

Development Standards Committee

March 21, 2018 at 5:00 p.m.

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

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, Ron Harris, John A. Brown, Brian Boniface and Bob Adams

Members Absent: None

Staff Present: Neslihan Tesno, Kim McKenna, Sharlene Novak, and Kathleen Eaton

Legal Counsel: Bret Strong

I. Welcome/Call Meeting to Order.

Chair Walter Lisiewski called the meeting to order at 4:30 p.m.

II. Consideration and action regarding the minutes of the meeting of February 21, 2018

The minutes were reviewed by the Committee. It was moved by Brian Boniface and seconded by John Anderson to approve the February minutes as presented. The motion passed unanimously.

III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071 of the Texas Government Code.

The Committee recessed to Executive Session at 4:30 p.m. and again at 5:40 p.m.

IV. Reconvene in Public Session.

The Committee reconvened at 5:03 p.m. and again at 6:02 p.m.

V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Section VI and VII, recommended for Summary Action.

Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items C, D, E, F, and G. Item B was tabled. It was moved by Bob Adams and seconded by Brian Boniface to approve the Commercial Summary List as presented. The motion passed unanimously. The Residential Summary List consisted of Items 1-7, 9-19, 21 and 24. Items 8 and 15 were resolved prior to the meeting. It was moved by Ron Harris and seconded by John A. Brown to approve the Residential Summary List as presented. The motion passed unanimously.

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

A. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

St. Anthony of Padua Catholic Church
7801 Bay Branch Drive

Lot 0001, Block 0000, Section 0039 Village of Cochran's Crossing.

This item was heard by the full committee. Representatives for the Church and resident from the adjacent residential properties, were present to address the Committee. The staff provided a presentation identifying the status of the existing vegetation in the Forest Preserve. It was noted some foliage appeared to be dead or dying.

The staff provided the Committee with their former actions and the discrepancies related to former conditions

of approval that were no longer met due to the development of the property. Representatives from the Church inquired of the Committee had hired any professional arborists to evaluate the area. The Committee took the information under advisement and asked the Church to provide a response to the outstanding matters. It was then moved by Walt Lisiewski and seconded by John Anderson to Table the item and inquire with The Woodlands Township the opportunity to consult with an arborist or landologist for feedback on the existing plans. The motion carried unanimously.

B. Consideration and action for the expansion of the catherization laboratory "cath lab."

St. Luke's Health

17200 St. Luke's Way

Lot 7700 Block 0555, Section 0000 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to table this item. The motion carried unanimously.

C. Variance request for a tenant sign package that includes a building sign that is not located on the portion of the building that is dedicated to the Tenant, a building and monument sign that do not match, has a logo that is not trademarked and exceeds the maximum size allowed.

River Oaks MRI & Diagnostic

17191 St. Luke's Way

Lot 9400 Block 0599 Section 0999 Village of College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to conditionally approve The River Oaks MRI & Diagnostics signage was Conditionally Approved subject to the following

1. The building sign is disapproved.
2. The building fascia must be repaired from the removal of the prior tenant's sign.
3. The window graphics displaying "College Park Medical Plaza" are not approved and are to be removed. If you intend to name the building College Park Medical Plaza, you will need to submit an application for all signage for the building that includes any window or door vinyl decals.
4. Monument sign is conditionally approved subject to the following:
 - Obtain USPTO registration of logo/business name within 1 year of this conditional approval.
 - All tenant business panels to be resized to be identical in size. DaVita Dialysis is larger than the remainder.
 - Signage opening to be protected during panel modifications.

The motion carried unanimously.

D. Variance request for the addition of two light poles, replacement of existing parking lot lights and includes trees and vegetation requested for trimming and/or removal.

Bank of America

1255 Lake Woodlands Drive

Lot 1700 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to conditionally approve on the following conditions:

01) LED light fixture housings to match existing fixture components not being replaced.

02) LED light fixtures to emit a warm light temperature color between 2700K – 4000K.

