

Development Standards Committee

August 16, 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, John Anderson, Walter Lisiewski and Ron Harris

Members Absent: None

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

Legal Counsel: None

- I. Welcome/Call Meeting to Order.
Chair Deborah Sargeant called the meeting to order at 5:32 p.m.
- II. Consideration and action regarding the minutes of the meeting of July 19, 2017.
The minutes were reviewed by the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve the minutes as presented. Walter Lisiewski pointed out a correction needed for Item 36. The minutes were accepted as corrected.
- 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 2-4, 6-33 and 44-48. Items 27, 34 and 51 were tabled. It was moved by Ken Anderson and seconded by Walter Lisiewski 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.
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
Chair Deborah Sargeant moved this item to the end of the meeting. When this item was discussed, Deborah Sargeant reported that the lighting will be installed on September 7. She further reported that some of the staked trees were dead. New trees were ordered and the dead ones will be replaced in 1-2 weeks.
- VII. Consideration and Action of the Applications and Covenant Violations.
 1. Consideration and action for the preliminary approval for the two-story classroom wing expansion to the existing school.
Esprit International School
4266 Interfaith Way
Lot 0250, Block 0045, Section 020 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and contractor were present at the meeting. The committee reviewed the overall plan, compared with the conceptual proposals and evaluated the forest preserve. It was moved by Robert Heineman and seconded by Ken Anderson to approve on the condition the reforestation in the forest preserve is completed in accordance with the

Commercial Planning and Design Standards. The staff and designated Committee members may require additional planting as necessary. Planting and irrigation must be installed to Standards. Existing building and proposed addition must have matching roofing material. Final Submission must include site lighting, photometric and cut sheets for all exterior lighting systems, a construction activity plan which includes construction access, extents of protective fencing and type and screening. Owner must ensure backflow enclosure is painted "Woodlands" Green. All project identification signage proposed must include ID characters to be no larger than 9" Helvetica font. Final submission must be submitted to the staff for review and final processing. The motion carried unanimously.

2. Consideration and Action for the addition of a permanent storage shed.

Esprit International School

4266 Interfaith Way

Lot 0250, Block 0045, Section 020 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. The homeowner and contractor were present at the meeting. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve as presented on the condition the existing storage sheds are removed from the property. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

3. Variance request for the addition of a sign package that includes two monument signs in which the color of the panels do not comply with the shopping center criteria and includes door graphics that do not comply with the Commercial Planning and Design Standards.

Spirit of Texas Bank

30350 FM 2978

Lot 0125 Block 0548, Section 0046 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 revised plans with 7" letters on the condition the owner must thoroughly clean the sign, support structure, base and columns prior to installation. Installation must be in accordance with the Commercial Planning and Design Standards, including but not limited to, the installation of a formal planting area surrounding the monument signs which must be irrigated and maintained. The motion carried unanimously.

4. Consideration and Action of an existing temporary building sign that was installed without obtaining prior written approval.

MUMtastic

4747 Research Forest Drive, Suite 200

Lot 100, Block 0687, Section 0047 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 existing temporary building sign on the condition the sign is removed no later than November 15, 2017. The sign panel is to be repaired/painted to hide any ghosting visible due to previous signage in accordance with the Commercial Planning and Design Standards. In addition, the owner must apply for and obtain approval in advance of installation should the tenant return in the future. If signage is not removed in accordance with these conditions of approval or the owner/tenant has not made arrangements with the Staff, the committee will not consider approval for signage in 2018 from the same tenant. The motion carried unanimously.

5. Variance request for a sign package that includes the building sign, blade sign and possible vinyl graphics that contain a tagline that is not part of the registered trademarked logo.

Kumon

4747 Research Forest Drive, Suite #190

Lot 100, Block 0687, Section 0047 Village of Cochran's Crossing

This item was heard by the full committee. The staff provided the committee with a presentation. The committee reviewed the plan as well as the Criteria for the area and the signs that did not comply with the Commercial

Planning and Design Standards. It was then moved by John Anderson and seconded by Robert Heineman to approve the sign package including the tagline on the condition the tenant resubmit the window graphics either removing the phone number or noting an emergency contact phone number. Installation must comply with Commercial Planning and Design Standards. The motion carried unanimously.

