

Development Standards Committee

September 18, 2019 at 5:00 p.m.

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

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, John A. Brown, Bob Adams and Arthur Bredehoft
(John A. Brown left the meeting at 5:56 p.m. and returned at 7:31 p.m.)

Members Absent: Bala Iyer

Staff Present: Neslihan Tesno, Kimberly McKenna, Hennie van Rensburg, Donna Stanley and R. J. Duarte

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:01 p.m.
- II. Consideration and action regarding the minutes of the regular DSC meeting of August 21, 2019.
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the minutes as presented. The motion carried unanimously.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
The Committee recessed to Executive Session at 5:08 p.m.
- IV. Reconvene in Public Session.
The Committee reconvened in Public Session at 5:31 p.m.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections 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, G, H, I, J, K, L, M, N, O, P, Q, R, S, T. Item A was tabled. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 3-15, 17-18, 20-23 and 31. Items 16 and VIII were tabled and Item 19 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the items on the Residential Summary List as presented. The motions carried unanimously.
- VI. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and action for the existing courtyard lighting that includes an existing violation.
Regency Centers LP / The Woodlands Children's Museum
4775 West Panther Creek Drive, Suite 280
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
This item was reviewed under the summary list as presented by the staff. It was moved by John Anderson and seconded by Bob Adams to table the item until the owner was able to attend. The motion carried unanimously.

- B. Variance request for a proposed playground that encroaches over the building line, is enclosed with a wrought iron fence and includes a shade canopy structure.

Impact Church of The Woodlands

5401 Shadowbend Place

Lot 0300 Block 0163 Section 0047 Village of Cochran's Crossing

This item was heard by the full committee. The owner was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the playground's intended use, potential impact, the overall height and screening options. It was then moved by Robert Heineman and seconded by John Anderson to approve the variance for the proposed playground based on the condition that the owner plants and maintains sufficient evergreen vegetation to screen the play structure from view of the street or adjacent properties. In addition, the owner must paint the poles of the play structure a brown or muted earth tone color in order to be visually consistent. The motion carried. John Brown was not present for the vote.

- C. Consideration and action for the proposed exterior remodel that includes updated paint, stone veneer trim, awnings and canopy installations.

Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express

4420 South Panther Creek Pines

Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed exterior remodel, similar existing improvements, color options and related standards. It was then moved by John Anderson and seconded by Bob Adams to deny the variance and require the owner revise and resubmit to include a color option that is less visually impactful. The motion carried. John Brown was not present for the vote.

- D. Variance request for proposed monument signs that do not comply with the adopted criteria; have two background colors with uneven panel sizes.

Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express

4420 South Panther Creek Pines

Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed monument signs, similar monument signs in the area and applicable standards. It was then moved by Robert Heineman and seconded by John Anderson to deny as presented and require the owner revise and resubmit in accordance with the following:

- Background color to be changed to Duranodic Bronze per criteria
- Allow for the originally proposed specification regarding size for the "Sparkling Image" and "Mobile 1 Lube Express" text.
- Permanent landscaped beds with concealed irrigation to be installed around each monument sign.
- Owner to provide specifications to update entry/exit signs or note removal.
- Must comply with Commercial Planning and Design Standards.

The motion carried. John Brown was not present for the vote.

- E. Variance request for a proposed building sign that is not centered horizontally on the face of the building, exceeds the maximum height allowed and includes a logo that exceeds the maximum size allowed.

Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express

4420 South Panther Creek Pines

Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed building sign, potential impact, size options and overall brightness. It was then moved John Anderson and seconded by Robert Heineman to deny as presented and require the owner revise and resubmit in accordance with the following:

- Reduce the overall height of the sign to 24"
- Proportionately reduce the size of the logo to allow for a maximum 20% of the message area.
- Monument and Building Sign for the "Car Wash" proposals must match to include or exclude the logo for both sign submissions.
- Must comply with Commercial Planning and Design Standards.

The motion carried. John Brown was not present for the vote.

- F. Variance request for a proposed building sign that is not centered horizontally on the face of the building and includes returns that are not dark bronze, black or match the letter color.

Wash Depot XXV, Inc. / Sparkling Image Car Wash / Mobil 1 Lube Express

4420 South Panther Creek Pines

Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the full committee. A representative was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed building sign, potential impact, size options and overall brightness. It was then moved by Walter Lisiewski and seconded by Bob Adams to Move to approve on the following conditions:

- Building sign returns comply with the Commercial Planning and Design Standards.
- Now Hiring Sign is removed from the ground and installed in accordance with the Commercial Planning and Design Standards.
- Must comply with Commercial Planning and Design Standards.

The motion carried. John Brown was not present for the vote.

- G. Consideration and action for the proposed plans for an exterior color change.

