

Development Standards Committee

May 18, 2016 at 5:30 PM

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, TX 77381

Members Present: Deborah Sargeant, Robert Heineman, Ken Anderson, Kim Hess, Danie van Loggerenberg and Walter Lisiewski

Members Absent: Chris Florack

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

Legal Counsel: None

I. Welcome/Call Meeting to Order.

The meeting was called to order by Chair Deborah Sargeant at 5:31 p.m.

II. Consideration and action regarding the minutes of the meeting of April 20, 2016

The minutes were reviewed by the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the minutes as presented. The motion carried unanimously.

III. Consideration and Action of the Applications and Covenant Violations in Section VI, 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 6, 8 & 9, 11, 13-30. Items 2, 3 and 4 were tabled. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the Summary List. The motion carried unanimously.

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

No action was taken on this item.

V. Reconvene in Public Session

No action was taken on this item.

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

1. Request for a rehearing from the property owner The Spielmans at 30 Stargazer Pl for existing play equipment/structure that is stored in the front yard of 34 Stargazer, attached to a tree and can be seen from the street and adjacent properties at ground level when not in use.

Gayle Fisher

34 Stargazer Place

Lot 11, Block 01, Section 28 Village of Cochran's Crossing

This item was heard by the full committee. The Spielmans were present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to rehear the item at the upcoming meeting of June 1, 2016 and allow the affected neighbor an opportunity to address the committee. The motion carried unanimously.

2. Consideration and action for a conceptual proposal for an addition to allow curbside pickup for customers.

HEB Market Street

9595 Six Pines Drive

Lot 7113, Block 0599, Section 0999 Village of Town Center

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the variance request table this item. The motion carried unanimously.

3. Variance request to allow a building sign that includes a website, has more than one logo, has a logo that exceeds the maximum size allowed and may not be registered or trademarked and includes three lines of copy.
HEB Market Street
9595 Six Pines Drive
Lot 7113, Block 0599, Section 0999 Village of Town Center
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table this item. The motion carried unanimously.
4. Consideration and action of the proposed preliminary plans for the parking lot expansion, driveway and proposed entrance from N. Millbend.
First Church of Christ, Scientist
1340 N. Millbend Drive
Lot 0210, Block 0599, Section 0036 Village of Grogan's Mill
This item was heard by the full committee. The representatives for the church were present to address the committee. The committee discussed the driveway as well as the room addition shown on their plans that would be acted on at a future meeting. The committee suggested the owner modify the bathroom portion of the addition to be a minimum of ten feet back from the driveway and consider reducing the size of the driveway to bring it inward from the street and reduce the number of parking spaces for the front driveway. The Committee also suggested the owner consider a one way drop off proposal and add handicap parking in accordance with the Commercial Planning and Design Standards. Additionally, the committee requested the representatives determine whether or not the parking ratio is adequate and complies with code. It was then moved by Deborah Sargeant and seconded by Ken Anderson to table the action for proposed preliminary plans, suggest the modifications are incorporated in the next review and obtain county approval prior to resubmittal. The motion carried unanimously.
5. Consideration and action for the addition of temporary parking and driveway.
Esprit International School
4890 W. Panther Creek Drive
Lot 0250, Block 0045, Section 0000 Village of Panther Creek
This item was reviewed by the full committee. The owner, her architect and representatives from Conroe Independent School District were all present to address the committee. The staff provided the committee with a presentation, noting the location, communication with the school district and the adjacent property of Interfaith. The discussions regarding pick up and drop off congestion, parking and expansion of all three entities was discussed. It was then moved by Kim Hess and seconded by Danie van Loggerenberg to conditionally approve the addition of the temporary parking and driveway as proposed on the condition the owner obtain all necessary approvals from the county. Approval by this committee does not constitute approval by any additional entities; it is the owner's responsibility to obtain those approvals. The motion carried unanimously.
6. Consideration and action to remove and replace canopy trim.
Sonic Drive In
2550 Research Forest Drive
Lot 8111, Block 0547, Section 0000 Village of Research Forest
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the canopy trim on the condition the red and yellow stall stars are not lit. No signs were approved with this application. All signage must be submitted and an action taken by the committee prior to the installation. The motion carried unanimously.
7. Consideration and action for the conceptual phase of a two story education building addition.
Trinity Episcopal Church
3901 South Panther Creek Drive
Lot 0280, Block 0045, Section 0007 Village of Panther Creek
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to table this item and allow the staff to send affected neighbor letters to the adjacent properties on Coralberry. The motion carried unanimously.