03) LED Light fixtures to have shielding to prevent excessive light glare.

04) The dead tree on-site is approved to be removed. The tree must be replaced with a like species and disturbance to surrounding vegetation shall be minimized. No additional trimming will be permitted.

05) Additional trimming of trees and mid-growth within Forest Preserve or within landscaping internal to the site as requested is disapproved.

06) Trash dumpsters are currently in violation and require to be screened from view. Submit for an enclosure for the review committee. Materials of enclosure are to match the construction appearance of the subject building.

The motion carried unanimously.

- E. Variance request for a sign package that includes a building sign, monument sign panel and vinyl window graphics that exceed the size and subject matter allowed.

HunterGlen Surgical Center

6701 Lake Woodlands Drive, Suite 125

Lot 0550 Block 0499 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to approve the sign package on the following conditions:

- Building area and monument panel area to be thoroughly cleaned and refinished to remove any potential “ghosting” of old signage prior to new signage installation.
- Tenant name window graphics are to be relocated to the entrance door glass.
- Window graphics stating after hours procedures are allowed as presented in accordance with AAHC requirements.

Installation must be in accordance with Commercial Planning and Design Standards. The motion carried unanimously.

- F. Consideration and action for the addition of an existing sidewalk and the relocation of a door for a tenant buildout.

Senterra Real Estate Group, LLC

2700 Research Forest Drive

Lot 8700 Block 0547, Section 0999 Village of Research Forest

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to approve on the following conditions:

- Relocated door assembly to be replaced by matching adjacent type window installation and tinting.
- Door assembly to be relocated must be refurbished to like new condition to include new window tint and hardware as needed.
- Power-wash existing sidewalks so that all sidewalks will more closely match in color to the newly installed sidewalks.

Installation must in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.

- G. Variance request for a sign panel that includes a logo that is not trademarked.

Maine-ly Sandwiches

7 Switchbud Place

Lot 0840 Block 0547 Section 0006 Village of Grogan’s Mill

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to approve as presented on the condition the logo is trademarked with either the United States Patent and Trademark Office or Secretary of State within one year of the date of approval (March 21, 2019) or the logo must be removed from the sign. No other signs are approved at this time. All future signs, including, but not limited to door vinyl graphics and blade sign, must be submitted for review and approval prior to fabrication and installation. In addition, any current advertising signs and unapproved graphics must be removed from windows/door prior to the issuance of the permit. Installation must be in accordance with Commercial Planning and Design Standards. The motion carried unanimously.

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

1. Variance request for a proposed conversion of attic space to media room that exceeds the maximum living area allowed per the Development Criteria for Section 12, Creekside Park West.
Rebecca Maloney
26 Caprice Bend Place
Lot 7, 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 Ron Harris and seconded by John A. Brown to conditionally approve proposed conversion as presented. The living area is not to exceed 3910 square feet. The conversion must meet code and Standards and pass inspections. The motion passed unanimously.
2. Variance request for a proposed addition of a media room that exceeds the maximum living area allowed per the Development Criteria for Section 25, Sterling Ridge.
Michael Rasmuson
139 North Concord Valley Circle
Lot 55 Block 1, Section 25 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 Ron Harris and seconded by John A. Brown to conditionally approve the media room as presented. The living area is not to exceed 3351 square feet. It must meet code and Standards and pass inspections. The motion passed unanimously.
3. Variance request for a proposed fence alteration which includes replacing an iron fence panel with a wood fence panel which is not allowed per the Development Criteria for Section 93, Sterling Ridge.
Michael Sasser
155 Hawkhurst Circle
Lot 24 Block 2, Section 93 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to approve the fence alteration as submitted. The motion carried unanimously.
4. Variance request for existing wood deck that does not respect the rear ten feet easement.
Maureen Levering Barbato
15 Doveplumb Place
Lot 44 Block 1, Section 31 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to approve the wood 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.
5. Variance request for existing paving that does not respect the rear ten feet easement.
Linton Eric Scott
22 Little Falls Place
Lot 31, Block 1, Section 5 Village of Creekside Park West
This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown to approve the paving as submitted. Approval by this committee does not constitute approval by the additional entities. The improvement may be subject to removal. Additionally, the owner must ensure the placement of the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
6. Consideration and action to pursue legal action for outstanding Covenant violations.
Platino Sports LLC (Jose Gerardo Garcia Diaz and Maria Del Carmen Bandin Ruiz)
315 Bloomhill Place
Lot 6, Block 1, Section 88 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 Ron Harris and seconded by John A. Brown 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 an application for the front door) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Alefa & Faiyaz Kolsawala

