

Development Standards Committee

July 19, 2017 at 5:30 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, Texas 77381

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

Members Absent: Robert Heineman, John Anderson and Ron Harris

Staff Present: Neslihan Tesno, Sharlene Novak, Danielle Allen and Sharon Davis

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Deborah Sargeant called the meeting to order at 5:31 p.m.
- II. Consideration and action regarding the minutes of the meeting of June 21, 2017.
The minutes were reviewed by the committee. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.
Chair Deborah Sargeant presented the Summary List as prepared by Staff. The list consisted of Items 9-33, 38 and 45. Items 1 and 44 were tabled, Item 43 was withdrawn and Item 24 was resolved prior to the meeting. It was moved by Ken Anderson and seconded by Chris Florack 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 7:54 p.m.
- V. Reconvene in Public Session
The Committee reconvened at 8:06 p.m.
- 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 there would be a meeting on Monday, July 24, regarding the lights and shields, which should be in place by the end of the month.
- VII. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and Action regarding the exterior lighting and recent modifications to the lights at the property.
Rittenhouse Baptist Church, Inc.
23 Treasure Cove Drive
Lot 36, Block 01, Section 24 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to table this item. The motion carried unanimously.
 2. Receive, consider and act on an appeal from an affected party at 67 W Trillium regarding the Cochran's Crossing Residential Design Review Committee's action to approve the color change at 71 W Trillium Circle.
Ricardo M Araki
71 West Trillium Circle

Lot 51, Block 02, Section 19 Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner and an affected neighbor were present and addressed the committee. All members had completed a site visit to view the color in person. The owner Mr. Ariki mentioned that there were other homes in the area with bright colors and asked for additional time if the committee required him to repaint. Mr. Barley, an affected neighbor spoke to the issue of the home not blending with the rest of the Village. It was moved by Chris Florack and seconded by Deborah Sargeant to disapprove and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner repaint the home with an approved color when the owner no longer owns the home, sells or transfers title or when the house is in disrepair and requires painting, whichever occurs first. The memorandum will be recorded at the courthouse and binding on the land. Walter Lisiewski voted in opposition to the motion. The motion carried.

3. Consideration and action for the new home construction and improvements proposed that are not in accordance with the Committee's previous action.

Saint Christopher Holdings LLC – Emilio Guzman

2610 South Wildwind Circle

Lot 07, Block 10, Section 01 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a presentation. The builder, Paco De La Torre and an affected neighbor, Dr. Miggins were present and addressed the committee. Mr. De La Torre Stated that the owner would plant additional trees and increase height of fence to 8'. He also mentioned that the revision to 30' would impact other aspects of the house plans. Dr. Miggins stated her concerns with having this improvement so close to her master bedroom. After committee deliberation, it was moved by Deborah Sargeant and seconded by Chris Florack to approve Submit revised landscape plans - adding additional evergreen trees and mid-growth vegetation to rear of improvement. Staff to approve upon completion to determine if sufficient screening to rear. In addition, the owner must submit: Completed applications, plans and supporting documents are to be submitted to staff for final review. All improvements must meet code and pass final inspections. Additionally, improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

4. Variance request for the proposed revised conceptual home and garage addition that requires review and action by the Development Standards Committee and causes the lot to exceed the maximum living area allowed.

Jason and Laurie Corzine

10911 Sweetspire Place

Lot 29, Block 05, Section 06 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve the variance as submitted upon the condition that final plans and supporting documents are submitted to staff. All improvements must meet code and pass inspections. Additionally, improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

5. Variance request for the proposed revisions to an existing tennis court that encroaches into the thirty-foot rear building setback, will include lighting that exceeds the maximum amount of pole lights allowed and the lights will exceed the maximum height of 20 feet.

Alexandro Roviroso

47 North Longspur Drive

Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the owner and affected neighbors were present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the variance on the following conditions:

1. Approval is for 4 light poles only at a height of 20'3", per the Residential Standards.
2. One light fixture per pole using 1000 watts maximum and lights must be shielded as per the Standards.
3. Improvements must meet current code and pass inspection.

