

## **Development Standards Committee**

**April 21, 2010 at 5:30PM**

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

Minutes

Members Present: Deborah Sargeant, Robert Heineman, Michael Sawran, Ken Anderson, Ken Parker and Chris Florack.

Staff Present: Sharlene Novak, Hennie Van Rensburg, Neslihan Tesno, Kim McKenna, Jenney Ramirez, Danielle Allen, Rachel Downs, and Michelle Betcher

Others in Attendance: As reflected by the attached Sign-in Sheet for April 21, 2010.

### **I. Welcome/Call Meeting to Order**

The meeting was called to order by Chairwoman Deborah Sargeant at 5:30 p.m.

### **II. Approve Minutes of Previous Meeting**

There were no minutes to approve.

### **III. Consideration and Action of the Summary List**

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted of residential Items 1,2,3,4 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 20. It was moved by Chris Florack and seconded by Ken Anderson to approve the Summary List as presented by staff. The motion carried unanimously.

### **IV. Review and Disposition of Residential Applications**

1. Variance request for a proposed walkway, which partially encroaches into the side 5' easement.  
Charlie and Andrea Kominas  
34 Middy Sun Place  
Lot 33, Block 1, Section 16, Village of Sterling Ridge  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the item with the walkway being moved away from tree and plant and maintain evergreen vegetation to screen ac units. The motion carried unanimously. Approval by this committee does not include approval by the additional easement holders; and is subject to removal by those easement holders. It is the owner's responsibility to obtain approval by the additional entities and may be subject to removal.
2. Variance request for a proposed roof color, which is not within the acceptable color.  
Michael and Estalena Williams  
39 Glade Bank Place  
Lot 21, Block 03, Section 06, Village of Alden Bridge  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as submitted, all three colors are acceptable. The motion carried unanimously.

3. Variance request for proposed roof material change to composite slate material which is not in keeping with the Standards.  
Benjamin S.H. Harris IV  
57 South Bethany Bend Circle  
Lot 09, Block 02, Section 36, Village of Alden Bridge  
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented. The motion carried unanimously.
4. Variance request for a proposed front yard patio which will project beyond the front building line.  
William and Sherry Elbert  
218 South Maple Glade Circle  
Lot 03, Block 02, Section 38, Village of Alden Bridge  
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve as presented with no umbrellas or grills or plastic furniture to be stored on patio. The motion carried unanimously.
5. Variance request for a proposed driveway extension which exceeds the maximum allowed width.  
Kevin Eschenfelder  
14 Monet Bend  
Lot 35, Block 01, Section 21, Village of Sterling Ridge  
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve with 1' flagstone extensions on both sides of driveway, tapered to curb. The motion carried unanimously.
6. Variance request for an existing storage shed which exceeds height allowed and is located in side 5' easement.  
Jody Collins  
58 Oriel Oaks Court  
Lot 22, Block 1, Section 62, Village of Sterling Ridge  
This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove 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 be binding on the land. Additionally the owner must maintain vegetation to screen from street. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.
7. Variance request for an existing driveway extension that exceeds the width allowed for driveways.  
Jody Collins

58 Oriel Oaks Court

Lot 22, Block 1, Section 62, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as submitted. Additionally, the owner must plant some vegetation on right side of driveway to soften view of concrete drive. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

8. Variance request for an existing dog run that is not screened by a solid 6' fence.

Matt Lennox

15 Craven Park Court

Lot 32, Block 2, Section 93, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve with maintaining the existing vegetative screening. Dog run to be removed within 15 days if objectionable odors or noises emanate beyond the boundary of the property. The motion carried unanimously.

9. Variance request for an existing patio which is located in the rear 10 foot easement.

Jack Murph and Cheryl Huseman

34 Carlyle Place

Lot 5, Block 01, Section 01, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve 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 and may be subject to removal. The motion carried unanimously.

10. Variance request for an existing play structure which is located in the side 5 foot easement.

Tamara Wadsworth

6 Coverdell Park

Lot 30, Block 1, Section 26, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and be 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 and may be subject to removal. The motion carried unanimously.

11. Variance request for an existing driveway extension that exceeds width allowed.

Abdias Alcantara

7 Caelin Court

Lot 23, Block 1, Section 68, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.

12. Variance request for existing trellises which is located in the rear 10 foot and side 5 foot easements, are not maintained in good repair and adversely impact neighborhood.

