

Development Standards Committee Minutes

March 15, 2017 at 5:30 p.m.

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

Members Present: Deborah Sargeant, Ken Anderson, Walter Lisiewski, John Anderson, Ron Harris

Members Absent: Robert Heineman and Chris Florack

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

Legal Counsel: Not Present

I. Welcome/Call Meeting to Order.

Chair Deborah Sargeant called the meeting to order at 5:33 p.m.

II. Consideration and action regarding the minutes of the meeting of February 15, 2017.

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

III. Consideration and Action of the Applications and Covenant Violations in Section VII, recommended for Summary Action.

This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as prepared by Staff. The list consisted of Items 1 and 4 through 27. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the Summary List as presented. 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 Discussion regarding the status of the development of St. Anthony of Padua

This item was moved to the end of the agenda. Deborah Sargeant reported on the following items:

Fence

The surveyor marked the fence line and it was reviewed and approved. Staff will go back and mark 5 dead trees for removal. The fence was approved to begin construction.

Reforestation

Phase 1A reforestation is complete. Phase 2 additional reforestation will begin in the next two weeks. It has been staked by the landscape architect for committee and staff review and approval. There were areas that may require additional vegetation to fill in the reforestation.

Lights

There was a complaint about lights at night. The pins had fallen out of the timer and it has since been repaired. Permanent lighting of parking lot will be operational in 2-3 weeks. Deborah Sargeant will visit the site with a light meter and report to the board.

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

1. Consideration and action to allow for two project identification signs to be displayed for a three-year period on the church property identifying the location and details of multipurpose building and the New Chapel.
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 under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the signs for a period of 18 months from the date of the committee's action on the condition the signs are maintained in good order and repair. If the project identification signs require additional time, Saint Anthony of Padua can submit a request for an extension that will be reviewed and acted upon by the Development Standards Committee no later than October 2018. The motion passed unanimously.
2. Variance request for a proposed patio cover that was determined to be incompatible with the home and neighborhood by the Residential Design Review Committee.
Ron and Sharon Sims
39 Berryview Court
Lot 12, Block 03, Section 62 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and affected neighbor were present to address the committee. Several neighbors were also present to voice their opposition. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to approve on the condition that the patio cover meets current code and passes inspection. Existing vegetation must be maintained to soften and screen view from adjacent properties. Additionally, staff will evaluate the vegetation in 6 months to determine if new vegetation should be added. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
3. Consideration and action regarding conceptual approval and possible variance requests for an exterior remodel to include fire pit or fountain, awning, stucco entry, parapet, metal border, free standing cut out letters and building sign.
Gringo's Tex Mex
30420 FM 2978 Suite 400
Lot 110, Block 458, Section 46 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Ken Anderson to conditionally approve the requests based on the following conditions:
 1. The proposed canvas awning over the pergola to allow for all weather dining must be same color as existing metal awnings located in the front of the building.
 2. The proposed fire pit must comply with code.The applicant must submit a building mounted sign application along with specifications and final plans. The committee appointed John Anderson to review the sign application for approval. The motion passed unanimously.
4. Consideration and action regarding proposed roof change from tile to CertainTeed Composition Shingles. Color – Burnt Sienna.
Conservatory Senior Housing at Alden LP
6203 Alden Bridge Drive
Lot 875, Block 257, Section 47 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. Representatives of The Conservatory were present to address the committee. It was moved by Ken Anderson and seconded by John Anderson to table this item subject to an engineer's report on the ability of the structure to support the weight of the proposed roof material. The motion passed unanimously.
5. Consideration and action regarding variance request for addition of panel monument sign.
Indian Springs Shopping Center
10777 Kuykendahl Road

Lot 500, Block 592, Section 60 Village of Indian Springs (TWA)

JA/ka

This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by John Anderson and seconded by Ken Anderson to disapprove the sign as presented. The committee agreed with the CSC/DRC committee's recommendation: The owner may demolish the existing monument sign in favor of installing a two-tenant panel sign. The sign must be of a horizontal format and not exceed six (6) feet in height from grade by twelve (12) feet wide with the Shopping Center name at the top. The sign must be designed and constructed adhering to The Woodlands Commercial Planning and Design Standards. The shopping center cannot keep the existing sign and add a new sign. The motion passed unanimously.