6. Variance request for a building sign that incorporates two logos, a monument sign and directional signs.
BMW of the Woodlands
17830 I-45 South
Lot 9131 Block 0555, Section 000 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the sign package on the condition the owner repair and maintain the existing monument sign, sign base, and bollards. In addition, the existing formal planting area surrounding the monument sign must be irrigated and maintained. All signs must be installed in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
7. Variance request for an existing monument sign panel that was installed without prior written approval and does not comply with the criteria for the panel color and does not include the address numbers.
Aqua Auto Wash Detail & Lube Center
4102 College Park Drive
Lot 9049, Block 0051, Section 0067 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the black background panel on the condition revised plans are submitted showing the address number closest to College Park Drive on each side of the sign. The numbers must be 6" in height and .25 aluminum flat cut numerals painted white, pin-mounted with ½" standoffs. The owner must provide verification of the trademarked logo with the US Patent & Trademark Office or the TX Secretary of State no later than August 16, 2018. Installation must be in accordance with the Commercial Planning and Design Standards including, but not limited to the installation of a formal planting area surrounding the monument sign which must be irrigated and maintained. The motion carried unanimously.
8. Consideration and action for the addition of address numbers on the building.
Memorial Herman Hospital Woodlands Medical Plaza 4
9180 Pinecroft Drive
Lot 2904 Block 0350, Section 1000 Village of College Park
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve as submitted. Installation must be in accordance with the Commercial Planning and Design Standards. Approval from this Committee does not constitute approval from other entities. It is the owner's responsibility to obtain those approvals. The motion carried unanimously.
9. Consideration and action for the addition of a building sign and window graphics.
Nekter Juice Bar
4747 Research Forest Drive
Lot 100, Block 0687, Section 0047 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 as submitted. Installation must be in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
10. Variance request for proposed patio cover that does not respect the rear 15-foot setback.
Jason Knight
71 Blissful Ridge Court
Lot 26, Block 1, Section 33 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. The homeowner and contractor were present at the meeting. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve the patio cover. It must meet code and pass inspections. Standard conditions apply. The motion passed unanimously.

11. Variance request for a fence stain that is not an approved color.

Stephen Ross-Munro

30 South Marshside Place

Lot 1, Block 1, Section 21 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 Walter Lisiewski to disapprove the fence stain and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to repaint the fence with an approved color when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the fence stain is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. The motion passed unanimously.

12. Variance request for a fence stain that is not an approved color.

Kristen Hulbert

42 Caprice Bend Place

Lot 11, Block 1, Section 12 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 Walter Lisiewski to approve the fence stain as submitted. The motion passed unanimously.

13. Variance request for a fence stain that is not an approved color.

Donald R. Fisher

7132 Lake Paloma Trail

Lot 3, Block 1, Section 11 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. The homeowner was present at the meeting. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the fence stain as submitted. The motion passed unanimously.

14. Request for approval of a home business for an ecommerce retail of handmade craft items

Timothy W. Bass

30 Ivy Garden Street

Lot 8, Block 3, Section 35 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 Walter Lisiewski to conditionally approve the home business as follows: The homeowner must renew the permit in two years and must comply with the Home Business Standards, which stipulate no advertisement of the home address. Any parking for the business must be on the driveway. The motion passed unanimously.

15. Variance request for a proposed swimming pool that will exceed the maximum hard surface area allowed.

Taylor J. Watkins III

23 Watermint Place

Lot 43, Block 1, Section 84 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 Walter Lisiewski to conditionally approve the pool. Standard conditions apply and the pool must meet code and pass inspections. The homeowner must plant and maintain two 30-gallon native trees on the lot. Palm trees are not included in the tree count. The homeowner must work with the inspector to ensure that the pool barrier complies with the 2006 International Residential Building code. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of

water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

16. Variance request for an existing play structure that does not respect the 14 foot and 10 foot rear easements.
Ashley Crum
27 Quillwood Place
Lot 9, Block 1, Section 93 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 Walter Lisiewski to disapprove the play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.
17. Variance request for proposed fireplace that will not respect the 25 foot rear building setback.
Ramiro Rodriguez
3 East Thymewood Place
Lot 14, Block 1, Section 4 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. The homeowner and contractor were present at the meeting. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve the fireplace. Standard conditions apply. The fireplace must meet code and pass inspections. The motion passed unanimously.
18. Variance request for proposed outdoor bathroom that does not respect the 25 foot rear building setback.
Kevin Doherty
6 Hollyflower Place
Lot 20, Block 1, Section 15 Village of Creekside Park West
This item was reviewed under the summary list as presented by staff. The homeowner was present at the meeting. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve the outdoor bathroom. The bathroom must meet code and pass inspections. Standard conditions apply. Staff is to review landscaping for sufficient screening upon completion. Additionally evergreen planting may be required. The motion passed unanimously.
19. Variance request for portion of the proposed rear fence that will not comply with the Neighborhood Criteria for Section 18 of Alden Bridge.
Richard E Langer
86 West Sandalbranch Circle
Lot 10, Block 1, Section 18 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 Walter Lisiewski to approve the fence as submitted. The motion passed unanimously.
20. Variance request for existing fence that does not comply with the Neighborhood Criteria for Section 19 of Alden Bridge.
Wesley Parker
45 Barongate Court
Lot 19, Block 1, Section 19 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 Walter Lisiewski to approve the fence as submitted. The motion passed unanimously.