8. Variance request for the proposed front porch that would be located beyond the twenty five foot building setback.
William J and Katherine M Cole
2719 N. Logrun Circle
Lot 09, Block 01, Section 02 Village of Grogan's Mill
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition that the owner ensures the improvements meet code and pass final inspections. The motion carried unanimously.
9. Consideration and action for a variance request and approval of a building mounted sign and window graphics.
Spidersmart
9420 College Park Drive
Lot 500, Block 490, Section 46 Village of Alden Bridge
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the sign and graphics, subject to the following:
 1. Variance is granted for use of "Learning Center" on building and window signs.
 2. Variance is granted for use of "Learning Center" cabinet sign.The improvements must comply with the Commercial Planning and Design Standards. The motion carried unanimously.
10. Consideration and action for a patio expansion, gas fireplace, trellis wrought iron fencing and decorative twin wire mesh landscape fencing.
The Republic Grille
30340 FM 2978 Suite 800
Lot 220, Block 78, Section 46 Village of Sterling Ridge
11. Consideration and action for approval for major remodel of building exterior and building signage.
McDonald's USA
6730 Woodlands Parkway
Lot 400, Block 592, Section 0 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to disapprove the project and require the project to be re-submitted with the following information included:
 1. Provide a physical color board for all materials.
 2. Submit a complete, final drawing package (as opposed to the marked up copies of the earlier proposal).
 3. Re-submit exterior sign package to include notes in mark up. Include all signs proposed to be changed, including the drive thru menu board and window graphics.The motion carried unanimously.
12. Consideration and action for replacement of a monument signs.
QEH Woodlands LLC/ Marcel Crossing II
8000 McBeth Way
Lot 850, Block 499, Section 46 Village of Sterling Ridge
This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the signs, including address numbers only on the McBeth Way sign. The approved color is Pantone color 155C and the leasing panel is not approved. The monument sign must have planting bed around the base. The improvements must comply with the Commercial Planning and Design Standards. The motion carried unanimously.
13. Consideration and action for approval of arcade sign and window graphics
Amici Café & Bakery
6700 Woodlands Parkway Suite 220
Lot 500, Block 499, Section 00 Village of Sterling Ridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the sign and graphics subject to the following:

1. Window and Arcade graphics must be white die-cut.
2. Arcade sign must be double-faced.
3. Need to submit for Hours of Operation & Emergency graphics if applicant intends to install/display them.

The improvements must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

14. Variance request for proposed patio cover that does not respect the rear building line and exceeds the maximum allowed hard surface area.

Michael R Dunworth

175 West Sundance Circle

Lot 9, Block 3, Section 59 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the patio cover. It must meet standards and pass inspections. The motion carried unanimously.

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

Shubha S Rebello

214 Blushwood Place

Lot 11, Block 4, Section 66 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the deck as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

16. Variance request for an existing paving that does not respect the rear ten and side five foot easement.

Jorge Cuarezma

23 Harpstone Place

Lot 15, Block 3, Section 10 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the paving as submitted. 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.

17. Variance request for existing side yard paving that does not respect the side five foot easement.

Ancel D Bell

35 North Goldenvine Circle

Lot 38, Block 2, Section 65 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the paving as submitted. No plastic patio furniture or umbrellas are to be stored on the pavers. 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.