6 Lovenote Court

Lot 23, Block 1, Section 66 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 Ron Harris and seconded by John A. Brown 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 rust and mildew stains from the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Ronnie Leray Pickard

99 Sunlit Grove Street

Lot 9, Block 4, Section 35 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Michael L & Paula A Sara

22 Danville Crossing Court

Lot 23, Block 2, Section 2 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 Ron Harris and seconded by John A. Brown 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 algae and mildew from the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Syed J. & Shehla Hasan

18 East Matisse Meadow Court

Lot 5, Block 1, Section 37 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 Ron Harris and seconded by John A. Brown 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 submitting an application for the wood deck) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Lucas Charbonneau

30 South Whistling Swan Place

Lot 18, Block 2, Section 21 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 Ron Harris and seconded by John A. Brown 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 driveway widening or submitting an application for the driveway widening) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Muzaffar S. & Renee Abbas

71 South Piney Plains Circle

Lot 46, Block 1, Section 7 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 Ron Harris and seconded by John A. Brown 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 passed unanimously.

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

Robert J & Dorothy F Meehan

46 Lightwood Trace

Lot 10, Block 3, Section 20 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 Ron Harris and seconded by John A. Brown 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; removing algae/mildew from exterior 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 passed unanimously.

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

Sivaprasad Nakukuru

22 Indian Corn Place

Lot 37, Block 1, Section 75 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 Ron Harris and seconded by John A. Brown 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 passed unanimously.

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

Jennifer N McClure

46 Wind Harp Place

Lot 38, Block 1, Section 10 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Darren M Breaux 2006 Trust

39 Player Bend Drive

Lot 1, Block 1, Section 23 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 Ron Harris and seconded by John A. Brown 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 passed unanimously.

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

Mohamed Abdelbaky

154 Rocky Point Drive;

Lot 5, Block 1, Section 5 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 Ron Harris and seconded by John A. Brown 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 passed unanimously.

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

Jorge A Garcia

55 East Montfair Boulevard

Lot 4, Block 2, Section 75 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 Ron Harris and seconded by John A. Brown 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 an application for the new fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

David L Jr. & Jennifer Tyler

47 Genesse Ridge Drive

Lot 12, Block 1, 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 not present at the meeting. It was moved by Ron Harris and seconded by John A. Brown 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 an application for the new fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

William M Ramsey

14 Dukedale Drive

Lot 14, Block 2, Section 39 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by John A. Brown and seconded by Brian Boniface 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. In addition, the dead/dying grass on front and side yard must be re-sodded, reseeded or plugged and/or converted to defined planting beds with mulch and plants) will result in a lawsuit filed & court hearing scheduled. furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

21. Request for approval of a short-term rental home business.

Iris Maria Artgega Guzman
6 West Lasting Spring Circle
Lot 37, Block 1, Section 8 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 Walter Lisiewski and seconded by Brian Boniface to disapprove the short-term rental home business. Advertising must be removed from all online rental sites effective immediately. The motion passed unanimously.

22. Consideration and action to appeal the Staff conditions of approval regarding an existing shed that does not respect the rear easement and possible rehearing of the Development Standards Committee conditions of approval from a previous permit that required a Memorandum of Agreement to remove the shed upon resale.