21. Variance request for an existing wood deck that does not respect the ten foot rear easement.

Norby L. Foss
50 Camber Pine Place
Lot 24, Block 1, Section 61 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 Walter Lisiewski to approve the 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. The motion passed unanimously.

22. Variance request for existing patio cover that does not have the required sealed plans per the Standards.

Michael McLennan
100 North Winterport Circle
Lot 29, Block 1, Section 5 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 Walter Lisiewski to conditionally approve the existing patio cover as submitted. It must meet code and pass inspections. The motion passed unanimously.

23. Variance request for existing arbor has an unacceptable corrugated roofing material.

Daksha Shah
66 East Evangeline Oaks Circle
Lot 29, Block 3, Section 74 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 Walter Lisiewski to approve the arbor on the condition the owner trims the corrugated edge of the roofing material. It must meet code and pass inspections. The motion passed unanimously.

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

Raul R. Pina & Selene A. Ramirez
59 North Lochwood Way
Lot 1, Block 2, Section 18 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 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 (by replacing the two trees that were removed with two native evergreen trees that are a minimum of 15-gallon) 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.

Roland Duran Rocha
39 Whitbarrow Place
Lot 10, Block 1, Section 28 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 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the swimming pool) 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 Teresa Elias Sampson

62 Sawbridge Circle

Lot 16, 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 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 (by removing dead trees and/or vegetation from 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.

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

Myles & Indrian N. Woloshyn

3 Players Trail

Lot 30, Block 1, Section 32 Village of Sterling Ridge

This item was tabled at the homeowner's request as they are working with staff to cure the violations.

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

GRAMA Distributions LLC

34 Montfair Park Circle

Lot 6, Block 2, 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 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 (by removing the mold/algae from right side of home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Priscilla Reyes

46 Montfair Park Circle

Lot 3, Block 2, 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 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 (by removing the mold/algae from right side of

home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

John Bradley Edwards

47 Lyreleaf Place

Lot 12, 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 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 (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.

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

Jamie Merhi

22 Lamps Glow Place

Lot 45, Block 2, Section 5 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 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 (by removing and storing the trash, recycle carts and debris 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.

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

Anthony Trinidad

3 Bark Bend Place; 77385-3755

Lot 19, Block 1, Section 16 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 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards for the patio cover) 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.

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

J.S. Maclean Trust (John D & Susan M Maclean)

94 South Vesper Bend Circle; 77382-5519

Lot 6, Block 3, Section 30 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 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 (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.

34. Variance request for existing storage shed that does not respect the five foot side easement and request for existing fence which exceeds the maximum height allowed.

Roland W. Johnson

150 Whistlers Bend Circle

Lot 3, Block 1, Section 81 Village of Alden Bridge

This item was tabled at the homeowner's request.

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

Joseph Horner

31 Valley Mead Place

Lot 31, Block 1, Section 76 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. An affected neighbor and another interested party were present to address the committee. It was moved by Ken Anderson and seconded by Walter Lisiewski to deny the variance and require the homeowner to move the trampoline out of all easements. The motion carried unanimously.

36. Rehearing for a proposed cabana with fireplace and summer kitchen that does not respect the eight foot side yard and 25 foot rear building setbacks.

Philip R. Inman

91 South Taylor Point Drive

Lot 29, Block 3, Section 13 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and contractor were present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to uphold the committee's original decision. The homeowner must submit revised sealed plans that meet the following conditions:

- No encroachment into the side building line (8 feet),
- Reduce the encroachment into the rear from 25 feet to 5 feet.
- Reduce the height of the chimney to meet code – max 2 feet taller than the roof.
- Staff will review evergreen vegetation upon completion to determine if screening is sufficient. Additional plantings may be required.
- Meet code, pass inspections. Standard conditions apply.
- The homeowner must submit any final required documentation and deposits.

The motion passed unanimously.

37. Request for a rehearing on the requirement of planting conditions for an outdoor living area that was previously approved by the Development Standards Committee.