6. Variance request for a proposed rear fence that exceeds the maximum allowed height per the Neighborhood Criteria for Section 46 of Alden Bridge.
Craig T Newlun
6 Empire Forest Place
Lot 31, Block 1, Section 46 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 the rear fence as submitted. It must meet code and pass inspections. The motion carried unanimously.
7. Variance request for a proposed rear fence that exceeds the maximum allowed height per the Neighborhood Criteria for Section 46 of Alden Bridge.
Michael L. Adamcik
10 Empire Forest Place
Lot 30, Block 1, Section 46 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 the rear fence as submitted. It must meet code and pass inspections. The motion carried unanimously.
8. Variance request for a proposed rear metal fence that will not comply with the Development Criteria for Section 20 of Sterling Ridge and will allow view of construction sides of the perimeter fence.
Steven Briscoe
15 Desert Rose Place
Lot 19, 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 approve the proposed rear fence as submitted. The motion carried unanimously.
9. Variance request for a proposed pool that will exceed the maximum percent coverage of hard surface area allowed for the lot.
Robert Stayton
18 Cotillion Court
Lot 6, Block 1, Section 10 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 the proposed pool. The homeowner must plant and maintain at least two native 30 gallon trees and verify all Centerpoint Energy rear easements as they may differ with the covenant easements. The improvement may not encroach into any easements and must meet code and standards. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Additionally, the Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off 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 an existing play structure that does not respect the rear ten-foot or side five foot easements.
Simon Hardy
14 South Almondell Way

Lot 12 Block 2, Section 98 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 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.

11. Request to appeal the decision for a tree removal to require a tree replacement.

Daniel Kenny

3 Empire Forest Place

Lot 21, Block 1, Section 46 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 waive the requirement for planting one tree due to the existing trees on the property and the condition of the removed tree. The motion carried unanimously.

12. Variance request for an existing room addition exceeds the maximum living area allowed as established by the Neighborhood Criteria.

Jason M Lebwohl

15 Freestone Place

Lot 29, Block 1, Section 49 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 – complete the ILUD process, pass inspections, and meet Standards. The motion carried unanimously.

13. Variance request for an existing play structure that does not respect the rear ten-foot easement.

Dennis Castillo

14 Larchfield Court

Lot 5, Block 3, Section 03 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 disapprove 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.

14. Consideration and action approval of a home business application for vinyl printing.

Nimishi Ghatalia

97 North Frontera Circle

Lot 14, Block 2, Section 61 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 the home business with the following conditions: the homeowner must reapply every two years and comply with Home Business Standards. The motion carried unanimously.

15. Variance request for an existing retaining wall that does not respect the side five-foot easement.

Bradley Veath

11 Majolica Place

Lot 17, Block 2, Section 49 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 the retaining wall 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 associated fence must pass pool barrier inspection. The motion carried unanimously.

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

Luis A. Martinez

106 Deer Plain Drive

Lot 5, Block 1, Section 24 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 and storing the trash and recycle carts out of public view) will result in a lawsuit filed and court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Raymond Y Cho

10 East Artist Grove Place

Lot 74, 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 (remove mold from home and maintain home in good condition) 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 pursue legal action for outstanding Covenant violations.

Steven N Minarik

118 South Evangeline Oaks Circle

Lot 17, Block 3, Section 74 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 weeding landscaping beds 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.

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

Lisa H Wong

22 Ebony Oaks Place

Lot 29, 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 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 mold from home and maintain home in good condition) 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 pursue legal action for outstanding Covenant violations.

Roshan Koirala

31 West Lasting Spring Circle

Lot 18, 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 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; and fencing) 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 pursue legal action for outstanding Covenant violations.

Gregory A. & Jan L. Burkhart

18 Pilot Rock Place

Lot 28, Block 2, Section 8 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 planting required vegetation as set by the Residential Design Review Committee for approval of the detached structure and summer kitchen) 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 pursue legal action for outstanding Covenant violations.

Rodora R Wong

34 Ebony Oaks Place

Lot 26, 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 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 home and maintaining it in good condition) 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 pursue legal action for outstanding Covenant violations.