4. All improvements to be completed by September 30, 2017.
The motion carried unanimously.

6. Variance request for the proposed sculpture walls that are proposed to encroach into the fifty-foot front building setback.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the owner and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to approve as presented on the condition the owner plants and maintains native evergreen vegetation to be integrated in the front yard landscape to soften and screen the view of the improvements. Screening with landscaping should occur both behind and in front of the front yard fencing. All improvements are to be completed by September 30, 2017. The motion carried unanimously.

7. Consideration and action regarding the proposed fountain located at the front of the home.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the owner and affected neighbors were present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to approve on the condition the owner plants and maintains native evergreen vegetation at the front of the home, to soften and screen the view of the improvement. White, low level, steady lights are approved. No color lighting is to be used. The fountain is to be 75-feet in length as submitted. All improvements must meet code and pass inspection. All improvements are to be completed by September 30, 2017. The motion carried unanimously.

8. Consideration and action regarding the proposed dog run located at the rear of the home.
Alexandro Rovirosa
47 North Longspur Drive
Lots 9 and 10, Block 04, Section 45 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a presentation. A representative for the owner and affected neighbors were present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to approve as presented on the condition the owner must plant and maintain native evergreen vegetation to the exterior of the fence to soften and screen the view to the street and adjacent property to the side. Per the Residential Standards no more than 2 dogs may be out at the same time. Comply with Section 2.4 Dog House and Dog Run and 3.3 Pets of The Woodlands Residential Development Standards. All improvements are to be completed by September 30, 2017. The motion carried unanimously.

9. Variance request for proposed patio cover that does not respect the rear 15 foot setback.
Pamela Del Angel Bynum
46 Thicket Grove Place
Lot 33, Block 1, Section 16 Village of College Park
This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the patio cover. The homeowner must plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to soften the view to the right of the structure. The motion passed unanimously.

10. Variance request for an existing play structure that does not respect the side five foot or rear ten-foot easement.
Kristin Valicevic
31 South Greenprint Circle
Lot 41, Block 2, Section 8 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack 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 passed unanimously.

11. Variance request for an existing storage shed that does not respect the side five foot or rear ten foot easement.

Daniel Matthes

165 Fairwind Trail Drive

Lot 9, Block 2, Section 11 Village of College Park (Harper's Landing)

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to disapprove the storage 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 passed unanimously.

12. Variance request for proposed paving, water feature and yard structure that do not respect the ten foot rear easement.

Gary Johnson

69 Sundown Ridge Place

Lot 33, Block 1, Section 16 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner was present to hear the decision. It was moved by Ken Anderson and seconded by Chris Florack to approve the paving, water feature and yard structure 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.

13. Variance request for proposed rear fence that will exceed the maximum height allowed and does not comply with the Neighborhood Criteria for Section 7 of Alden Bridge

Jessica Tucker Spillers

19 Classic Oaks Place

Lot 22 Block 1 Section 7 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the rear fence to a maximum of 8 feet in height. The fence must meet code and pass inspections. The motion passed unanimously.

14. Variance request for proposed rear metal fence that is not an allowed design/material per the Development Criteria for Section 42 of the Village of Sterling Ridge.

David Halvorson

86 South Archwyck Circle

Lot 33 Block 1, Section 42 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to approve the fence as submitted. The motion passed unanimously.

15. Variance request for an existing addition that exceeds the maximum allowed living area per the Development Criteria for Section 92 for the Village of Sterling Ridge.
Kass Copelin
103 North Almondell Circle
Lot 18 Block 3, Section 92 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. The homeowner was present to hear the decision. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the addition based on the condition that the owner obtains the required signatures and completes the ILUD amendment process. The addition must meet code and pass inspections. The motion passed unanimously.
16. Variance request for existing paving that does not respect the ten foot rear easement.
Theodore Wurfel
159 East Concord Valley Circle
Lot 60 Block 1, Section 25 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. The homeowner was present to hear the decision. It was moved by Ken Anderson and seconded by Chris Florack 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 passed unanimously.
17. Variance request for a proposed sunroom addition that exceeds the maximum allowed living area per the Development Criteria for Section 24 for the Village of Sterling Ridge.
Roberta Pirone
50 North Abram Circle
Lot 9 Block 2, Section 24 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. The homeowner was present to hear the decision. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the sunroom as submitted. It must meet code and pass inspections. Standards conditions apply. Staff is to review upon completion to determine if any additional screening is needed. The motion passed unanimously.
18. Consideration and action regarding addition of two (2) flag poles
Conservatory Senior Housing at Alden LP
6203 Alden Bridge Drive
Lot 875, Block 257, Section 47 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. The business owner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the flag poles as follows:
1. Provide landscape beds around the base of both the flag poles approximately 2'-3' radius.
 2. In accordance with Federal Law, flags which are flown at night may require up lighting. Lighting will need to be submitted for review and approval prior to installation.
 3. Flag poles are to be 25' tall as proposed. No deviations are allowed without submittal and approval.
- The motion passed unanimously.
19. Consideration and action to pursue legal action for outstanding Covenant violations.
Carlos Horacio & Carmen Ramos
7 East Montfair Boulevard
Lot 12, Block 4, Section 68 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 Ken Anderson and seconded by Chris Florack 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 complying with the conditions set on the approved permit for storage shed including planting vegetation to screen the storage shed) 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.