Erik and Donna Davidsen

23 Serenity Woods Place

Lot 13, Block 3, Section 13 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to grant the rehearing. The item will be place on the September 20, 2017 agenda. The motion carried unanimously.

38. Variance request for a proposed conversion of pergola to patio cover that will not respect the 20 foot rear setback and no plans were submitted for the structure.

Belzahet Trevino Arjona

27 Filigree Pines Place

Lot 43, Block 1, Section 7 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner did not attend the meeting. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve the proposed pergola conversion. The homeowner must submit final plans and deposits. The pergola conversion must meet code and pass inspections. The motion carried unanimously.

39. Variance request for an existing pool deck that does not respect the ten foot rear easement.

William Steven Mark

34 Blairs Way

Lot 6, Block 1, Section 23 Village of Creekside Park West

This item was heard by the full committee. The staff provided the committee with a presentation. The owner and contractor were present to address the committee. It was moved by Ken Anderson and seconded by Walter Lisiewski to approve the pool decking as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

40. Request for a rehearing on the requirement to remove the basketball goal and sport markings on the pool decking that was previously decided upon by the Development Standards Committee.

Peter J. Weis

46 North Seasons Trace

Lot 7, Block 2, Section 19 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The contractor and a neighbor were present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to deny the rehearing and require the owner to remove the unapproved basketball goal and markings as previously decided. The motion carried unanimously.

41. Variance request for a proposed wood deck and pergola that will not respect the ten foot rear easement and pavers that exceed the maximum hard surface area allowed.

Richard Rapagnani

63 South Hunters Crossing Circle

Lot 17, Block 1, Section 15 Village of Indian Springs (TWA)

This item was reviewed as part of the summary list presented by staff. The homeowner and contractor were present at the meeting. It was moved by Ken Anderson and seconded by Walter Lisiewski to conditionally approve the deck and pergola. No support posts are to be located in the easement. The homeowner must plant and maintain evergreen trees or shrubs at least 7 feet in height to screen to the right. The improvement must code and pass inspections. Standard conditions apply. 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.

42. Variance request for existing paving that does not respect the 5 foot side and 10 foot rear easements, 20 foot building setback and the 25 foot partial platted building line for the lot. Variance request for proposed patio cover that will not respect the 20 foot building setback.

Thomas W. Beaman

35 Courtland Green Street

Lot 10, Block 2, Section 55 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the patio cover. It must not encroach into the 25 foot platted building line. The committee took no action on the existing paving location past the platted building line. The remainder of the paving was approved as submitted. The motion carried unanimously.

43. Variance request for a proposed storage shed and fence that will exceed maximum height allowed.

Glenn H. Warner

42 Amulet Oaks Place

Lot 48, Block 1, Section 8 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner did not attend the meeting. It was moved by Chris Florack and seconded by Robert Heineman to disapprove the proposed storage shed. It was further moved by Chris Florack and seconded by Robert Heineman to approve the fence as submitted. The motion carried unanimously.

44. Variance request for existing walkway that exceeds the maximum width allowed and existing patio does not respect the five foot side easement.

Alejandro Phillips

119 East French Oaks Circle

Lot 32, Block 2, Section 49 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 Walter Lisiewski to approve the walkway as built. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.

45. Consideration and action regarding existing fence not built as permitted.

Anastasiya Ikenaga

3 Fresh Pond Place

Lot 43, Block 1, Section 25 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 Walter Lisiewski to approve the fence as built. The motion passed unanimously.

46. Consideration and action regarding existing fence not built as permitted.

Hao Huang

7 Fresh Pond Place

Lot 44, Block 1, Section 25 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 Walter Lisiewski to approve the fence as built. The motion passed unanimously.

47. Consideration and action regarding existing fence not built as permitted.

Daniel Andres

11 Fresh Pond Place

Lot 45, Block 1, Section 25 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 Walter Lisiewski to approve the fence as built. The motion passed unanimously.

48. Variance request for an existing fence stain that is not an approvable color.

Fernando Vidal
10 South Planchard Circle
Lot 2, Block 3, 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 Walter Lisiewski to approve the fence stain color on the condition the owner plants evergreen vegetation at least 6 feet tall at time of planting to soften view to street along the sides of the dwelling. The motion passed unanimously.

49. Variance request for the proposed patio cover, fireplace and summer kitchen that do not respect the 20 foot rear setback.

Daniel Carroll
54 South Millsap Circle
Lot 14, Block 1, Section 67 Village of Sterling Ridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner was present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to deny the proposed patio cover, fireplace and summer kitchen as presented. The owner was advised to resubmit revised plans with no more than a 5 foot encroachment into the rear 20 foot setback. The motion carried unanimously.