BRE Knight SH TX Owner LLC / Reunion Court at The Woodlands

1730 Woodstead Court

Lot 0261 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed exterior color change as presented. Should a construction staging area be required, the construction activity plan must show the extents including location, 6' fencing with green, black or brown screening, materials, dumpsters and portable restrooms. The staging area must not impede the fire access lane. The color change must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- H. Consideration and action for the proposed roof replacement.

BRE Knight SH TX Owner LLC / Reunion Court at The Woodlands

1730 Woodstead Court

Lot 0261 Block 0599 Section 0036 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the roof installation in accordance with the manufacturer's specifications. Should a construction staging area be required, the construction activity plan must show the extents including

location, 6' fencing with green, black or brown screening, materials, dumpsters and portable restrooms. The staging area must not impede the fire access lane. The roof replacement must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- I. Variance request for proposed parking lot LED lighting that exceeds the maximum foot candle reading allowed.

JBD Partners LP / Chase Bank

9590 Six Pines Drive

Lots 9013 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed lighting on the following conditions:

- LED Light fixture conversion and new LED light pole at the ATM shall be compatible with light output color temperature, with the light poles in The Woodlands Mall parking lot and adjacent properties.
- Light pole and fixture replacement parts and new light pole at ATM shall be a dark bronze color to match existing.
- Front wall sconce and promenade chandelier light fixtures (at 2700K light output color temperature) are approved as installed.
- Building up-lighting is conditionally approved subject to moving the light fixtures to opposite side of landscaping towards building (adjacent to sidewalk). Lighting shall be changed to 2700K color temperature and reduced in lumen output.
- All exterior lighting shall be limited to 1.0 fc at the applicant's property line.
- The Review Committee reserves the right to limit light output and/or to require additional light shields to limit light glare to adjacent properties.

No other exterior improvement or signage change is approved at this time other than what is specifically approved in this written document. The motion carried unanimously.

- J. Consideration and action for the installation of a security camera and I.T. access point.

CSHV Woodlands LP / Best Buy

1550 Lake Woodlands Drive

Lot 3600 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the security camera and I. T. access point on the following conditions:

- Camera mount and shrouds and IT access point are to be painted to match the building storefront new color scheme or within 6 months of installation or painted to match the new color scheme, whichever comes first.
- Camera field of view shall be restricted to areas only on the Pinecroft Center Property.
- No other exterior modifications are approved at this time other than what has been submitted for review and approval.

The security camera and I. T. access point must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- K. Consideration and action to replace roof top air conditioning units.

CSHV Woodlands LP / Cinemark 17

1600 Lake Robbins Drive

Lot 2600 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the roof top air conditioning units as follows:

- Timeline of HVAC replacement construction shall not extend past the date of 10/31/2019. If construction is anticipated to push past this date, applicant to apply for an extension from The Woodlands Township.
- Cinemark must maintain a clean and professional site at all times during the replacement of HVAC RTU's.
- A laydown area or any closure of sidewalks or drives is disapproved at this time.
- Cinemark's construction crews must comply with the construction hours as set forth within The Woodlands Commercial Planning and Design Standards.
- The committee shall reserve the right to request screen walls to be added if sound level output or visibility becomes a concern from adjacent properties.
- The committee recommends that connection sidewalks be added at the Northeast and Southeast pedestrian pathways to provide direct and accessible paths for pedestrians to quickly and safely navigate to/from and around the Cinemark property, this is a suggestion by the committee for consideration and not a requirement.
- No other exterior improvement is approved other than specifically submitted and approved within this written approval or prior.

The roof top air conditioning units must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- L. Consideration and action for the proposed cell tower equipment modifications that include a raised platform, emergency generator, and the repair and replacement of cell tower equipment.

American Towers LLC

2630 Sawdust Road

Lot 0525 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 John Anderson and seconded by Bob Adams to approve the proposed cell tower equipment modifications on the following conditions:

- Generator installed shall not exceed 67.5 dBA at 23 ft away or more from the unit in any given direction.
- Test run-time shall be limited to no more than one (1) hour during mid-day once per week and shall not include weekends with a run-time between 1pm – 4pm.
- No additional lighting or site modifications are approved at this time.
- Must be installed in accordance with manufacturer's specifications.
- The DSC reserves the right to request additional shielding or adjustments to mitigate any noise concerns after installation or should any complaints arise.
- Approval by this entity does not constitute the approval of any additional entity. It is the owner's responsibility to obtain those approvals.
- The area must be kept in good order and repair and all debris around the site requires removal.
- The antenna upgrade will not involve any enlargement of the structure or ground space.
- Other than the submitted plans, no additional lighting, equipment, site modifications or signs are approved at this time. Any additional items or accessories shall be submitted for review and approval by the plan review committee.