Gabriel Sabadell Living Trust
6 Wildever Place
Lot 27 Block 1, Section 36 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Walter Lisiewski and seconded by Brian Boniface to deny the rehearing request and to uphold the terms of the original Memorandum of Agreement. The motion passed unanimously.

23. Variance request for existing paving that does not respect the rear ten feet easement.

Gabriel Sabadell Living Trust
6 Wildever Place
Lot 27 Block 1, Section 36 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. It was moved by Brian Boniface and seconded by Ron Harris to approve the walkway and disapprove the paving in front of the shed, requiring its removal. The motion passed unanimously.

24. Variance request for a proposed storage shed that does not respect the rear ten or side five foot easements.

Michael L Richards
75 South Downy Willow Circle
Lot 19 Block 1 Section 60 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ron Harris and seconded by John A. Brown 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 or to reapply and move the shed out of 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 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. Additionally, the shed must not encroach more than 5 feet into the 10 foot rear easement and no encroachment is allowed into the 5 foot side yard easement. The homeowner must submit a revised survey with the shed dimensions. Staff will follow up in 120 days to determine if vegetation is needed to screen the shed from the neighboring property. The motion passed unanimously.

25. Request for rehearing regarding the Development Standards Committee conditions of approval for the patio cover and related fireplace & summer kitchen located beyond the twenty five foot rear building setback, which required planting of trees/shrubs for screening purposes and was reviewed by the full committee and acted on at the meeting of May 24, 2017.

Brandon and Kimberly Pye
86 Frosted Pond Place

Lot 27, Block 4, Section 13 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and a neighbor were present and addressed the Committee. It was moved by Robert Heineman and seconded by Brian Boniface disapprove the rehearing request. The homeowner must plant the required screening to the rear. The motion passed unanimously.

26. Variance request for a proposed that patio cover with summer kitchen that will not respect the rear 25 foot building setback.

George Murphy

110 East Beckonvale Circle

Lot 3, Block 1, Section 6 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner did not attend the meeting. The Committee directed staff to contact the adjacent neighbor to the right to be sure there were no objections. If there are no objections, it was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve the patio cover with a summer kitchen. The openings in the stucco wall are to be closed off or replaced with glass block. The homeowner must plant and maintain additional evergreen trees or shrubs at least 7 feet tall at the time of planting to screen to the right. Staff is to review plantings upon completion to determine if there is sufficient screening. The patio cover must meet code and Standard conditions and pass inspections. The motion passed unanimously.

27. Variance request for a proposed play structure that will exceed the maximum height allowed and exceed the maximum allowed elevated decking.

Shahnoor and Jocelyn Lalani

14 Burgandy Oaks Court

Lot 23, Block 2, Section 15 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Walter Lisiewski and seconded by John A. Brown to disapprove the play structure and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to alter the play structure to comply with the Standards 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 is binding on the land. Additionally, the homeowner must plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting to screen to the street view. The motion passed unanimously.

28. Variance request for a proposed that patio cover with summer kitchen that may have negative neighbor impact due to mass, scale and proportion.

Maria del Cormen Lorenzo Porrua

34 Beebrush Place

Lot 62, Block 1, Section 13 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and contractor were present and addressed the Committee. It was moved by Walter Lisiewski and seconded by Brian Boniface to conditionally approve the patio cover with summer kitchen. The design of the structure must be reconfigured to 17 x 35 feet or to meet the 18% patio cover/house ratio. The location of the structure is to be moved farther from the house and the adjacent side property line and the height must be reduced by one foot. Revised plans must be submitted for staff review. The homeowner must plant and maintain evergreen trees and shrubs at least 7 feet tall at time of planting to screen to the adjacent property line and to the street. The motion passed unanimously.

29. Variance request for a proposed fence that exceeds the maximum height allowed and is built over the side ten foot building line on a corner lot.

