

Development Standards Committee

May 17, 2017 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, Walter Lisiewski, John Anderson, Ron Harris

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna, Danielle Allen, Donna Stanley

Legal Counsel: Bret Strong

I. Welcome/Call Meeting to Order.

Chair Deborah Sargeant called the meeting to order at 5:30 p.m.

II. Consideration and action regarding the minutes of the meeting of April 19, 2017.

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

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 4-6, 8, 10-31, 37 and 41. It was moved by Chris Florack and seconded by Ken Anderson to approve the Summary List as otherwise 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.

The Committee recessed to Executive Session at 5:42 p.m.

V. Reconvene in Public Session

The Committee reconvened at 6:22 p.m.

VI. Consideration and Discussion regarding the status of the development of St. Anthony of Padua.

Deborah Sargeant informed the Committee that the church representatives will attend the June 7 DSC meeting and will present a complete list of trees and a lighting update.

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

1. Receive Consider and Discuss ongoing legal matters related to 47 North Longspur Drive. Lot 09 & 10, Block 04, Section 45 Village of Grogan's Mill

The committee discussed the status of this property. No action was taken on this item.

2. The proposed fountain would be located beyond the platted building line which is not in keeping with the Standard.

Alexandro Rovirosa Martinez

47 North Longspur Drive

Lot 09 & 10, Block 04, Section 45 Village of Grogan's Mill

DSC Minutes May 17, 2017

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This item was reviewed by the full committee. Representatives for the home owner were present to address the Committee. Two home owners from Longspur were also present to address the committee. The staff provided a presentation noting the location and overall view of the improvement. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the variance as presented. The motion carried unanimously.

3. The proposed walls would be located beyond the 50-foot front building setback and platted building line which is not in keeping with the Standard.

Alexandro Rovirosa Martinez

47 North Longspur Drive

Lot 09 & 10, Block 04, Section 45 Village of Grogan's Mill

This item was reviewed by the full committee. Representatives for the home owner were present to address the Committee. Two home owners from Longspur were also present to address the committee. The staff provided a presentation noting the location and overall view of the improvement. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the variance and require the owner remove the improvements. The owner must remove the improvements no more than 30 days from the date of the meeting. The motion carried unanimously.

4. Variance request to allow for a mobile car wash that may include a tent, use of parking spaces and signs that would be located in the parking lot two days per week on a permanent basis.

Dirk D. Laukien/Black Forest Technology Park

2829 Technology Forest Boulevard

Lot 7300, Block 0547, Section 0999 Village of Technology Forest

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to deny the variance as requested and require the owner cease and desist all car wash activities, temporary signage and tents. The motion carried unanimously.

5. Consideration and action for the approval of a landscaping plan.

Anadarko

1200 Timberloch Place

Lot 5600, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve the revised landscape plan identifying the areas in need of reforestation, including the type, size and location of trees and shrubs and includes the landscape architect identified on the project. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

6. Variance request for the addition of two illuminated blade signs that contain a logo that is not registered or trademarked.

The Goose's Acre

21 Waterway Avenue

Lot 2629, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the logo must be registered with the USPTO or The Texas Secretary of State within one (1) year of this conditional approval by May 17th, 2018. If not registered with the USPTO or The Texas Secretary of State at that time, applicant will be required to remove this conditionally approved logo until the applicant can provide certification of a registered logo/logotype and the sign must be installed in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

7. Variance request to remove portions of the mid-growth in the forest preserve and to allow for added visibility to the storefronts.

3335 College Park Village LP

3335 College Park Drive

Lot 0806, Block 0388, 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 Ken Anderson to table this item and request the Committee create a set of Standards regarding Forest Preserve and View Corridors as they relate to types of commercial properties and their location. The motion carried unanimously.

8. Consideration and action for the partial demolition of the existing porch and construction of a 1,945-square foot foyer expansion with conference room.

Lord of Life Lutheran Church

3801 S. Panther Creek Drive

Lot 1300, Block 0999, Section 0350 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the entire stucco wall must be painted where the new roof connection is made to the existing wall system. The parapet must be constructed so that it hides the units from the entrance at South Panther Creek Drive. The new A/C units must be installed so that they are located on the flat roof over the existing foyer, which is several feet lower than the new flat roof at the addition. Patio area must be a broom finished concrete and the owner must submit a final landscaped plan that identifies where the church will be saving and replanting approximately 20 of their current roses and decorative plants and identifies the replacement of the irrigation system. Installation must be in accordance with the Commercial Planning and Design Standards.