Clinton & Nancy Maxwell

15 Wild Orchid Court

Lot 23, Block 1, Section 7 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 Ken Anderson and seconded by Chris Florack 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 removing or applying for the storage shed) 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.

Francisco Javier Villa Escobosa & Ethel T Bazan

15 Prairie Falcon Court

Lot 29, Block 1, Section 12 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 Ken Anderson and seconded by Chris Florack 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 complying with the conditions set on the approved permit for the trash can and recycle cart enclosure including planting vegetation to screen the lattice on the trash can and recycle cart enclosure) 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.

Magda Ghobashy & Michaelangelo Perez

55 Paloma Bend Place

Lot 10, Block 1, Section 25 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 Ken Anderson and seconded by Chris Florack 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 patio cover and outdoor fireplace) 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.
Gustavo Gutierrez & Veronica Ochoa
15 Jewelsford Court
Lot 16, Block 1, Section 13 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 Ken Anderson and seconded by Chris Florack 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 removing mold) 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.
Michael NJ McLennan
100 North Winterport Circle
Lot 29, Block 01, Section 5 Village of Alden Bridge
This item was resolved prior to the meeting.
25. Consideration and action to pursue legal action for outstanding Covenant violations.
Monica Ayala Montemayor & Rodolf A Ayarzagoitia
58 West Deer River Circle
Lot 9, Block 4, Section 14 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 Ken Anderson and seconded by Chris Florack 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 removing and storing the soccer goal 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.
26. Consideration and action to pursue legal action for outstanding Covenant violations.
James E & Leslie G Townsend
46 Barley Hall
Lot 34, Block 1, Section 9 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 Ken Anderson and seconded by Chris Florack 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 removing or applying for the lighting in backyard, additional patio areas in the backyard, and additional fencing around the house including front gate and screening in the backyard) 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.
Thomas A Pope

75 South Bardsbrook Circle
Lot 7, Block 2, Section 39 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 Ken Anderson and seconded by Chris Florack 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 removing any dead trees) 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.

Solomon Mansur Cohen
78 South Sawbridge Circle
Lot 20, Block 1, Section 29 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 Ken Anderson and seconded by Chris Florack 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 removing dead vegetation and dead foliage from the property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Troy K Dixon
38 East Gaslight Place; 77382-1401
Lot 1, Block 1, Section 26 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 Ken Anderson and seconded by Chris Florack 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Timothy S Frederick
131 North Misty Dawn Drive; 77385-3650
Lot 22, Block 1, 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 Ken Anderson and seconded by Chris Florack 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 maintaining the yard and removing the mold on the left side brick) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the

Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Sean D & Jamie Ansley
23 Vinca Trail; 77382-5753

Lot 27, Block 1, Section 59 Village of Alden Bridge

This item was reviewed as part of the summary list presented by staff. It was moved by Ken Anderson and seconded by Chris Florack 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 recreational vehicle 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. The homeowner arrived after the decision and addressed the committee. He explained his need for a time extension. No further action was taken by the committee.

32. Variance request for a short-term rental business in the home.

Jorge Alberto Novoa Yeo
42 Rocky Point Court

Lot 47, Block 1, Section 5 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to disapprove the home business. The motion passed unanimously.