Changhue He

42 West French Oaks Circle

Lot 10, Block 1, Section 49, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve: number of trellises limited to 2, **rebuild** 1' below fence line with the primary material being natural wood. Maintain in good repair. Do not attach to any trees, do not use PVC pipe, rope, or metal and plastic pipes. Staff to approve the size and style of trellises upon resubmittal of plans. Owner to sign a memorandum of agreement, requiring the owner to remove the trellises 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 trellises are in disrepair and need replacement whichever comes first. The memorandum will be recorded with the court house and be 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 and may be subject to removal. The motion carried unanimously.

13. Variance request for an existing wood deck, walkway and pond is located in the 10 foot rear easement.

David and Tracy McConnachie

110 South Clovergate Circle

Lot 03, Block 01, Section 54, Village of Alden Bridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve 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 and may be subject to removal. The motion carried unanimously.

14. Variance request for an existing play house which is located in the side 5 foot and rear 10 foot easement.

Conn and Ashley McWhorter

186 Lattice Gate Street

Lot 32, Block 1, Section 55, Village of Alden Bridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve 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 and may be subject to removal. The motion carried unanimously.

15. Variance request for an existing pool deck which is located in the side 5 foot easement.

Paul and Sara Thayer

31 Columbia Crest Place

Lot 40, Block 01, Section 01, Village of Sterling Ridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve 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 and may be subject to removal. The motion carried unanimously.

16. Variance request for existing pool decking and paving which are located in the 10 foot rear easement.

Kyle and Erin Cones

10 Driftdale Place

Lot 13, Block 01, Section 04, Village of Creekside Park

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to approve 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 and may be subject to removal. The motion carried unanimously.

17. Variance request for an existing play structure which is located in the rear 10' and side 5' easement.

Colby and Nicole Brotherton

79 West Knightsbridge Drive

Lot 07, Block 02, Section 02, Village of College Park

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to Move to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and be 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 and may be subject to removal. The motion carried unanimously.

18. Variance request for an existing generator that is located in the side 5' easement.

Allan and Evelyn Goldstein

17 Vinca Trail

Lot 25, Block 01, Section 59, Village of Alden Bridge

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to Move to conditionally approve, meet code, pass inspections. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

19. Appeal request of an RDRC decision requiring the lowering of an existing 6 foot wood fence used to screen pool equipment.

William Baird

15 North Fair Manor Circle

Lot 4, Block 01, Section 78, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request to keep an existing wood enclosure for pool equipment at a 6' height. The homeowner was not present. It was moved by Ken Parker and seconded by Robert Heineman to comply with covenants and standards and screen with evergreen vegetation. Robert Heineman, Ken Parker and Ken Anderson voted for the motion, Mike Sawran, Deborah Sargeant and Chris Florack voted against. The vote was tied. A discussion ensued concerning the deferment to the Development appointees on TWA properties. Deborah Sargeant moved with Chris Florack seconding to table the item until the issues could be researched. The motion carried unanimously.

20. Variance request for a proposed play structure which will be located in the side 5 foot and rear 10 foot easements.

Byrd

19 Oakley Downs Place

Lot 17, Block 02, Section 22, Village of Indian Springs

This item was heard under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and be 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 and may be subject to removal. The motion carried unanimously.

21. Variance request for a home business, which may not be compatible with the existing character of the neighborhood and have an adverse impact.

Stanley Lawrence Jones

15 Wild Colt Place

Lot 19, Block 03, Section 09, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for a home business to sell fire arms. The homeowner was present to address the committee. He stated that he needs the approval to receive a Federal Firearms license from the ATF and he would only be selling arms (not any ammunition) to acquaintances and fellow colleagues in the USAF and sheriff's office. After a lengthy discussion concerning issues such as setting precedent, consequences, and safety concerns it was moved by Chris Florack and seconded by Deborah Sargeant to table the item until the DSC has an opportunity to discuss their concerns with the Township Board. The motion carried unanimously.

22. Appeal request of an Development Review Committee decision from 56 Acrewoods (Glandt- Lot 47, Block 01, Section 43, Sterling Ridge) for an existing basket ball goal at 52 Acrewoods (Smith – Lot 46, Block 01, Section 43, Sterling Ridge), approved for rehearing by the Development Review Committee due to adverse impact.