9. Variance request for proposed patio cover that does not respect the rear 40-foot setback.

Rosa Maria Mendiburu

27 Freestone Place

Lot 32 Block 1, Section 49 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Robert Heineman and seconded by Ken Anderson to conditionally approve the patio cover; the plate height must be reduced to 9 feet and the homeowner must resubmit revised plans. In addition, the homeowner must plant and maintain at least 4 evergreen tree/shrubs at least 7 feet tall at time of planting to add additional screening to left side property line. The patio cover must meet code and pass inspections. Staff will review screening upon completion to determine if it is sufficient. The motion carried unanimously.

10. Variance request for an existing shed that does not respect the side five foot and rear ten-foot easement.

John Mark Gill

169 Fairwind Trail Drive

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

This item was reviewed as part of the summary list presented by staff. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

11. Variance request for an existing shed that does not respect the side five-foot easement.

Nate Morrell

83 West Prairie Dawn Circle

Lot 26, Block 3, Section 6 Village of Harper's Landing at College Park

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This item was reviewed as part of the summary list presented by staff. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

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

Neil Riley

46 Clingstone Place

Lot 67 Block 1, Section 50 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to disapprove the paving and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the portion of the patio that encroaches into the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving 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.

13. Variance request for an existing pergola with a roof that is not an approvable material.

Charles Slocum

75 West Prairie Dawn Circle

Lot 24, Block 3, Section 6 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the pergola. The owner must trim the edge to screen the view of the corrugated roofing or replace roofing with flat polycarb or alternate approvable roofing material. The motion carried unanimously.

14. Variance request for an existing driveway widening that exceeds the maximum width allowed and associated sidewalk.

Jake Whicker

7 Bay Chapel Court

Lot 7, Block 1, Section 3 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to approve the driveway widening as submitted. The motion carried unanimously.

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

Robert Ruiz

230 West Misty Dawn Drive

Lot 6, Block 2, Section 5 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The

memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

16. Variance request for an existing shed that does not respect the side five foot and rear ten-foot easement.

Milton Ray Labarr

55 North Merryweather Circle

Lot 48, Block 1, Section 82 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

17. Variance request for an existing wood deck and trellis that do not respect the side and rear easement.

Joan O'Connor

149 South Hollylaurel Circle

Lot 11, Block 2, Section 16 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to approve the deck as submitted. The trellis was conditionally approved; the homeowner must maintain the existing vegetation. 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. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for an existing shed and possible variance as the shed does not respect the side easement.

Joseph H Messick

14 Capshaw Court

Lot 22, Block 2, Section 1 Village of Harper's Landing at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

19. Request for approval for renewal of a software home business

James Xu

51 Prosewood Drive

Lot 15, Block 1, Section 1 Village of Grogan's Forest at College Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the renewal of the

home business. The homeowner must comply with the Home Business Standards and apply for renewal in two years. The motion carried unanimously.

20. Request for approval for renewal of an oncology massage home business.

Stuart Gibbs
11 Timberlea Place

Lot 24 Block 2, Section 63 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the renewal of the home business. The homeowner must comply with the Home Business Standards and apply for renewal in two years. Clients are to park in the driveway and there are to be no overlapping appointments. The motion carried unanimously.

21. Request for approval of a pool builder home business.

Gregory R McGrath
35 Lyreleaf Place

Lot 9 Block 1, Section 39 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the home business. The homeowner must comply with the Home Business Standards and apply for renewal in two years. All business related parking must be located on the driveway. The motion carried unanimously.

22. Request for approval of a freelance translation and editing home business.

Martin George Ellis
107 South Plum Crest Circle

Lot 2 Block 2, Section 64 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the home business. The homeowner must comply with the Home Business Standards and apply for renewal in two years. The motion carried unanimously.

23. Request for approval of an architect home business.

Christopher Hinton
3 Glowing Star Place

Lot 39 Block 3, Section 6 Village of Sterling Ridge

This item was reviewed as part of the summary list presented by staff. The homeowner was present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the home business. The homeowner must comply with the Home Business Standards and apply for renewal in two years. The motion carried unanimously.

