Development Standards Committee Minutes
March 19, 2014 at 5:30 PM
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Deborah Sargeant, Robert Heineman, Ken Anderson, Kim Hess, Mark Bacon Danie van Loggerenberg and Chris Florack

Member absent: None

Staff Present: Hennie van Rensburg, Neslihan Tesno and Sharlene Novak

I. Welcome/Call Meeting to Order
The meeting was called to order by Chair Deborah Sargeant at 5:32 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meetings on February 19, 2014. It was moved by Kim Hess and seconded by Ken Anderson to approve the minutes. Both Chris Florack and Danie van Loggerenberg abstained since they were not present at that meeting. Robert Heineman was not present. The motion carried.

III. Consideration and Action of the Amended and Restated Agreement with Regard to Delegation of Covenant Responsibilities from the Development Review Committee to the Development Standards Committee.
This item was moved to the end of the agenda. The item was heard by the full committee. Hennie van Rensburg introduced Wendy Lambe of The Strong Firm and passed out copies of the Restated Agreement. Ms. Lambe explained the document and answered questions. It was moved by Deborah Sargeant and seconded by Chris Florack to table the item until the committee had a chance to review the document and schedule a Special Meeting with an executive session. The Special Meeting was set for March 26, at 4pm. The motion carried unanimously. Robert Heineman was not present.

IV. Consideration and Action of the Applications and legal items in Section V recommended for Summary Action.
This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1 and 4-25. Item 3 was withdrawn and Item 40 was tabled. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List as presented. The motion carried unanimously. Robert Heineman was not present.

V. Review and Disposition of applications and violations.

1. Consideration and action regarding a 2-story addition including Worship Center, with classrooms and additional parking.
Faith Bible Church & Worship Center Building Addition
5505 Research Forest Drive
Lot 3, Block 761, Section 67 Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the final submission as presented, including approval of the variance for an encroachment into the forest preserve by ten feet at the corner of the parking lot and the existing sports field on the following conditions: The construction of the improvements incorporates the installation of integrated median island with vegetation in the proposed parking lot; and the proposed median islands are enlarged to allow for more landscaping. Landscaping and installation of median islands must be in accordance with the Commercial Planning and Design Standards. Additionally, during construction and completion of the project the Church must coordinate with the Parks and Recreation Department of The

Woodlands Township to maintain the parking agreement between the Sports Field and Church and allow for traffic flow and accessibility to the Sports Field. The improvements must meet code and pass final inspection. Owner must submit a landscape plan, staff to review and approve. The motion carried unanimously. Robert Heineman was not present.

2. Consideration and action for allowance to operate a car wash in the mall area.
   Let It Shine Car Wash
   The Woodlands Mall
   This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The applicant was present to address the committee. A discussion followed with the DSC voicing concerns about the location, the color of the awning, the afterhours usage of the site, noise, and signage. The applicant said the Mall management had not informed them of the allowed location yet, that the awning would be a neutral khaki color and that the hours of operation had not been decided. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve the concept on the condition that the applicant coordinates with the Mall Management. The applicant would need to return to receive final approval. Danie van Loggerenberg voted in opposition. Robert Heineman was not present. The motion carried.

3. Consideration and action to allow the submitted sealed drawing that was not sealed in accordance with the Committee's condition of approval.
   Fadi Issa
   43 North Lakemist Harbour Place
   Lot 04, Block 01, Section 38, Village of Panther Creek
   This item was withdrawn prior to the meeting.

4. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
   Craig W Mueller
   15 Orchard Pines Place
   Lot 16, Block 3, Section 56 Village of Alden Bridge
   This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve: plant and maintain evergreen trees or shrubs to screen to right property line beside summer kitchen. Meet code and standard conditions. The motion carried unanimously. Robert Heineman was not present.

5. Variance request for a proposed pool that will exceed the maximum hard surface area allowed.
   Brian and Michelle Burchfiel
   63 Lenox Hill Drive
   Lot 50, Block 1 Section 20 Village of Indian Springs (TWA)
   This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve: plant and maintain 3 30 gallon native trees, Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Vegetation must be at least 4 feet tall at time of planting. Any fencing constructed to screen pool equipment requires an application and will be limited to a 4 foot high solid capped picket fence screened completely from view with native evergreen vegetation. Pool and decking may not encroach into any easement. Meet code and standard conditions. VERIFY ALL EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously. Robert Heineman was not present.