Brian Olson

18 Dovewing Place

Lot 21, Block 1, Section 6 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 submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) 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 pursue legal action for outstanding Covenant violations.

Moises Garcia & Myriam L Gonzalez

38 Robin Caper Court

Lot 7, Block 1, Section 42 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 submitting completed application for fence color) 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 pursue legal action for outstanding Covenant violations.

John M & Gloria Campbell

62 East Beckonvale Circle

Lot 15, Block 1, Section 6 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 submitting a complete application for new fence and submitting a passing inspection report) 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 pursue legal action for outstanding Covenant violations.

Maria Celia Patino Luna

14 North Queenscliff Circle

Lot 63, Block 1, Section 13 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 trashcans from public view and remove trailer and debris 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 pursue legal action for outstanding Covenant violations.

John D. & Pilar Macpherson

7 Heron Hollow Court

Lot 17, Block 2, Section 13 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 (if not cured within 60 days) 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 stains from the driveway 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 in regard to a possible violation of Section 3.3 Pets of The Woodlands Residential Development Standards and to pursue legal action for outstanding Covenant violations.

Justin L. & Jessica S. Healy

174 West Sterling Pond Circle

Lot 85, Block 3, Section 3 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and a neighbor were present to address the committee. The homeowner stated she works from home and none of her four dogs live outside. The homeowner work outside while the animals are in the yard. A pet sitter cares for them when she is not at home. The neighbor stated the issue has improved somewhat but barking is still an issue. He believes they can cooperate. It was moved by Deborah Sargeant and seconded by John Anderson to table this item until the May 17 meeting and will reevaluate the situation at that time. The motion passed unanimously.

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

William A & Tamara D Burkholder

31 Laurelhurst Circle

Lot 8, Block 1, Section 45 Village of Alden Bridge

This item was resolved prior to the meeting.

30. Variance request for proposed artificial turf as landscaping material which does not respect the side five-foot easement.

Bill Vasey

93 Sundown Ridge Place

Lot 27, Block 1, Section 16 Village of Creekside Park West

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by John Anderson to approve the artificial turf 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.

31. Variance request for an existing fence that exceeds the maximum height allowed and is Construction side of the fence is visible to the street.

Richard and Lise Jarema

123 Wimberly Way

Lot 33, Block 2, Section 3 Village of Harper's Landing at College Park

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the fence. The homeowner must cover the construction side of the fence at the front left with pickets (double sided fence). The fence may be no taller than 6 foot 6 inches, including a rot board and must meet pool barrier code and standards. The motion passed unanimously.

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

Jonathan Winter

110 South Clovergate Circle

Lot 3, Block 1, Section 54 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to conditionally approve the pool. The homeowner must plant and maintain five 30-gallon native trees and the pool must meet code and pass inspections. The motion passed unanimously.

33. Variance request for concept approval of a proposed carport and driveway expansion project for Architectural Compatibility. In addition, the proposed driveway expansion will exceed the maximum width allowed.

William M Cole

26 Shady Pond Place

Lot 45, Block 2, Section 01 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to conditionally approve the proposed carport and driveway expansion. A portion of the driveway between the carport and street must taper to the existing concrete driveway within 16 feet. The homeowner must submit final plans and required documents for staff review. The homeowner must also plant and maintain evergreen vegetation in a planter bed (mixed plants and shrubs) along the right side of the driveway for screening. The motion passed unanimously.

34. Variance request for a proposed room addition that will not respect the side five-foot building line.

Joan Sehested

10 Cotillion Court

Lot 8, Block 1, Section 10 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Walter Lisiewski to conditionally approve the room addition. It must meet code and standards and pass inspections. The motion passed unanimously.

35. Variance request for a proposed fence that will exceed maximum height allowed and the proposed trellises will not respect the rear ten-foot easement.

Janis Kay Shankster

155 Green Gables Circle

Lot 8, Block 2, Section 09 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Ron Harris to table this item to allow the committee time to visit the property. The motion passed unanimously.

36. Variance request for a proposed detached patio cover with integrated summer kitchen that does not respect the 25 foot rear setback and 7 foot side setback.

Christopher Hinton

3 Glowing Star Place

Lot 39, Block 3, Section 6 Village of Sterling Ridge

This item was tabled at the homeowner's request.