50. Variance request for proposed paving that will not respect the five foot side easement and request for removal of trees that do not meet the Standards for removal.

Ajit Menon
87 Pleasant Bend Place
Lot 1, Block 1, Section 23 Village of Alden Bridge

This item was heard by the full committee. The staff provided the committee with a presentation. The owner did not attend the meeting. It was moved by Deborah Sargeant and seconded by Ken Anderson to deny the tree removal. It was further moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the paving. The paving is to respect the easements and no trees are to be removed. The paved area is not to be used as a sports court. Robert Heineman was not present for this vote. The motion carried.

51. Request to appeal the decision of the Residential Design Review Committee's decision of approval for fence and tree removal.

Kelly C. Parks
42 Hidden Meadow Drive
Lot 10, Block 2, Section 41 Village of Alden Bridge
This item was tabled at the homeowners' request.

- VIII. Consideration and Discussion of the Development Standards Committee meeting time, beginning September 6, 2017.

The committee agreed that future DSC meetings would begin at 5:00 PM, starting on September 6, 2017. The first 30 minutes of the meeting would be reserved for commercial items.

- IX. Public Comments

There were no public comments.

- X. Member Comments

John Anderson asked several questions:

1. Can sports courts be disallowed? Can this be discussed at the Joint DSC/RDRC meeting? This will be put on the agenda for that meeting
2. What defines an affected neighbor? Staff explained that affected neighbor letters are sent to homes within 75 feet of the property in question.
3. Why was a rehearing requested for 46 Seasons Trace? Staff explained that the homeowner did not attend the June meeting when the rehearing was originally denied.
4. Can there be some agreement as to commercial items going to Ken Anderson Associates before they come to the DSC?

Walter Lisiewski mentioned construction going on at 47 Longspur on a Sunday.

Chris Florack asked staff to put Regal Pools on the September 20 agenda for possible reinstatement of the \$5,000 compliance deposit due to repeated violation of the Standards.

Deborah Sargeant asked the Township to submit a variance for the boathouse at North Shore Park.







XI. Staff Reports

Staff reminded the committee about the Joint DSC/RDRC meeting on August 29, 2017 at 5:30 PM.

XII. Adjourn

There being no further business, Chair Deborah Sargeant asked for a motion to adjourn. Chris Florack made the motion and Ken Anderson seconded. The meeting was adjourned at 7:30 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/16/17


NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Kevin Doherty	Homeowner	6 Holliflowers	18	17:03	
Gigi Chapman	architect	4266 Interfaith Way	1 + 2	5:10	Chapman
Barbara Fribie	friend		35	5:10	Barbara Fribie
JASON KNIGHT	Homeowner	71 BUSSTUL RIDGE #70	10	5:14	
Don Fisher	Homeowner	7132 LADS ALCAMA TAC	13	5:15	
TOM BERMAN	Homeowner	35 Courtland Green ST	42	5:15	Berman
Ronmay Brubaker	Homeowner		1 + 2		
PHIL INMAN	Homeowner	915 Taylor Point Drive	36	5:15	
Rich Papagnani	Homeowner	63 So. Hunters crossing	41	5:15	Papagnani
Kevin Domencico	Contractor	↑	41	5:16	

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 8/16/17

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
SHAWN A. MARK	HOMEOWNER	34 BAIRS WAY	39	5:20	
Anne Harmon	"	31 Valley Mead Pl	35	5:25	
Daniel Carroll	"	54 S. Millers Cir	49	5:25	
Bob Harrison	CONTRACTOR	41 STATION POINT	36	5:30	
Bob Harrison	"	3 W THUNDERBOLT	17	5:30	
Bob Harrison	"	71 BRISFORD RIDGE	10	5:30	
Gina Rodriguez	"	3 E THYMEWOOD	17	5:30	
Unwaaa Andree	Homeowner	11 Fresh Pond	44	5:30	
Donna Davidsen	Neighbor	23 Serenity Woods Pl.	37	5:30	
Joshua Binzall	Contractor	34 BAIRS WAY	39	5:40	

5/16/17

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
CHRIS D. SMITH	WEIS PERK #40	46 515 N 51 ST TRAIL	46	5:50	

DSC Minutes August 26, 2017

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call 281-210-3800 or email ADA@thewoodlandstowship-tx.gov. Agendas can be viewed on the Township's website at <http://tx-thewoodlandstowship2.civicplus.com/Archive.aspx?AMID=74>