6. Variance request for a proposed patio cover that does not respect the rear 25 foot setback.
   Mario Loyo
   7 South Marshside Place
   Lot 10, Block 1, Section 21 Village of Creekside Park
   This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, meet code. Plant and maintain evergreen

trees or shrubs at least 7' in height at time of planting to screen to right of structure – staff to determine if sufficiently screen upon completion. The motion carried unanimously. Robert Heineman was not present.

7. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.
   Christopher Goodwin
   55 Wrangler Pass Drive
   Lot 14, Block 1, Section 15 Village of Creekside Park
   This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, meet code. Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen to right of structure – staff to determine if sufficiently screen upon completion. The motion carried unanimously. Robert Heineman was not present.

8. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
   Richard Harper
   22 Nesting Crane Court
   Lot 32, Block 1, Section 6 Village of Creekside Park
   This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, meet code. Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen to right of structure – staff to determine if sufficiently screen upon completion. The motion carried unanimously. Robert Heineman was not present.

9. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
   James Fraser Cruikshank
   6 Herons Flight Place
   Lot 24, Block 1, Section 37 Village of Creekside Park
   This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, plant and maintain evergreen trees or shrubs to screen to right property line beside summer kitchen. Meet code and standard conditions. The motion carried unanimously. Robert Heineman was not present.

10. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line, a room addition with proposed living area that exceeds the maximum allowed per the development criteria and patio cover and fireplace does not respect the 25 foot rear yard setback,
    Allan and Nicole Coulton
    18 Mohawk Path Place
    Lot 92, Block 1, Section 6 Village of Creekside Park
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the room addition- meet code. Standard conditions, meet code, additionally the patio cover, summer kitchen and fireplace was also conditionally approved, meet code. Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen to left and rear of structures – staff to determine if sufficiently screen upon completion. Standard conditions, meet code. The motion carried unanimously. Robert Heineman was not present.

11. Variance request for a proposed summer kitchen that is not at least ten feet from the adjacent property line.
    Henry Ortiz
    6 Kittatinny Place
    Lot 9, Block 4, Section 3 Village of Creekside Park
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve: Standard conditions, must meet code and pass all inspections. The motion carried unanimously. Robert Heineman was not present.

12. Variance request for proposed patio cover that will not respect the rear 20 foot building setback.

Juan Leon
78 Buck Trail Place
Lot 64, Block 3, Section 4 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, meet code and standards. The motion carried unanimously. Robert Heineman was not present.

13. Variance request for an existing shed and pavers that do not respect the five foot side easement, the shed is not screened from an adjacent property by a six foot solid fence and additionally the wood deck rear yard does not respect the rear ten foot easement.
Hendrick Christoffel DeWet
15 Vista Mill Place
Lot 32, Block 1, Section 11 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove the shed and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally the deck and pavers were approved as submitted. The motion carried unanimously. Robert Heineman was not present.

14. Variance request for an existing putting green that does not respect the ten foot rear easement.
Lin Yang
47 South Garnet Bend
Lot 10, Block 2, Section 8 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously. Robert Heineman was not present.

15. Variance request for pavers that do not respect the five foot side easement.
Horacio Fernandez
82 West Mirror Ridge Circle
Lot 6, Block 1, Section 18 Village of Indian Springs (TWA)
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve – remove at least one foot of width of pavers alongside the fence. 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. Robert Heineman was not present.

16. Variance request for an existing driveway addition that does not respect the side five foot easement.
Hyung Woo Kim
30 Dove Trace Circle
Lot 10, Block 2, Section 24 Village of Indian Springs (TWA)
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously. Robert Heineman was not present.

17. Variance request for an existing driveway widening that exceeds the maximum width allowed and an existing walkway that exceeds the maximum width allowed and is not a minimum of one foot away from an adjoining property line.
    David Koller
    23 Rillwood Place
    Lot 38, Block 2, Section 50 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously. Robert Heineman was not present.

18. Variance request for an existing driveway widening that exceeds the maximum width allowed.
    Newton R Houston
    50 East Sandalbranch Circle
    Lot 30, Block 1, Section 18 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously. Robert Heineman was not present.