37. Variance request for existing paving that does not respect the rear ten-foot easement.

Francisco Dominguez Camara

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 Deborah Sargeant and seconded by Walter Lisiewski to disapprove the variance request and uphold the original decision. The motion passed unanimously.

38. Variance request for removal of ten trees that that do not meet Standards for removal.

Jose Fujigaki

39 North Shasta Bend Circle

Lot 3, Block 2, Section 22 Village of Creekside Park

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Walter Lisiewski and seconded by Deborah Sargeant to table this item to allow the committee time to visit the property. The motion passed unanimously.

39. Variance request for existing paving that does not respect the rear ten-foot easement and a wood deck that does not resepec the side five-foot and rear ten-foot easement.

Neil McLafferty

15 East Honey Grove Place

Lot 25, Block 1, Section 30 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and a neighbor were present to address the committee. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the pavers and deck 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 homeowner must apply for and construct a 6 foot 6-inch fence and taper the fence to 5 feet on the left side. The motion passed unanimously.

VIII. Public Comments

There were no public comments.

IX. Member Comments

Walter Lisiewski asked about a house in Grogan's Point. Staff said they would check on the property.

X. Staff Reports

Neslihan Tesno requested that in a future meeting the committee consider and act upon proposed requirements for lifting the \$5,000 compliance deposits assessed against contractors who have repeatedly violated the Standards. Deborah Sargeant asked this item be placed on the April 19 agenda. Deborah Sargeant also reminded the committee about the Joint DSC/RDRC meeting on March 30 at 5:30 PM. Among the topics to be discussed are artificial turf and drainage issues.

XI. Adjourn

There being no further business Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Ken Anderson and seconded by Walter Lisiewski to adjourn the meeting at 8:11 p.m.

3/15/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
ROBERTO O. CASAS	GRINGO'S		3	4:47	<i>Robt O. Casan</i>
Steven Briscoe	Homeowner	15 Desert Rose Pl.	8	17:11	<i>[Signature]</i>
Stephen Stewart	Contractor	11 Mojolica Place	15	5:14	<i>Stef Stewart</i>
PATRICIA HANBERRY	Homeowner	31 BERRYMEAD	2	5:14	<i>Patricia Hanberry</i>
Lance M. Blood	Homeowner	34 BERRYBLISS	2	5:15	<i>Lance M. Blood</i>
Joyce DEMARS	Homeowner	39 Serrano	2	5:15	<i>Joyce Demars</i>
Jonathan Walter	Homeowner	110 S. Hawthorne	32	5:19	<i>Jonathan Walter</i>
Robert STAYTON	Homeowner	18 Cotillion Court	9	5:20	<i>Robert Stayton</i>
AUGUSTA Golan	Neighbor	15 E HONEY GROVE		5:20	<i>Augusta Golan</i>
Tan Shankster	Homeowner	155 Green Cobble Cir	35	5:24	<i>Tan Shankster</i>





3/15/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
KAREN LOCHT FUTIGAKI	HOMEOWNER	39 N. STASTA BOND CIR.	38	5:24	[Signature]
NELFAINE McLAFFERTY	HOMEOWNER	15 E. HONEY GROVE	39	5:28	[Signature]
Parent Buccafurto	Homeowner	174 W. Stirling Pl	28	5:28	[Signature]
LIZ MONTANA		6203 ALDEN BRIDGE	4	5:29	[Signature]
Rick JAREMA	Homeowner	123 W. Amberly way	31	5:29	[Signature]
Kathryn Gnatalia	Homeowner	97 N. Frontera Circle	14	5:30	[Signature]
DEAN TORRES	CONTRACTOR	6203 ALDEN BRIDGE	4	5:30	[Signature]

2/15/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
William Cole	Homeowner	26 Shady Pond Pl The Woodlands, TX 77382	33	5:25	
RON + SARON SIMS	HOME OWNER	39 BERRY VIEW CT.	2	5:25	
Abiel Nunez	Contractor	39 Berryview Ct	38	5:25	
Justina Healy	Home owner	174 W Sterling Pender	28	5:30	
Stan & Joan Sheested	Homeowners	34 10 COLLIER CT,	34	5:30	