The cell tower modifications must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- M. Consideration and action for the proposed cell tower equipment upgrade that includes repair and replacement of the equipment within the existing mono tower.

Woodlands Community Presbyterian Church / AT&T Mobility

4881 West Panther Creek

Lot 0305 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed cell tower equipment upgrade on the following conditions:

- Upgrade must be completed in accordance with the approved plans
- Other than the submitted plans, no additional lighting, equipment, site modifications or signs are approved at this time. Any additional items or accessories shall be submitted for review and approval by the plan review committee.

The cell tower upgrade must comply with Commercial Planning and Design Standards. The motion carried unanimously.

N. Consideration and action for a proposed play structure.

Diocese of Galveston/ St. Anthony of Padua Catholic Church

7801 Bay Branch Drive

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

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the temporary installation of the gaga pit on the following conditions:

- Play equipment must be kept in good order and repair.
- Location is temporary and approved until April of 2020 to coincide with the previous approval of the first play structure. The owner must contact the Covenant Administration department to request an extension of time, if the gaga pits are to remain in the proposed locations after April, 2020.
- No lighting is approved with this application.

All play equipment used within the gaga pit, must be stored out of public view when not in use. The motion carried unanimously.

O. Consideration and action for proposed LED menu boards in the drive thru.

McDonalds Corporation

4600 Woodlands Pkwy

Lot 0530 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed LED menu boards on the following conditions:

- Digital menus must be static in nature and are not to cycle between differing menus
- Pre-browse must be used for menu ordering, not marketing or advertisements.
- Pre-browse may cycle or change when the menu board changes. Breakfast to Lunch/Dinner.
- Committee reserves the right to have the lighting intensity of the boards adjusted after installation if concerns arise.
- No other signs or improvements are approved at this time.

The menu boards must comply with Commercial Planning and Design Standards. The motion carried unanimously.

P. Consideration and action for existing drive thru and mobile order reserved parking signs.

McDonalds Corporation

4600 Woodlands Parkway

Lot 0530 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny the parking signs as presented and require the owner to revise and resubmit on the following conditions:

- Moveable / Mobile "Reserved Parking" signs are not permitted. Revise with plans for permanent signs.
- Reserved parking signs shall be a maximum size of 12" wide x 18" tall.

- Maximum height of “Reserved” spaces signs is not to exceed 4’-0”.
 - Sign panel to match PMS 425C with matte finish screened yellow and white graphics.
- The parking signs must comply with Commercial Planning and Design Standards. The motion carried unanimously.

Q. Variance request for a proposed building sign that is not placed on a raceway in accordance with the shopping center criteria

GRI Woodlands Crossing LLC / Zenith Surgery Center

10710 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to approve the proposed building sign on the following conditions:

- A variance to omit the raceway was approved for previous signage. The previous DRC variance approval shall remain in effect.
- Applicant to patch and repair façade to like-new condition upon removal of “ARISTO”.
- No other exterior signage is approved other than what has specifically been submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

The building sign must comply with Commercial Planning and Design Standards. The motion carried unanimously.

R. Variance request for a sign package that includes building signs that exceed the maximum height allowed, a monument sign with a non-neutral background color with one sign that includes the street address numbers on the sign that is not located on the street identified in the street address and directional signs that exceed the maximum size allowed.

BBVA

4825 Research Forest Drive

Lot 0400 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 John Anderson and seconded by Bob Adams to deny the sign package as presented and require the owner to revise and resubmit on following conditions:

Building Signs:

- Total Height of building signs cannot exceed 24.” (Measurement from the top of the “A” to the bottom of the “V.”)
- Patch and repair façade to like-new conditions.

Monument Signs:

- Address numbers to be removed from monument sign on Shadowbend Drive
- All hardware and fasteners to be hidden from view.
- If the sign is to become aluminum panel, the revision must include a duronodic bronze aluminum panel, consistent with the nearby revision for McDonalds.
- Permanent landscaped beds with concealed irrigation to be installed around each monument sign.

Directional and Customer Information Signs:

- One “Do Not Enter” (09) is permitted on drive thru
- “Do Not Enter (24) is disapproved for use. Provide one 48” by 18” directional sign to match other directional signs.
- Directional Signs (7 & 21) are to be reduced in size to 48” by 18”
- Directional sign (017) “Drive Up Banking for Services for Bank Account Holders Only” is disapproved for use.

- Depository Plaque (20) is approved as submitted.
- Bank Customer Parking Only Sign (16) is approved as submitted. The motion carried unanimously.

- S. Variance request for a sign package that includes a monument sign, three building signs that exceed the maximum height allowed with a return color that doesn't comply with the shopping center criteria, directional signs that exceed the maximum size allowed, and customer information signs.