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

Brett and Jennifer Mendenhall

130 Gildwood Place

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

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

19. Consideration and action for renewal of a home business.

William B Watkins
11 Serenity Woods Place
Lot 10, Block 3 Section 13 Village of Alden Bridge

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the home business for two years. The owner must apply for renewal in May 2018. In addition, the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

20. Consideration and action for a proposed home business.

Catalina Huerta
95 Buck Trail Place
Lot 49, Block 3, Section 4 Village of Creekside Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the home business for two years. The owner must apply for renewal in May 2018. In addition, the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

21. Consideration and action for a proposed home business.

Michael Larson
22 Hollow Glen Place
Lot 13, Block 1, Section 10 Village of Harper's Landing at College Park

This item was reviewed under the summary list as presented by staff. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to conditionally approve the home business for 2 years. The owner must apply for renewal in May 2018 and clients must park in the driveway. In addition, the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

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

Donald G. Smith
59 West Prairie Dawn Circle
Lot 20, Block 3, Section 6 Village of Harper's Landing at College Park

This item was reviewed under the summary 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 submitting an application for a permit for the Pergola/Arbor) 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.

Karl E Fernandes
10 Pocket Flower Court
Lot 15, Block 1, Section 16 Village of Alden Bridge

This item was reviewed under the summary 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 maintain yard, this includes but not limited to mowing, edging, weeding, creating a defined edge for your landscape bed and removing all yard debris including pine needles on driveway 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. Consideration and action to pursue legal action for outstanding Covenant violations.

Tonya G Paschalis

30 Stockbridge Landing Drive

Lot 35, Block 1, Section 17 Village of Alden Bridge

This item was reviewed under the summary 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 remove and store trash and recycle carts 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.

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

Roberto Anibal Santos Velasco

27 Verdin Place

Lot 37, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary 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 if violation is not cured after the Basketball Goal Procedure is complete; 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 storing basketball goal out of street right and way and complying with 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.

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

Don Philips

60 North York Gate Court

Lot 9, Block 2, Section 19 Village of Alden Bridge

This item was reviewed under the summary 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 remove and store trash and recycle carts 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.

27. Consideration and action to pursue legal action for outstanding Covenant violations.
Esteban Facundo Gomez Bruera
6 Meadow Owl Place
Lot 17, Block 2, Section 27 Village of Creekside Park
This item was reviewed under the summary 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 meeting conditions of approval for the improvements and allowing staff to confirm conditions with site visit to property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
28. Consideration and action to pursue legal action for outstanding Covenant violations.
Donny J. Daw
42 Harmony Hollow Court
Lot 44, Block 3, Section 11 Village of Harper's Landing at College Park
This item was reviewed under the summary 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 failing to submit a final inspection report for the fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
29. Consideration and action to pursue legal action for outstanding Covenant violations.
Gary Laden
22 North Heritage Hill Circle
Lot 6, Block 3, Section 14 Village of Indian Springs (TWA)
This item was reviewed under the summary 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 (failure to submit an application for a permit for the fence) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
30. Consideration and action to pursue legal action for outstanding Covenant violations.
Daniel S Wilcox
23 Courtland Green Street
Lot 12, Block 1, Section 55 Village of Alden Bridge
This item was reviewed under the summary 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 submit an application for fence will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations

of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

31. Variance request for a proposed pool that exceeds the maximum allowed water surface area.
Scott Small
19 Forest Perch Place
Lot 26, Block 1, Section 93 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 Deborah Sargeant and seconded by Ken Anderson to conditionally approve the pool. The pool and decking must not encroach into easements. It must meet code and pass inspections. In addition, the homeowner must plant and maintain four native 30 gallon trees. The motion passed unanimously.
32. Variance request for a proposed patio cover does not respect the 30 foot rear building setback.
Tony Campbell
27 Blairs Way
Lot 7, Block 2, Section 23 Village of Creekside Park West
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner was present and addressed the committee. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve the patio cover with no more than a 10' encroachment into the rear 30' setback allowed. The patio cover must be redesigned and the homeowner must submit revised plans and survey, meet code and pass inspections. The motion passed unanimously.
33. Variance request for a proposed patio cover with summer kitchen concept that does not respect the 30 foot rear building setback.
Maria Gomiz & Alejandro Marmalejo
187 Black Knight Drive
Lot 35, Block 1, Section 84 Village of Sterling Ridge
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve the concept with no more than a 10' encroachment into the rear 30' setback allowed. The patio cover must be redesigned and the homeowner must submit revised final plans, survey, documents and fees. In addition, the homeowner must plant and maintain one native 30 gallon tree, meet code and pass inspections. The motion passed unanimously.
34. Variance request for a proposed driveway widening that exceeds the maximum width allowed.
Andrew Workman
23 South Victoriana Circle
Lot 6, Block 1, Section 7 Village of Creekside Park
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 Deborah Sargeant and seconded by Danie van Loggerenberg to conditionally approve the driveway widening, allowing two feet on the right side and not to exceed past the wall of the garage with concrete or comply with standards and add driveway borders (18" on both side and contrasting material or design). The driveway must taper to the street. The motion passed unanimously.
35. Variance for an existing awning that is not a muted solid shade and is an unacceptable material.
Henrique M Paula
30 Broadweather Place
Lot 82, Block 1, Section 50 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner's representative was present and addressed the committee. It was moved by Deborah Sargeant and seconded by Kim Hess to disapprove the awning and require it to be removed within 30 days. In addition, if the homeowner must submit an application if he wishes to install an alternative cover. The motion passed unanimously.

36. Variance request for existing color and stone work on front of dwelling that may not be compatible with neighborhood character.
Pablo Alvarez
11 Paloma Pines Place
Lot 3, Block 1, Section 23 Village of Creekside Park
This item was heard by the full committee. The staff provided the committee with a presentation. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the stone work as presented. The motion passed unanimously.
37. Variance request for an existing window air conditioning unit which is visible from ground level on an adjacent property and the top of the unit is more than six feet above natural grade.
William J Berryman
46 Cottage Mill Place
Lot 26, Block 1, Section 13 Village of Alden Bridge
This item was heard by the full committee. The staff provided the committee with a presentation. The homeowner and a neighbor in opposition were present and addressed the committee. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to disapprove the air conditioning unit and require it to be removed within 30 days. The homeowner must reapply if he chooses to relocate the unit. The motion passed unanimously.
38. Variance request for existing garage conversion that does not accommodate two parking spaces.
Prior Family Trust
102 Drifting Shadows Court
Lot 43, Block 1, Section 7 Village of Harper's Landing at College Park
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 Deborah Sargeant and seconded by Kim Hess to disapprove the garage conversion and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to return the garage and garage doors to original condition when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident. 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. In addition the garage doors and vents must be painted the same color. The homeowner is to work with staff on color selection. The motion passed unanimously.
39. Consideration and action concerning possible sign violations.
The committee took no action on this item.
40. Consideration and action of the Commercial Planning and Design Standards regarding Open/Conceal Carry notice signs.
The committee took no action on this item.

VII. Public Comments

Deborah Sargeant requested the committee hear the public comments at the beginning of the meeting to accommodate representatives of the Ashley Green Homeowners' Association. Sandye Roberts of the Ashley Green Homeowners' Association addressed the committee regarding a vehicle stored in the driveway at 3 Belmeade. The vehicle does not fit in the garage and sits partially on the grass. They have received complaints from homeowners on the street and would like a determination from the committee as to whether the vehicle is an oversized van or a recreational vehicle, which would make it subject to The Woodlands Standards regarding recreational vehicles. Since this item was not on the agenda, the committee could not discuss it; however, Chairman Deborah Sargeant asked that the item be put on the June 15 DSC Agenda.

VIII. Member Comments

Walter Lisiewski mentioned he noticed red mulch at a home in Creekside Park which on a site visit for an item on the May agenda.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business Chair Deborah Sargeant asked for a motion to adjourn. It was moved by Ken Anderson and seconded by Walter Lisiewski to adjourn the meeting at 7:57 p.m.