33. Variance request for a short-term rental business in the home.

Gerardo Aquirre Quiroz
162 West Hullwood Court

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

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to disapprove the home business. The motion passed unanimously.

34. Variance request for a short-term rental business in the home.

Juan Manuel Lopez Ruiz
15 Eastwood Place

Lot 54 Block 1, Section 33 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present and addressed the committee. Mr. Ruiz stated that he had only started renting out the home this year and that he had a neighbor that was managing the property for him while he was away. Arthur Bredehoft, chair of the Alden Bridge Residential Design Review Committee spoke to the disturbance to others in the neighborhood. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove the home business. The motion carried unanimously.

35. Variance request for a house cleaning business in the home.

Carlos E Reyes
171 South Hollylaurel Circle

Lot 5 Block 2, Section 16 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. Arthur Briedehoft, Chairman of the Alden Bridge Residential Design Review Committee was present and told the Committee this is a commercial enterprise and the home is not an

appropriate location. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove the home business. The motion carried unanimously.

36. Variance request for a sign that does not respect the front ten foot easement.

Walter R. Sassard Sr
150 Lattice Gate Street

Lot 2 Block 2 Section 35 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 Robert Heineman and seconded by Chris Florack to conditionally approve the sign for a period of 120 days from the date of installation. The homeowner must remove the sign and reapply at that time. In addition the sign must be relocated out of the front 10 foot easement. Walter Lisiewski voted in opposition and the motion passed.

37. Variance request for a proposed fence that will exceed the maximum height allowed per the Residential Development Standards and the Development Criteria for Section 25 of the Village of Sterling Ridge.

Theodore Wurfel

159 East Concord Valley Circle

Lot 60 Block 1, Section 25 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner and a neighbor were present to address the Committee. The neighbor felt the requested height was too tall and would have resulted in fences of 3 different heights in his yard. The committee suggested 7 feet as the maximum height and the homeowner and the neighbor agreed. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the 7 foot fence. It must meet code and Standard conditions and pass inspections. The motion carried unanimously.

38. Variance request for a proposed fence that will exceed the maximum height allowed per the Residential Development Standards and the Development Criteria for Section 59 of Alden Bridge.

Ian Guthrie

73 Sugar Grove Court

Lot 39, Block 01 Section 59 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the fence to a maximum height of 8 feet 6 inches in areas where a 10 foot fence was requested. The fence must meet code and pass inspections. The motion passed unanimously.

39. Request for rehearing for a proposed cabana with fireplace and summer kitchen that does not respect the eight foot side yard and 25 foot rear yard setbacks.

Philip R Inman

91 South Taylor Point Drive

Lot 29, Block 3, Section 13 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 Ken Anderson and seconded by Deborah Sargeant to grant the rehearing on the condition the owner submits proof on a survey of his statement:

"The survey contains an inaccurate measurement which places the house closer to the back property line than original thought." The motion carried unanimously.

40. Variance request for proposed exterior lighting that exceeds the height allowed.

Jose Gomez Urquiza

46 Liberty Branch Blvd

Lot 4, Block 8, Section 32 Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present at the meeting. The homeowner stated that the lights would face down and be of low

voltage. They also intend on landscaping. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the exterior lighting as follows:

- Wattage per fixture can be no more than 100 watts – subject to review after installation
- Plant and maintain evergreen native trees as tall as the light source directly behind the light poles.
- Staff to review planting upon completion to determine if sufficient screening to the rear.

The motion carried unanimously.

41. Variance request to alter the driveway in a manner that is not consistent with the design of other driveways in the neighborhood and may impact neighborhood character.

Samuel T. Smith

50 Silver Lute Place

Lot 15, Block 2, Section 9 Village of College Park

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present and addressed the committee. The owner state of the 34 homes with the driveway strips 11 of them have the shorter length that he is requesting. It was moved by Ken Anderson and seconded by Chris Florack to approve the driveway alteration as submitted. The motion carried unanimously.

42. Variance request for the proposed patio cover with integrated wood deck and summer kitchen that does not respect the 25-foot rear setback.

Tracey and Aaron Cooper

72 North Spring Trellis Circle

Lot 2, Block 1, Section 20 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 and addressed the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the patio cover, deck and summer kitchen as follows:

- Step down to natural grade,
- Plant and maintain evergreen trees or shrubs alongside the screen. Trees must be at least 7' tall at time of planting.
- Meet code, pass inspections and Standard conditions apply.