BBVA

6800 Woodlands Parkway

Lot 0300 Block 0499 Section 0000 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny the sign package as presented and require the owner to revise and resubmit on the following conditions:

Woodlands Parkway Monument Sign - 001

1. Refurbish exterior of monument sign to a like-new condition. Clean all surfaces of staining. Align external illumination fixture to properly light monument sign only.
2. Monument sign shall have a formal landscape bed with permanent irrigation system concealed from public view.

Primary Building Sign - 003

1. Revise internally illuminated channel letters, sized to a maximum of 24 inches in height. Center "BBVA" letters in the message area.
2. A variance is approved for "Natural White" returns to differ from the Sterling Ridge Village Center Criteria, to meet the BBVA branding design intent.
3. Patch and repair façade to like-new condition.

Secondary Building Sign - 011

1. Revise internally illuminated channel letters, sized to a maximum of 24 inches in height. Center "BBVA" letters in the message area.
2. A variance is approved for "Natural White" returns to differ from the Sterling Ridge Village Center Criteria, to meet the BBVA branding design intent.
3. Patch and repair façade to like-new condition.

Depository Signage/ATM

1. Thoroughly clean drop-box surface from any residue from the removal of graphics.
2. Depository dropbox regulatory information plaque is approved as submitted. (002)
3. Signage above the ATM shall be revised to 12-inch tall aluminum plate individual letters, finished "BBVA White", installed centered above ATM and dropbox. (ATM1)

Directional Signs

1. Directional signs to be as few in number and as functionally practical.
2. Directional sign (022, 023) "Drive-Up Services for Bank Account Holders..." is disapproved for use.
3. Directional sign faces are not to exceed (6) square feet in area, reduce sign to 1'-6" maximum width. (013)
4. All BBVA directional signs are to be the same size; revise directional signs to 4'-0 inches tall by 1'-6" wide. (Signs 013, 015)
5. Verify that all arrows are oriented in the correct direction of travel guiding vehicles to the ATM and Drive-Up Banking Services.

Drive-Up Canopy Signs

1. Drive-Up Building Sign (014) size shall be revised to maximum 24 inches in height per The Woodlands Standards. Center "BBVA" letters on message area.
2. A variance is approved for "Natural White" returns to differ from the Sterling Ridge Village Center Criteria, to meet the BBVA branding design intent.
3. "Commercial Lane" sign (021) backer panel to be reduced to 6 inches in height with 4-inch-tall letters.

4. ATM sign (012) on the west side of the canopy at the exit side is disapproved for use. This will reduce the use of building signage that is not clear and concise in its nature to drivers. Adequate site directional signs direct customers to the ATM.
5. ATM sign (016) on the East side of the Drive-Up canopy shall be revised to an aluminum routed panel painted BBVA Blue-backed with white acrylic to avoid a "blue box" glare at night.

Upon the removal and/or replacement of any building signs, the façade shall be repaired to a like-new condition. Entire planes on some elevations may require repainting for uniformity in paint color consistency. The motion carried unanimously.

- T. Variance request for a sign package with two monument signs, two building signs, directional and customer information signs. The monument signs do not meet the criteria regarding background color and one monument sign contains the street address numbers on the sign that is not located on the street identified in the street address; one building sign is a cabinet sign that exceeds the maximum height allowed and the directional signs exceed the maximum size allowed.

BBVA

10000 Woodlands Parkway

Lot 0700 Block 0458 Section 0046 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by John Anderson and seconded by Bob Adams to deny the sign package as presented and require the owner to revise and resubmit in accordance with the following:

Woodlands Parkway Monument Sign - 002

1. Monument sign is to comply with the Terramont Village Monument Sign Criteria - message panel to be painted Sherwin Williams "Toasty" SW6095.
2. Refurbish exterior of monument sign to like-new condition. Clean all surfaces of staining.

Montview Monument Sign - 001

1. Monument sign is to comply with the Terramont Village Monument Sign Criteria - message panel to be painted Sherwin Williams "Toasty" SW6095.
2. Refurbish exterior of monument sign to like-new condition.
3. This Monument shall not have address number; address pertains to Woodlands Parkway.

Primary Building Sign - 003

1. Patch and repair façade to a like-new condition where previous signage has been removed.

Secondary Building Sign - 006

1. Cabinet signs are not permitted per The Woodlands Standards; revise to internally illuminated channel letters, sized to a maximum of 24 inches in height. Center "BBVA" letters in the message area.
2. Sign face to be BBVA Blue or BBVA White with "Natural White" return.
3. Patch and repair façade to like-new condition.
4. Paint electrical panels and conduit to blend with adjacent brick to reduce contrast and improve visibility of new building signage.
5. Remove "BBVA USA Member FDIC" and "No Solicitation" window graphics as these are not approved graphics per The Woodlands Commercial Planning and Design Standards. (004)
6. Thoroughly clean all window surfaces before the installation of new graphics to avoid ghosting of any previous window graphics.