19. Variance request for an existing fence design and height does not meet the Development Criteria for Section 55 of Alden Bridge and extends beyond the ten foot platted building line.
    Toss Stubbs
    47 Ivy Garden Street
    Lot 15, Block 3, Section 55 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted. The motion carried unanimously. Robert Heineman was not present.

20. Variance request for an existing gazebo and wood deck that does not respect the side five foot easement.
    John Williams
    53 East Sandalbranch Circle
    Lot 15, Block 2, Section 18 Village of Alden Bridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, meet code and standard conditions. 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. Robert Heineman was not present.

21. Variance request for an existing summer kitchen that is not at least ten feet from the adjacent property line.
    Juan Gonzalez Oses
    55 South Greenprint Circle
    Lot 12, Block 3, Section 7 Village of Creekside Park West
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as submitted – meet code and standards. The motion carried unanimously. Robert Heineman was not present.

22. Variance request for an existing wood deck and paving that do not respect the five foot side yard easements and a rear patio that does not respect the ten foot rear yard easement.

John C Bagwell
34 Sun Loft Court
Lot 5, Block 3, Section 5 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously. Robert Heineman was not present.

23. Consideration and action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Moussa Haidar
195 North Villa Oaks Drive
Lot 57, Block 1, Section 52 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg If owner has not met the agreed upon deadline then to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by applying for the door color change) 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. Robert Heineman was not present.

24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Ricardo Chemor
7 Opaline Place
Lot 7, Block 2, Section 58 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) 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. Robert Heineman was not present.

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Orlando Garciacano
18 Planchard Court
Lot 34, Block 1, Section 68 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts and other debris out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend

The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously. Robert Heineman was not present.

26. Request for a Rehearing for an existing dog run that not located a minimum of three feet from all perimeter fencing or the property line, is located immediately adjacent to a property line of another residential lot and may have an adverse impact on neighboring properties or residents and was previously disapproved by the Development Standards Committee.
    Manuel Calero
    15 Taupewood Place
    Lot 43, Block 3, Section 74 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to approve a rehearing for the April 16th DSC meeting. The motion carried unanimously. Robert Heineman was not present.

27. Request for approval for a proposed patio cover that was initially was disapproved by the DSC for not having sealed plans and may have an adverse impact on the neighborhoods existing character and neighboring properties.
    Christine Salvador
    15 Columnberry Court
    Lot 24, Block 2, Section 84 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and the contractor were present to address the committee. The contractor stated that the plans had been sealed by an architect and revised to remove the breezeway that was underneath the proposed structure. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, paint posts to match trim or clad with wood, meet code and Standards. The motion carried unanimously. Robert Heineman was not present.

28. Variance request for a proposed patio cover does not respect the 20 foot rear setback.
    Jose Mauricio San Roman Franco
    7 Valley Cottage Place
    Lot 2, Block 1, Section 26 Village of Creekside Park
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen to the side of the structure, meet code and standards and staff to determine is sufficient screening upon completion. The motion carried unanimously. Robert Heineman was not present.

29. Variance request for a proposed pergola and paving that will exceed the maximum percent coverage of hard surface area allowed for the lot.
    Mark Canlas
    24 North Goldenvine Circle
    Lot 48, Block 1, Section 65 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and the contractor were present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve, meet code and standards. 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. Robert Heineman was not present.

30. Variance request for a proposed driveway expansion that will exceed the maximum allowed width.
    David S Cook
    10 Cane Mill Place
    Lot 22, Block 3, Section 13 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The homeowner shared that they had to always park a vehicle in the street on the cul de sac and that this request would reduce traffic issues. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, not to encroach into side 5' easement, plant and maintain heavy evergreen screening - staff must review and approve upon completion. The motion carried unanimously. Robert Heineman was not present.

31. Variance request for a Proposed CONCEPT room addition that will exceed the maximum living area allowed.
    Vijayakumar Swaminathan
    138 South Queenscliff Circle
    Lot 11, Block 1, Section 13 Village of Sterling Ridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and the contractor were present to address the committee. There were committee concerns about the window and roof design. The designer stated that the windows were needed to allow light in on the north side and the roof design was affected by the existing high raised ceilings. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove and to return with revised plans with changes to the windows and the roof design as discussed in the meeting. The motion carried unanimously. Robert Heineman was not present.