The motion carried unanimously.

43. 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 withdrawn at the owner's request.

44. Variance request for an existing trampoline that does not respect the rear ten foot easement.

Joseph Horner

31 Valley Mead Place

Lot 31 Block 1 Section 76 Village of Alden Bridge

This item was tabled at the owner's request.

45. Variance request for a proposed front porch that does not respect the front building setback and platted building line.

Jean Buisine

70 East Beckonvale Circle

Lot 13, Block 1, Section 6 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. The architect was present to hear the decision. It was moved by Ken Anderson and seconded by Chris Florack to disapprove the proposed porch because it is over the platted building line. The owner must submit revised plans showing the porch has been removed from the 25 foot platted building line submitted. If it can be conditionally approved at that time, it must meet code and

pass inspections. Standards conditions apply. Staff is to review upon completion to determine if any additional screening is needed. The motion passed unanimously.

46. Variance request for the proposed patio cover that does not respect the rear 30 foot setback.

Santiago Pelaez

98 West Ambassador Bend

Lot 20, Block 1, Section 33 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a presentation. The homeowner was present and addressed the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the patio cover. It must meet code and Standard conditions and pass inspections. The motion carried unanimously.

VIII. Public Comments

There were no public comments.

IX. Member Comments

Chris Florack said he would probably not be able to attend the August 2 meeting.

X. Staff Reports

Staff asked the Committee for possible dates for a Joint DSC/RDRC meeting. The Committee suggested with Tuesday, August 22 or Wednesday, August 23.

XI. Adjourn

There being no further business, Chair Deborah Sargeant asked for a motion to adjourn. Walter Lisiewski made the motion and Ken Anderson seconded. The meeting was adjourned at 8:17 p.m.

7/19/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Don & Dedra Kaslin	Neighbor	162 W. Hullwood Court	33	5:04P	[Signature]
Roberta C. Pirone	owner	50 N. Abem Circle	17	5:10	Roberta C. Pirone
Jonathon Daniel	contractor	69 Sundown Ridge Place	12	5:11	[Signature]
Scott + Jennifer Ayre	the neighbor	159 E Concord Village Circle	37	5:14	Scott Ayre
Miguel Fiza	Contractor	w Ambassador	46	5:22	[Signature]
Kass Copelin	Homeowner	103 N. Almond	15	5:23	[Signature]
PACO DELATORRE	BUILDER	2610 S. WINDWIND	3	5:15	[Signature]
JAM SMITH	HOMEOWNER	50 SILVER LUTE	41	5:25	JAM SMITH
Ted Wurfel	Homeowner	159 E Concord	16	5:25	[Signature]
Ted Wurfel	Homeowner	159 E Concord	37	5:25	[Signature]

7/12/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
AARON COOPER	OWNER	72 N. SPRAWL TREE CIR.	42	17:25	
Miss [unclear]	Architect	70 E. Beckwood	45	5:25	
Juan Manuel Lopez-Ruiz	Homeowner	15 EASTWOOD PL	34	5:28	
Rob Van Til	Neighbor	162 W. Hillwood	33	5:29	
Scott Kidd	Attorney	N. Longspur		5:30	
RICARDO ARAKI	HOMEOWNER	711 W Trillium	02	5:30	
Jose Gomez-Urigara	Homeowner	46 Giberly Branch	40	5:30	
ARTHUR BREDEHOFF	ADJUDICATOR CDRC		34/ 35/36	1740	
JASON CORCINE	Homeowner	10911 SWEETSPIRE PL	#4	5:35	
Marylou Fitch	Homeowner		# 5, 6, 7	5:35	

4/19/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Lorena McGill	Homeowner		5, 6, 7, 8	5:38	[Signature]
Julie Stohkerb	Homeowner		5, 6, 7, 8	5:40	[Signature]
Bill & Shelly Bailey	Homeowner		2	5:45	[Signature]
Pandora Miggins	Homeowner		3	5:45	[Signature]
Debbie Conlon	"		5, 6, 7, 8	5:45	[Signature]
SEAN ANSLEY	HOMEOWNER		31	6:22	[Signature]

DSC Minutes July 19, 2017

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