Depository Signage/ATM

1. Thoroughly clean drop-box surface from any residue from the removal of graphics.
2. Depository drop-box regulatory information plaque is approved as submitted. (020)
3. Signage above the ATM shall be revised to 12-inch tall aluminum plate individual letters, finished "BBVA White", installed centered above ATM and drop-box. (023)

Directional Signs

1. Directional signs to be as few in number and as functionally practical.
2. Uni-strut mounted "Do Not Enter" sign (008) is disapproved. Provide 48-inch-tall by 18-inch-wide directional sign to contain the message "Exit Only" "Do Not Enter" with symbol. Sign to match approved "Directional Sign" at other BBVA locations.
3. Uni-strut mounted stop sign (007, 009) are disapproved for use. "The Woodlands Pathway Stop Signs" are to be kept in place as installed.

Drive-Up Canopy Signs

1. Drive-Up Clearance Sign (015, 016) shall have 4-inch tall lettering.
2. ATM sign (010) on the Southside of the Drive-Up canopy shall be revised to an aluminum routed panel painted BBVA Blue-backed with white acrylic to avoid a "blue box" glare at night.
3. Upon the removal and/or replacement of any building signs, the façade shall be repaired to a like-new condition. Entire planes on some elevations may require repainting for uniformity in paint color consistency.

General Notes

1. No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

Please address these requirements and submit new signage proofs within two (2) weeks of this notice for signage with requested changes.

The motion carried unanimously.

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

1. Variance request for the proposed new home construction with related tree removal that requires review and action by the Development Standards Committee and exceeds the maximum living area allowed by the Neighborhood Criteria.

Home Expo Showcase LLC
11033 Ellwood Street

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

This item was heard by the full committee. The owner was present to address the committee. The committee reviewed the presentation from the staff. The Committee deliberated on the proposed new home construction, potential impact to neighboring properties, drainage, and tree reforestation options. It was then moved by Arthur Bredehoff and seconded by Walter Lisiewski to approve the variance on the following conditions:

FENCING REQUIREMENTS:

Erosion and Debris Containment Fencing:

- Perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction.

Tree Protection Fencing:

- Fencing to provide tree protection must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.

Construction Fencing:

- Construction fencing must be installed around the demolition area and allow for an access route if tractors or other machinery are to be used in the work. Perimeter fencing must be installed as a six (6) foot tall chain link protective fence with green screen material, located around the perimeter of the site but not beyond the property line. Protective fencing must remain in place

throughout the construction process and until the final inspection report is received or by the Plan Review Committee or it's designee for requests for removal prior to the final permit.

Temporary Security Barrier Fencing (as applicable):

- Security barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds, during demolition and new construction.

HOURS OF OPERATION:

- The work must be done during normal working hours and careful consideration should be taken, to mitigate neighbor impact and concerns related to objectionable noise. Hours of construction for exterior work are limited to: Monday through Friday: 7 a.m. to 7 p.m. Weekends and Holidays: 8 a.m. to 7 p.m.
- The Plan Review Committee or it's designee must grant written Approval to exceptions to these construction hours. All requests for exceptions will be considered on a case-by-case basis.

DUMPSTERS OR OTHER WASTE CONTAINERS:

- Dumpsters or other waste containers must be stored on the driveway. During periods of reconstruction, repair or remodel dumpsters may be stored in a location other than the driveway, provided the location is applied for and approved in advance by the Plan Review Committee or it's designee. Dumpsters may be stored for a period not to exceed 120 days. If additional time is needed a request for an extension will be considered by the Plan Review Committee or its designee.

TEMPORARY PORTABLE RESTROOM FACILITIES:

- Portable restroom facilities must be located in a rear or side yard when possible, and not cause an unreasonable or disproportionate impact on adjoining properties. During periods of reconstruction, repair or remodel a portable restroom facility may be stored on the lot for a period not to exceed 120 days.

IMPROVEMENT REQUIREMENTS:

- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot and maintained in good order and repair. Improvements are to be used for their stated use only.

VEHICLES:

- All contractor and construction vehicles for the purposes of the improvements or renovations on the lot are encouraged to be parked entirely on the owner's lot and not obstruct any traffic in the road. This does not include temporary parking, such as delivery of materials.

ACCESS:

- If construction work requires access through adjacent property (an open space reserve, drainage easement or vacant lot), written permission from the property owner and a pre-construction photo of the proposed access route must be included with the plan approval application. The owner must complete an access agreement through The Woodlands Township.