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for an appeal of the DRC decision for a basketball goal. The homeowner of the neighboring property of 56 Acrewoods was present to address the

committee in regard to their request to appeal the placement of the basketball goal on their neighbor's property. Additionally the homeowner was present to address the committee. Chris Florack stated that he visited site and noticed many other portable basketball goals alongside property lines, however none of them had the impact that this did to the neighbor. A discussion ensued concerning alternate locations for the goal. The homeowner of 52 Acrewoods mentioned all of the alternate locations would impact their property more. It was moved by Chris Florack and seconded by Mike Sawran to move the basketball goal to the inside corner of the driveway in front of 52 Acrewoods. Robert Heineman, Chris Florack, Mike Sawran and Deborah Sargeant voted for and Ken Parker and Ken Anderson were opposed. The motion carried.

23. Variance request for a proposed cabana that will be located beyond the 30 foot rear building setback line.

Joseph and Claire Bennett  
114 West Ambassador Bend  
Lot 16, Block 01, Section 33, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for a cabaña located beyond the building line. The homeowner was present to address the committee. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve, meet code and standards. Plant and maintain one 30 gallon native tree. Plant and maintain evergreen vegetation to right of gazebo as screening. Vegetation should be at least 4-6 feet in height at installation. The motion carried unanimously.

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

Shexiang and Cheng Zhang  
11 Brywood Place  
Lot 03, Block 01, Section 24, Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for a swimming pool that would exceed hard surface area. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, resubmit plans with reduction of HSA reduce concrete area between pool and house. Standard Conditions, meet code. Plant and maintain 3 30 gallon native trees. Palm trees are not considered an approved tree for replacements. The motion carried unanimously.

25. Variance request for a proposed circular drive on a lot that is not 85 feet wide or greater and does not meet the 16 foot turning radius.

Gary and Sherrie Eshenroder  
50 Nocturne Woods Place  
Lot 24, Block 01, Section 44, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for circular drive. The homeowner was present to address the committee. Additionally an affected neighbor that was opposed to the driveway was also present to address committee. The committee discussed safety traffic concerns due to the driveway being located on a sharp curve and the expanse of concrete. It was moved by

Robert Heineman and seconded by Chris Florack to disapprove. The motion carried unanimously.

26. Variance request for existing walkway and patio located in the side 5 foot easement  
Larry and Cynthia Strutton  
22 Pascale Creek Place  
Lot 102, Block 01, Section 21, Village of Sterling Ridge  
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for an existing walkway and patio. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the paving out of the easement, when the paving is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and be 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 and may be subject to removal. The motion carried unanimously.
27. Variance request for two existing storage sheds when no more than one type of detached structure is allowed on a property, one is located in the rear ten foot and side five foot easement on a concrete foundation pad.  
Larry and Cynthia Strutton  
22 Pascale Creek Place  
Lot 102, Block 01, Section 21, Village of Sterling Ridge  
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for the sheds. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Chris Florack to disapprove and consent to delay enforcement of the larger shed, based upon the execution of a memorandum of agreement, requiring the owner to remove 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 storage shed is in disrepair and need replacement whichever comes first. The memorandum will be recorded with the court house and be binding on the land. Additionally the small shed was disapproved and requires removal within 30 days from the date of the meeting. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.
28. Consideration and action for a new home construction –preliminary approval.  
Tom Cox Builders  
118 Angel Leaf Road  
Lot 21, Block 2, Section 63, Village of Grogan's Mill  
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request for preliminary approval for new residential construction. The architect was present to address the committee. It was moved by Robert Heineman and seconded by Chris Florack for preliminary approval. The motion carried unanimously.

**V.** Consideration and Action for the adoption of the 2006 International Residential Code.



This item was reviewed by the full committee. It was moved by Ken Anderson and seconded by Mike Sawran to approve. The motion carried unanimously.

**VI. Public Comments**

John Nanninga addressed the committee about the 2006 IRC and supports the adoption. He felt that the discussion on 15 Wild Colt was too lengthy and preferred just screening at 52 Acrewoods. He thanked the committee for their work and service.

**VII. Member Comments**

Ken Parker questioned what additional information was needed about the fire arm home business. Deborah Sargeant stated that The Township should be advised; regardless of the decision there may be resulting issues.

**VIII. Staff Reports**

Staff had nothing to report.

**IX. Adjourn**

There being no further business it was moved by Mike Sawran and seconded by Chris Florack to adjourn the meeting at 8:02p.m. The motion carried unanimously.