Thomas Hejecate

27 West Bonny Branch Street

Lot 7 Block 2, Section 9 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Brian Boniface and seconded by Ron Harris to conditionally approve the fence, allowing a 6 foot 6 inch fence in the current location except for the rear fence that is to be moved 6 feet towards the alley. The homeowner must submit written authorization from the sub-HOA. In addition, the homeowner must install continuous planter bed with irrigation that incorporates evergreen plants to screen the rot board. The motion passed unanimously.

VIII. Consideration and discussion to amend the Neighborhood Criteria for Section 45 in Alden Bridge in regard to fencing regulations.

These will amend the Neighborhood Criteria for the properties that back up to the drainage ditch behind St. Anthony of Padua Church to allow for an 8.5 foot fence on the property lines that back up to the ditch or the attached reserves. It was moved by Brian Boniface and seconded by Walter Lisiewski to approve the amended Neighborhood Criteria. The motion passed unanimously.

IX. Consideration and action regarding the violation process for properties affected by flooding. The DSC gave a grace period for properties that were affected by flooding that have /had violations. Recently staff has received many complaints about some of these properties. It was moved by Brian Boniface and seconded Ron Harris to approve moving forward with violations at the staff's discretion. The motion passed unanimously.

X. Public Comments

Glen Toups of 78 West Sienna Place addressed the Committee regarding plants in plastic pots on the driveway at 66 West Sienna. Mr. Toups said he contacted the Alden Bridge team and was told this is not a violation, but other residents on the street disagree. Vernon Becker of 74 West Sienna Place is also concerned about the pots on the driveway and said realtors have told him it is affecting his property value. Walter Lisiewski directed staff to put this item on the next agenda.

XI. Member Comments

John A. Brown said he spoke to Don Norrell about holding future DSC meetings in the Board Chambers. He said Don wants to wait until the new audio/visual system has been installed. Walter Lisiewski said he would like to see the new system before a decision is made. Walter Lisiewski informed the Committee that he would be providing the Board of Directors with an update on DSC matters at their regular meeting on March 22, including information on current issues, the Joint DSC/RDRC meeting and an update on St. Anthony of Padua.

XII. Staff Reports

Hennie van Rensburg pointed out that the air conditioning unit in the DSC meeting room had been adjusted and is now running quieter. He further mentioned that dimmer switches will be added for the lighting.






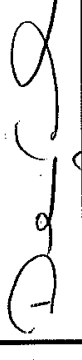


XIII. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. Brian Boniface made the motion and John A. Brown seconded. The meeting was adjourned at 7:43 p.m.

DSC Minutes March 21, 2018

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>

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 3/21/18

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
Debrau Sargant		STOP	A		
Nelson Casie			1		
Carine Braun		STADP	A	4:45	
Stephen Lenahan		STADP	A	4:48	
Ms. Smylek		STADP	A	4:48	
Barbara Beale		STADP	A	4:50	
Jeff Farwa			-	-	
Denis Carmichael			-	-	
Markisha Mitchell		Laurahurst STADP	A	4:55	
Thomas Hightower		29	29	5pm	

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 3/21/18

NAME (PLEASE PRINT)	HOMEOWNER, NEIGHBOR OR CONTRACTOR	AGENDA ITEM ADDRESS	AGENDA ITEM NUMBER	SIGN-IN TIME	SIGNATURE
ANDRUE HERMES	NEIGHBOR	# 25		5:05	<i>[Signature]</i>
Brandon Pye	Homeowner	# 25	25	5:05	<i>[Signature]</i>
Michael Richards	Homeowner	# 24	24	5:15	<i>[Signature]</i>
EMILIO OMTZ	CONTRACTOR	# 28	28	5:	<i>[Signature]</i>
Ma. Carmen Lorenza	Home Owner	# 28	28	5:10	<i>[Signature]</i>
SARAH BERCHAN	Neighbor	# 28	28	5:20	<i>[Signature]</i>
Glenn Toups	Homeowner	Public Comment		5:20	<i>[Signature]</i>
Vern Becker	Homeowner	"		"	<i>[Signature]</i>
Sean Laloni	"		27	"	<i>[Signature]</i>