DEADLINE FOR COMPLETION:

- Owner must adhere to a construction timeline. All New Home Construction must be completed, including a final inspection report no later than one year from the date the permit is issued for any final plans. If for any reason the project is not completed within one year, the owner must file a request for an extension of time that will be reviewed by the Plan Review Committee. The owner
- must submit the request no less than 90 days prior to the completion date and must provide a construction timeline, and the reason for the delay or hardship that caused the request etc.

DRAINAGE PLAN:

- The certifying engineer for the submitted drainage plan, will be required to submit written documentation confirming installation of the drainage in accordance with his sealed plans.

LANDSCAPE PLAN:

- The owner must revise and resubmit a landscaping plan includes the following tree modifications:
- Modify 4 – 15 gallon Redbuds to 4 – 30 gallon Redbuds
- Modify 5 – 15 gallon Loblolly Pines to 5 – 30 gallon Loblolly Pines
- Modify 4 – 30 gallon Water Oaks to 4 – 45 gallon Water Oaks

STAFF VERIFICATION:

- Once the required plantings are complete, the staff will review and verify if the plantings are sufficient and in accordance with the Committee actions. Upon completion additional vegetation may be required to soften the view and allow for improvement reforestation.

The motion carried. John Brown was not present for the vote.

2. Variance request for storage shed that encroaches into the left side five-foot easement and exceeds maximum height allowed

JR & Lydia Rodriguez

23 Terravale Court

Lot 32, Block 02, Section 11 Village of Panther Creek

This item was heard by the full committee. The owner was present to address The Committee. An affected neighbor was present to address The Committee. The committee reviewed the presentation from the staff. The Committee deliberated on the existing storage shed, impact to neighboring properties, history of the issue and vegetation screening options. It was then moved by Arthur Bredehoft and seconded by John Anderson to conditionally disprove the storage shed based on the following conditions:

- The owner must sign and execute a memorandum of agreement.
- The owner must reduce the overall height of the storage shed to a maximum peak height of 7'ft in order to comply with the original motion set forth by the Development Standards Committee.
- In addition, the owner must paint the storage shed to match the dwelling and be visually consistent.
- The owner must also plant and maintain sufficient evergreen vegetation to the front and rear of the shed in order to screen from view of the street.

The motion carried. John Brown was not present for the vote.

3. Variance request for proposed artificial turf that is not an approvable landscape material.

Mark Mewshaw

22 Greycrest Place

Lot 29 Block 01 Section 50 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the artificial turf as submitted with the condition that 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 carried unanimously.

4. Variance request for a proposed composite deck that does not respect the rear ten foot easement.

Blanca Elena Garza Guarjardo

75 West Jagged Ridge Circle

Lot 07, Block 08, Section 14 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the deck. The homeowner must submit a landscape plan to screen the deck area to the adjacent properties. 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.

5. Variance request for a proposed room addition/balcony conversion that exceeds the maximum living area allowed.

Dr. Mohsen Arani

26 Pendleton Park Point

Lot 20 Block 01, Section 64 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the room addition/balcony conversion. It must meet code and pass inspections. The motion carried unanimously.

6. Variance request for an existing fence that does not meet the Neighborhood Criteria for Section 44 of Alden Bridge.

Jasper J Lovoi III

31 Rosedown Place

Lot 57 Block 01 Section 44 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the existing fence as submitted. The motion carried unanimously.

7. Request for approval for an existing walkway that does not respect the rear ten foot easement.

Jasper J Lovoi III

31 Rosedown Place

Lot 57 Block 01 Section 44 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the existing walkway as submitted. The motion carried. 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.

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

Rodney Hudson

45 Madrone Terrace Place

Lot 41, Block 01, Section 36 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pool 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 carried unanimously.

9. Variance request for a proposed patio cover with fireplace that does not respect the 25 foot rear building setback.

NLRM Holdings

22 Hollyflower Place

Lot 24, Block 01, Section 15 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the patio cover and fireplace. The homeowner must plant and maintain additional evergreen tree (similar to existing trees) to screen to the rear. The improvements must meet code and pass inspections. Additionally, the homeowner 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 carried unanimously.

10. Variance request for an existing fence that exceeds the maximum height allowed and is not the required style, per the Development Criteria for Section 74 Sterling Ridge.

Yun Qing Xia

50 West Montfair Blvd

Lot 06 Block 03, Section 74 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the fence as submitted. The motion carried unanimously.

11. Variance request for an existing walkway that exceeds the maximum width allowed and for an existing shed with unapproved roofing material.

Trevor Taggart

2 Danby Place

Lot 20, Block 01, Section 06 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the shed. The homeowner must trim the edge of the roof. It was further moved to approve the walkway as submitted. The homeowner must remove all pavers outside of the property (from the property toward Kuykendahl Road). The motion carried unanimously.