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

Peter Weis
46 North Seasons Trace

Lot 7 Block 2, Section 19 Village of Sterling Ridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 if they have not submitted the required application and documentation for the application for the sports court prior to the DSC meeting on June 21, 2017; 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 sports court or applying for and receiving a variance for the sport court) 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.

Jose Antonio Mansur

6 North Arrow Canyon Circle

Lot 20, Block 2, Section 3 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the 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.

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

Mario Renee & Ligia Reyes

199 West Sterling Pond Circle

Lot 67, Block 2, Section 3, Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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.

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

Alubia LLC

22 Garden Path; 77375-4877

Lot 8, Block 1, Section 9 Village of Creekside Park West

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the generator) 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 pursue legal action for outstanding Covenant violations.

Rafael Barrenechea & Mariana Salas

42 Shallowford Place

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

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 wooden deck in backyard, receiving approval and passing inspection if required) 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 pursue legal action for outstanding Covenant violations.

Gerardo Quiroz

162 West Hullwood

Lot 9R, Block 1, Section 2 Village of Creekside Park

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 (by cease and desisting the home business until an approved permit has been issued) 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 pursue legal action for outstanding Covenant violations.

Manish Trivedi

19 Culverdale Place

Lot 21, Block 1, Section 23 Village of Indian Springs (TWA)

This item was reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson 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 complying with permit conditions to plant 2 trees/2 shrubs at least 7' tall, 15 gallon size to soften the view from the left side neighbor) 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 does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

31. Consideration and action regarding 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 reviewed as part of the summary list presented by staff. The homeowner was not present at the meeting. It was moved by Chris Florack and seconded by Ken Anderson to disapprove legal action at this time. The homeowner is to continue to comply with The Woodlands Standards in regard to animals and pets. The motion carried unanimously.

32. Consideration and action to pursue legal action for outstanding Covenant violations.
Jonathan & Amanda M Yager
18 East Sterling Pond Circle
Lot 5, Block 3, Section 3 Village of Alden Bridge
This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was not present at the meeting. It was moved by Deborah Sargeant and seconded by Ken Anderson that the chain is not considered a violation. The motion carried unanimously.
33. Variance request for the proposed patio cover with fireplace that does not respect the 25-foot rear setback.
Kenneth Tyner
14 Glowing Star Place
Lot 52, Block 3, Section 6 Village of Sterling Ridge
This item was reviewed by the full committee. The homeowner and the architect were present to address the committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. A representative was present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to deny the patio cover with fireplace as presented. The motion failed. It was then moved by Robert Heineman and seconded by Deborah Sargeant to table this item to be heard at a future meeting. Staff is to contact affected neighbors for their opinion and the committee will visit the site. Chris Florack voted in opposition; all others voted in favor. The motion carried.
34. Variance request for a proposed patio cover that does not respect the 20-foot rear setback.
Daniel J. Witucki
22 Jaden Oaks Place
Lot 9, Block 1, Section 24 Village of Creekside Park West
This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was not present at the meeting. It was moved by Ken Anderson and seconded by Chris Florack to require the patio cover to be redesigned with only a 3 foot encroachment allowed. The committee recommends attaching the patio cover to the dwelling. Robert Heineman was out of the room during the vote. The motion carried.
35. Request for approval of a martial arts home business.
James Adornato
119 North Sage Sparrow Circle
Lot 38, Block 3, Section 11 Village of Creekside Park
This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Walter Lisiewski to conditionally approve the home business for a six month trial period. There must be no complaints received, all vehicles must park in the driveway and the homeowner must comply with the Home Business Standards. The home business will be reviewed again by the committee after the six month trial period has ended. Additionally, the Home Business application may be revoked at any time by the Development Standards Committee or for a violation of the Home Business Standards. The motion carried unanimously.
36. Variance request for a proposed detached patio cover with integrated summer kitchen and fireplace that does not respect the 25-foot rear setback.
Brandon and Kimberly Pye
86 Frosted Pond Place
Lot 27, Block 4, Section 13 Village of Indian Springs (TWA)
This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present to address the committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the patio cover allowing the 5 foot encroachment. The homeowner must plant

and maintain evergreen tall trees and shrubs at least 7 feet tall at time of planting to screen patio cover. Staff will review upon completion to determine if the patio cover is sufficiently screened. The patio cover must meet code and pass inspections. The motion carried unanimously.

