbor were present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Chris Florack to take no action on this item. The motion passed unanimously.

43. Variance request for existing shed that does not respect the rear ten foot easement.

Javier Dominguez

14 Cabin Gate Place

Lot 12 Block 1, Section 20 Village of Creekside Park West

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Chris Florack and seconded by Danie van Loggerenberg to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed and concrete pad 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 concrete pad 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, the homeowner must plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen to the street. The motion passed unanimously.

44. Variance request for the requirement for sealed plans for an existing attached patio cover.

Anthony Trinidad

3 Bark Bend Place

Lot 19, Block 1, Section 16 Village of College Park (Harpers Landing)

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve the patio cover and repaint the structure to match the dwelling. The homeowner must submit a paint sample for staff approval and the patio cover must pass inspections. The motion passed unanimously.

- VII.** Consideration and Discussion regarding the status of the development of St. Anthony of Padua
A number of Laurelhurst residents addressed the committee. Please reference the Committee's sign in sheet. The main areas of concern are visibility, lights and noise. There is also concern due to the sparseness of the forest preserve. Chairperson Deborah Sargeant said she visited the site several times, had trees remarked and is aware of bare spots. Some of the clearing was done by MUD 47 and they have been contacted about reforestation. Working hours were clarified. She stated she will talk to the church about lighting issues.
- VIII.** Consideration and Discussion regarding the status of the Short Term Rental Standards.
Deborah Sargeant thanked Chris Florack and Walter Lisiewski for their involvement in attending Village Association meetings with her to explain and answer questions about the Short Term Rental Standards. The strongest reaction came from Grogan's Mill; however, the Short Term Rental Standards were mostly well received. The greatest concern was in regard to enforcement.
- IX.** Public Comments
Calvin and Debra LeFevre of 4 Noontide addressed the committee regarding a house his neighbor built that is much larger than the previous home on that lot. The LeFevre's yard now floods; in addition no work has been in the prior month and the LeFevre's feel their privacy is gone. Ken Anderson stated the position of the house on the lot differs from the previous structure. The LeFevre's requested that staff or DSC members visit the property.
- X.** Member Comments
Walter Lisiewski raised the issue of residential tear downs in Grogans Mill and Panther Creek. Robert Heineman asked if funds should be budgeted for redevelopment and Deborah Sargeant said she would attend a budget meeting the following day.
- XI.** Staff Reports
There were no staff reports.
- XII.** Adjourn
There being no further business Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Chris Florack and seconded by Robert Heineman to adjourn the meeting at 7:52 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/17/16

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Randy Williams	Neighbor	59 Vintage Path Pl.	42	5:09	[Signature]
Bradley Canon	N/A				[Signature]
JANIS SENTHE	Homeowner	5 Heartbridge CT Ab BP	15, 39, 40	5:10	[Signature]
Mike Durham	Spirit of Texas Bank	Bronze Statue	# 3	5:17	[Signature]
Dean Bass	Owner	6505 Research Forest Dr.	1, 2	5:19	[Signature]
Sarah Stephens	Homeowner	114 W. Steekbridge Landing Circle	20	5:20	[Signature]
Kathleen Van Baler	Homeowner	21 Crankroot		5:25	[Signature]
Calvin & Debra LeFevre	Spirit of Texas Bank	Bronze Statue	# 3	5:23	[Signature]
NATHAN ALAN MCDONALD	S.T. ANTHONY	80. Introat	VII# #7	5:24	[Signature]
THOMAS ESMAYSON					[Signature]
WILL BURKHOLDER					[Signature]

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/19/16

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Leela Duncan	home	SAOP	VII	5:25	[Signature]
Patricia Bolivar	homeowner	variance	42	5:25	[Signature]
ANGELICA NORTH	HOMEOWNER	VARIANCE	42	5:25	[Signature]
Kenneth Ou Han	Home owner		32	5:30	[Signature]
Stephen Stewart	Contractor	virtue path + Sedgwick	42 26	5:45	[Signature]
Shanti Mukerji	Homeowner	STAP		6:15	[Signature]