12. Request for approval for a home business for managing imports and distribution of food products.

Juan Penaherrera

30 West Sawyer Ridge Drive

Lot 02, Block 03, Section 35 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the home business as presented on the condition the home business remains in compliance with the Standards. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than September 2021. In addition, the owner must remove the property address from all advertising. The motion carried unanimously.

13. Variance request for an existing basketball goal that does not respect the side five foot easement.

Jayland Keeney

7 Spring Basket Trail

Lot 32, Block 01, Section 07 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the basketball goal 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.

14. Variance request for an existing basketball goal that does not respect the side five foot easement.

David Yousenasna

18 Beacons Light Place

Lot 29, Block 01, Section 19 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the basketball goal 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.

15. Variance request for a proposed driveway with borders that will exceed the maximum width allowed and will not respect the side five foot easement.

Douglas and Linda Hill

107 South Fair Manor Circle

Lot 27, Block 1, Section 78 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the driveway and border. The driveway widening may not project past the side of the garage on the left. The homeowner must reduce width of each border so driveway width does not exceed 20 feet and is located at least 2 feet from the manhole (MUD requirement). The homeowner should coordinate with MUD to determine if distance to manhole is acceptable. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

16. Consideration and action in absence of quorum for College Park Residential Design Review Committee and request for variance for an existing storage shed that exceeds the height allowed and does not respect the rear ten foot easement. Additionally, a variance request for a wood deck that does not respect the side five foot easement.

James Rhoades

10 East Knightsbridge Drive

Lot 43 Block 01, Section 02 Village of College Park

This item was tabled at the homeowner's request.

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

Ruth L. Lowery

210 South Brooksedge Circle

Lot 8, Block 1, Section 58 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft 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 and any required documentation) 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.

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

Henry G. Bebee III

15 East Shale Creek Circle

Lot 4, Block 1, Section 20 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft 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 debris and any material or equipment from public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Hai Bi

177 South Hollylaurel Circle

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

This item was resolved prior to the meeting.

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

Michael Robert Zeringue

123 Wood Drake Place

Lot 35, Block 1, Section 4 Village of Creekside Park West

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and by removing and replacing the dead tree in front yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Richard L. Rucker

43 Quillwood Place

Lot 5, Block 1, Section 93 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft 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 dead tree and stump to ground level and by removing and maintaining trash 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.

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

Christopher Gales
59 Blackstar Place

Lot 56, Block 1, Section 57 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft 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 application for the fence and roof and any supplemental documentation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Jason Wade Heaslet
78 North Willow Point Circle

Lot 45, Block 1, Section 33 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Arthur Bredehoft 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yard and by removing the mold/algae/discoloring from the dwelling and maintaining it in good repair) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

24. Request for a rehearing regarding the Development Standards Committee action requiring a 100 gallon tree replacement for removal of a tree, which was reviewed by the full committee and acted on at the meeting of May 15, 2019.

Andrew E & Daniellia A Malkin
43 Rhapsody Bend Drive

Lot 41, Block 1, Section 27 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 Arthur Bredehoft to deny the rehearing request. The motion carried. John Brown abstained.

25. Variance request for a proposed room addition that may have negative neighbor impact.

Charles Copeland Jr
43 Dresden Place

Lot 91 Block 01, Section 01 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 Arthur Bredehoft and seconded by Walter Lisiewski to conditionally approve the Concept. The homeowner must submit all final plans, documents and deposits as required. Staff is to review final plans for compliance with the Standards. The room addition must meet code and pass inspections. Upon completion, staff will determine if any evergreen trees and shrubs are needed as screening. The motion carried. John Brown was not present for the vote.

26. Consideration and action in absence of quorum for College Park Residential Design Review Committee and request for variance for an existing gazebo and decking that does not respect the rear ten foot easement and 15 foot setback.

Greg and Kara Lemier
47 Marble Wood Place

Lot 12 Block 02, Section 04 Village of College Park

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 Arthur Bredehoft to conditionally approve the gazebo. The homeowner must remove the existing hanging shade that faces the rear neighbor and replace it with a solid, muted tone shade. The homeowner must also plant evergreen vegetation along the rear fence. The vegetation must be at least 8 feet tall at the time of planting. The homeowner must maintain the structure and the side tarp. 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.

27. Variance request for an existing driveway extension that exceeds the maximum percent coverage allowed for the lot, an existing walkway on right side of home that exceeds the maximum percent coverage allowed for the lot and a small portion exceeds the maximum width of 4' allowed for a walkway and existing paving on left side of home exceeds the maximum percent coverage allowed for the lot and does not respect the five foot side yard easement.

Bryan Williams
118 South Clovergate Circle

Lot 01 Block 01 Section 54 Village of Alden Bridge

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 Arthur Bredehoft to conditionally approve the driveway extension. The homeowner must remove all paving on the left side of house at the rear (by the summer kitchen area). 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 carried. John Brown was not present for the vote.