32. Variance request for a proposed fireplace that does not respect the rear 30 foot setback.
    Nina and John Evans
    35 Player Vista Place
    Lot 22, Block 1, Section 84 Village of Sterling Ridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and the contractor were present to address the committee. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to the right property line behind the fireplace. The motion carried unanimously. Robert Heineman was not present.

33. Variance request for a proposed swimming pool that will not respect the25 foot platted building line for the front of the dwelling.
    Jay Barry Strepman
    92 Maple Path Place
    Lot 35, Block 2, Section 37 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargent and seconded by Danie van Loggerenberg to conditionally approve, pool to respect the building line, submit revised plans, met code and standard conditions, plant and maintain two native 30 gallon trees. The motion carried unanimously.

34. Variance request for a proposed patio cover with summer kitchen and fireplace that does not respect the rear 30 foot setback additionally the summer kitchen is not at least ten feet from the adjacent property line.
    Jivko Kirov and Flora Ross
    30 Player Green Place
    Lot 6, Block 1, Section 18 Village of Sterling Ridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and the contractor were present to address the committee. The contractor stated that the patio cover was angled away from the neighbor, it was already screened to the side and it would match existing

materials of the dwelling. The committee had concerns impact and height. It was moved by Deborah Sargeant and seconded by Mark Bacon to table this issue until the DSC members can visit the site – return to next DSC meeting after the site visit. The motion carried unanimously. Robert Heineman was not present.

35. Variance request for a proposed patio cover that may cause negative neighbor impact and a proposed summer kitchen that is not located at least ten feet from the property line.
    Kevin and Sarah McEvoy
    26 East Matisse Meadow Court
    Lot 3, Block 1, Section 37 Village of Sterling Ridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. The contractor mentioned that they wanted to use the existing patio as the base for the patio cover. The committee voiced concerns about the proximity to the property lie and the height. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve, redesign not to project past side of dwelling (on existing paving), structure allowed to extend to rear edge of decking past setback, submit revised plans. Plant and maintain evergreen trees or shrubs at least 7' tall at time of planting along the right property line to act as screening. Staff to review and approve upon completion. The motion carried unanimously.

36. Variance request for a proposed room addition that will exceed the maximum living area allowed.
    Bharath Srinivusan
    139 South Abram Circle
    Lot 39, Block 1, Section 24 Village of Sterling Ridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargent to conditionally approve – meet code and standard conditions. The motion carried unanimously.

37. Variance request for an existing patio cover that does not have sealed plans drawn 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.), Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.) and exceeds the maximum living area allowed.
    Kelly M Sharp
    14 Wind Harp Place
    Lot 30, Block 1, Section 10 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, meet code and standard conditions, and engineer sealed plans acceptable. The motion carried unanimously.

38. Variance request for an existing shed that will not respect the side five foot easement.
    David L Stetson
    23 Pine Island Place
    Lot 25, Block 3, Section 36 Village of Alden Bridge
    This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Mark Bacon and seconded by Kim Hess to conditionally approve, move out of easement and screen with vegetation. The motion carried. Robert Heineman was not present.

39. Variance request for existing fence color that may not be in keeping with neighborhood character.
    Korbin Family Trust
    50 South Vesper Bend Circle
    Lot 93, Block 2, Section 29 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Mark Bacon to table the item until DSC member Chris Florack can visit site to view color. The motion carried unanimously.

40. Variance request for an existing trampoline that does not respect the side five foot easement.
    Shawn Williams
    54 Roger Dell Court
    Lot 12, Block 1, Section 82 Village of Sterling Ridge
    This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table the item as the homeowner was not able to attend. The motion carried unanimously.

VI. Consideration and Action regarding the Residential Development Standards.
This item was not discussed.

VII. Public Comments
There were not public comments.

VIII. Member Comments
Deborah Sargent informed the committee of the dates of the Public Forum for the Revisions of the Standards – Tuesday, April 22, 2014. Staff will send out a reminder prior to the meeting.

IX. Staff Reports
There were no staff reports.

X. Adjourn
There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 8:10 p.m. The motion carried unanimously.