37. Variance request for a proposed storage shed that does not respect the rear ten-foot easement.

Brian Grubbs

2 Leaf Spring Place

Lot 30, Block 3, Section 10 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. The homeowner requested the item be tabled as they could not attend the meeting. It was moved by Chris Florack and seconded by Ken Anderson to table the item to be heard at a future meeting.

38. Variance request for a proposed fence that will exceed the maximum height allowed for perimeter fencing per the Development Criteria for Section 63 of Alden Bridge.

Kalvin R Dickson

2 South Manorcliff Place

Lot 8, Block 1, Section 63 Village of Alden Bridge

This item was reviewed 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 8 foot fence along Crownridge and Research Forest in the rear yard, allowing the height of fence in front to meet the existing height of the newer fence along the MUD area that connects to the property across the street. The motion carried unanimously.

39. Variance request for proposed patio cover with fireplace and summer kitchen that does not respect the 20-foot rear setback.

Durr Sexton

6 Birch Canoe Drive

Lot 7, Block 2, Section 21 Village of Creekside Park West

This item was reviewed 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 disapprove the patio cover as submitted, requiring the patio cover to be redesigned with only a 3 foot encroachment allowed. The committee recommends attaching the patio cover to the dwelling. The motion carried unanimously.

40. Variance request for and existing shed that does not respect the rear ten-foot easement.

Peter M Ondrusko

47 Wineberry Place

Lot 12 Block 1, Section 66 Village of Alden Bridge

This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Robert Heineman to conditionally approve the shed. The homeowner must plant and maintain screening along the rear fence left corner to screen the shed from the neighbor. If there is not sufficient space to plant then the homeowner must be move the shed enough to allow for the plantings. In addition the shed must be repainted, including the trim, to match the townhome. The motion carried unanimously.

41. Consideration and action for patio furniture including four (4) tables and 16 chairs with yellow umbrellas.

Coco Crepes Waffles Coffee

6777 Woodlands Parkway Suite 214

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

This item was reviewed as part of the summary list presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the patio furniture as follows:

1. Tables and chairs are not to *obstruct* pedestrian access.
2. No logos are to be included on the umbrellas.

The business must comply with The Woodlands Commercial Planning and Design Standards. The motion passed unanimously.

42. Variance request for window graphics that exceeds maximum size, number and incorporates color and additional wording.

The Zoo Health Club

30420 FM 2978 Suite 200

Lot 110, Block 458, Section 46 Village of Sterling Ridge

This item was reviewed by the full committee. The owner of the business was present to address the committee. The staff provided the committee with a presentation. It was moved by Robert Heineman and seconded by Ken Anderson to conditionally approve the window graphics with the following revisions:

1. Recommend window graphics are revised and resubmitted at a reduced scale not to exceed 2 square feet.
2. Remove phone numbers.
3. Remove "24 hour key card access". This is a member's information item.
4. Revise Hours of operation by reducing scale to not to exceed 1 square foot.
5. Graphic color allowed as presented.
6. Graphics to only be on one door.

The business must comply with The Woodlands Commercial Planning and Design Standards. John Anderson abstained; all others voted in favor. The motion carried.

VIII. Public Comments

There were no public comments.

IX. Member Comments

Walter Lisiewski asked for an update on a sign issue at 150 Lattice Gate Street that was heard by the committee in April.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Walter Lisiewski and seconded by John Anderson to adjourn the meeting at 8:01 p.m.

5/12/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
JOAN O'CONNOR	Homeowner	149 S Hollybush Ave	17	5:09	[Signature]
KALVIN DICKSON	"	2 S. MANORCHIFF	38	5:09	[Signature]
JOE ARONATO	Homeowner	716 N Sage SPRING	35	5:10	[Signature]
HEATHER RILEY	Homeowner	46, Clingstone Place	12	5:15	H.S. Riley
Durr Sexton	Homeowner	6 Birch Canoe	39	5:20	[Signature]
PETER ANDRUSKO	HOME OWNER	47 WINEBERRY 2	40	5:30	[Signature]
Patrick Awanbe	Contractor	21 Waterway	6	5:20	[Signature]
Randall Davidson	Business Owner	30480 FM 2978 Suite 200	42	5:21	[Signature]
Jake Miller	Homeowner			5:22	[Signature]
Yvonne Gibbs	Homeowner	11 Timberlea Place	20	5:24	[Signature]

5/17/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Lorona Perez McCall	H			6:20	[Signature]