28. Variance request for an existing driveway border that exceeds the maximum width of 18 inches and extends beyond the width of the garage. Also, existing paving does not respect the side five foot easement.

Jeffrey Alan Kittrell
10 Flintshire Place

Lot 21 Block 02 Section 44 Village of Alden Bridge

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 Arthur Bredehoft to approve the driveway border 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. John Brown was not present for the vote.

29. Variance request for a proposed Trash and Recycle Cart Screen may have an adverse impact to the neighboring properties.

Jeffrey Alan Kittrell

10 Flintshire Place

Lot 21 Block 02 Section 44 Village of Alden Bridge

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 Arthur Bredehoft to conditionally approve the trash and recycle cart screen. The homeowner must build the wood enclosure as submitted with addition of rear wall or build a masonry enclosure with a wood gate at the front facing street view. 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. If adjacent neighbor is agreeable then the homeowner must plant and maintain evergreen shrubs at least 4-6 feet tall at the time of planting to screen to the adjacent neighbor and the street. Staff is to review upon completion to determine if additional evergreen screening is needed to adjacent properties and toward the street. The motion carried. John Brown was not present for the vote.

30. Variance request for an existing trellis that is attached to the rear fence and exceeds the height of the fence.

Jay A Yeager II

10 Crested Point Place

Lot 32 Block 02 Section 37 Village of Alden Bridge

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 Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the trellis. The homeowner must remove the portion of recently constructed trellis on left facing to the rear. The remaining trellis must be maintained in good repair. The motion carried. John Brown was not present for the vote.

31. Variance request for an existing patio cover with roofed area greater than 200 square feet that was built without prior approval and has no sealed plans.

Jasper J Lovoi III

31 Rosedown Place

Lot 57 Block 01 Section 44 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. The homeowner was present at the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the patio cover. The homeowner must submit a passing third party inspector report or a letter from a licensed structural engineer stating that the structure was built per the 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 carried unanimously.

32. Variance request for the requirement to submit a complete set of plans sealed by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), The Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.). for an existing patio cover.

Roger and Melissa LaCarter

14 Wooded Path Place

Lot 15 Block 1, Section 43 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 Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the variance request. The homeowner must submit a passing third party inspection report or a letter from a licensed structural engineer stating that the structure was built per the 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 carried. John Brown was not present for the vote.

VIII. Consideration and action regarding amendments of Neighborhood Criteria in the Village of Sterling Ridge.

Neighborhood: Southern Garden Section 4, Block 1, Lot(s) 1-43

Neighborhood: Chantsong Section 5, Block 1, Lot(s) 1-41 Block 2, Lot(s) 1-8

Neighborhood: Bantam Woods Section 6, Block 1, Lot(s) 50-93 Block 3, Lot(s) 1-55

Neighborhood: Beckonvale Section 6, Block 1, Lot(s) 1-49 Block 2, Lot(s) 1-25

Neighborhood: Dulcet Hollow Section 7, Block 1, Lot(s) 1-57 Block 2, Lot(s) 1-20

This item was tabled.

IX. Public Comments

There were no Public Comments.

X. Member Comments

Arthur Bredehoft requested an update on easements for zero lot line homes. Bob Adams said the DRC created guidelines for reserved parking signs. John Anderson and Bob Adams will not attend the November 6th meeting.

XI. Staff Reports

There were no Staff Reports.

XII. Adjourn

Chair Walter Lisiewski made a motion to adjourn the meeting and Arthur Bredehoft seconded the motion. The meeting adjourned at 7:52 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 9/18/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Dr. & Mrs. J.R. RODRIGUEZ	OWNER	2
Danny Manjotas	Wesley Spot	4
Roger Lalacater	OWNER	32
Shawn Harris	Wash Depot-	c, d, e, f
Margaret + Harold King	15 Terravale CT	2
Nancy Copeland	OWNER	25
Sue Kittrell	OWNER	28, 29
Michael Taylor	McDonalds 11515	O, P
Adriana Bravo	McDonalds	O, P
Quest Woods	Impaired Care	O, P

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 9/18/19

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
DAVID GILES	REP	1
Bryan, Ashley Williams	OWNER	27
NLRM (Lucia Simon)	owner 22 Hollyflower Pl.	9
Julius Alcosim		OT
Matt Gray	Rep	I
Diana Kinney	Rep	I
Jimmy Stella	Contractor	CDEF
R Rodriguez	owner	2
HARVEY WARREN	Neighbor	30
P. Keith	owner	28-29

9/18/19

DEVELOPMENT STANDARDS COMMITTEE MEETING OF

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Soleil Anado		
JAY JAY YEAGER	Home Owner	30
Michael Leringer	Home Owner	20