

**Development Standards Committee**  
**March 1, 2023, at 5:00 p.m.**  
**The Woodlands Township**  
**2801 Technology Forest Boulevard**  
**The Woodlands, TX 77381**  
**MINUTES**

**Members Present:** Walter Lisiewski, Arthur Bredehoft, John Anderson, Jim McDaniell, Bob Adams, Mary Funderburg, Dan Kolkhorst

**Staff Present:** Neslihan Tesno, Kim McKenna, Hennie van Rensburg, Delilah Campos, Rick Wohlfarth, Donna Stanley, and Michael Pechanec

**I. Welcome.**

**II. Pledge of Allegiance.**

**III. Call Meeting to Order.**

The meeting was called to order by Walter Lisiewski at 5:00 p.m. and a quorum was declared.

**IV. Receive, consider, and act upon adoption of the meeting agenda.**

There was a motion to adopt the meeting agenda by Arthur Bredehoft with a second by Jim McDaniel. The motion carried unanimously.

**V. Public Comment.**

No public comments

**VI. Consideration and action regarding the minutes of the meeting March 1, 2023**

Motion to approve the minutes was moved by Arthur Bredehoft seconded by Bob Adams. The motion carried unanimously.

**VII. Consideration and Action of the items recommended for Summary Action.**

Staff presented the Commercial Summary list. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisted of Items 2, 4, 5, 7-15, 18-34 and XIII. Items 3 and 17 were withdrawn and item 6 was heard in review, item 16 was resolved prior to meeting. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the Residential Summary List as presented. The motion carried unanimously.

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

There was no Executive Session.

**IX. Reconvene in Public Session.**

There was no Executive Session

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

- A. Consideration and action for the proposed restroom building with associated utilities.  
Covenant Methodist Church  
8555 Creekside Green Drive

Lot 0496 Block 0509 Section 0386 Village of Creekside Park

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the proposed improvements, impact to adjacent properties, and applicable standards. It was then moved by Bob Adams and seconded by John Anderson to deny the improvements as presented and reaffirm the action of the subcommittee. The motion carried unanimously.

- B. Variance request for the proposed preliminary plans for the phase two of the master plan, which includes a building, a parking lot extension and additional parking lot lighting and a pathway through the forest preserve. Community Baptist Church of The Woodlands

8909 Cochran's Crossing Drive

Lot 0300 Block 0257 Section 0067 Village of Cochran's Crossing

This item was heard by the full committee. A representative was present and addressed the committee. The committee deliberated regarding the proposed improvements, considered the existing and proposed conditions, proper committee actions and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to approve the request on the following conditions:

- The following supplemental information within 3-4 weeks of this conditional approval disposition:
  - Construction Activity Plan to include construction fencing, trailer, restroom, laydown area, and dumpster location.
  - Site civil plans for the project
  - Landscape and Irrigation drawings for the new landscape islands and screening vegetation.
  - Provide a tree clearing, and protection plan for the proposed Phase II work area and construction path.
  - Submit cut sheets for all exterior lighting, building-mounted.
  - Photometric plan to indicate lighting output levels to the property lines.
  - Digital sample materials board for Phase II exterior finish materials
  - Demolition plan where new construction meets existing.
- Entry/Exits and walkways are to be ADA and code compliant. Revise and resubmit the egress through the forest preserve to be in a serpentine design. Resubmission must be submitted for final review and action, prior to installation.
- Revise the site plan to provide a landscape island every 20 parking spaces per The Woodlands Standards. Add one landscape island as indicated near the future drive. Trees, landscaping, and irrigation are to be incorporated into the new landscape islands.
- A full concrete curb shall finish the perimeter of the parking area. Wheel stops will not be permitted.
- Add 10 feet to the west side of the new parking so adequate landscape islands can be added. Make the green island 10' wide and the blue island a total of 14' wide, as indicated, to align with one another. Trees, landscaping, and irrigation are to be incorporated into the new landscape islands.
- The permanent site dumpster is to be screened from public and patron view. Provide details for an enclosure that will match the architecture of the building. The enclosure is not to encroach into the Forest Preserve.
- New Parking lot lights are conditionally approved and are to match the existing lights in light output color temperature to within 500K.
- Parking lot light fixtures shall not be angled in an upward direction. Fixtures are to be pointed directly down and perpendicular to the parking surface with adequate shielding to aim light away from the property lines.
- New Parking lot light poles are to match the existing light poles in color finish. If the new light poles cannot be matched due to finish fading on the existing poles, the existing poles shall be refinished to match the new poles (dark bronze).
- The A/C units shall be screened from public view with either a half-height wall to match the architecture of the building or shrubs planted to match the height of the units. The screens are to help deflect noise from the new windows on the addition.
- No exterior signage is approved at this time other than what has been previously approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and

installation.

- The permanent improvements must comply with The Woodlands Commercial Planning and Design Standards.
  - The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.
- The motion carried unanimously.

C. Consideration and action for the proposed fence.

Richard & Rhonna Endres Family Partnership LTD / The Shoppes on Sawdust  
1440 South Sawdust Road  
Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table action on the item to a future meeting. The motion carried unanimously

**XI. Consideration and Action of the Residential Applications and Covenant Violations.**

1. Request for a rehearing by the owner of 9 East Rock Wing, regarding a variance for a fence at 7 E Rock Wing Pl that was approved to exceed the height allowed and would have some sections construction side out.

Al Whitaker -REQUESTOR

9 East Rock Wing Place

Lot 03, Block 02, Section 32 Village of Panther Creek

Michael & Dawn Hanson- FENCE OWNER

7 East Rock Wing Place

Lot 04, Block 02, Section 32 Village of Panther Creek

This item was heard by the full committee. The appellant and owner were both present and addressed the committee. The committee deliberated regarding the applicable standards, information presented by the appellant, and requirements of a rehearing request with regards to new information. After deliberation it was moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the rehearing request and affirm the committee's original action. Jim McDaniel opposed the motion. Mary Funderburg abstained from the motion. The motion carried.

2. Consideration and action of the proposed new home construction with related tree removal.

Gregory Heath

201 Grogan's Point Rd

Lot 3, Block 1, Section 63 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve on the following conditions:

- Owner must revise and resubmit the comprehensive landscaping plan focusing more trees toward the front of the lot and add vegetation between the lots to soften and screen the view. The staff will review the final submission and final planting to determine if there is sufficient screening or if additional plantings are necessary.
- Owner must adhere to the construction timeline in accordance with the Standards Request for additional time must be reviewed for approval.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- All improvements must meet code and pass final inspection and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Maintain all fencing (tree protection, erosion control and perimeter fencing).
  - Keeping of Contractor Vehicles on the lot.

- Continued maintenance of the lot in good order and repair.
- Adherence to drainage plan, installation, inspection and certificate of completion for the installation and inspection.
- Dumpster or other waste containers stored on site.
- Portable Restroom Facilities stored on site.

The motion carried unanimously.

3. Variance request for a new home construction with related pool and fencing, that may have an overhang that encroaches the side yard setback by more than the maximum amount allowed.

Larry and Patti Karambis

38 Aria Isle

Lot 22, Block 1, Section 16, Village of Grogan's Mill Lake Woodlands East Shore

This item was withdrawn and was not heard by the committee.

4. Variance request for an existing driveway that exceeds the maximum width allowed.

Dustin Hasselgren

70 Wimberly Way

Lot 73 Block 01, Section 03 Village of Harper's Landing in College Park

This item was heard under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve as presented. The motion carried unanimously.

5. Variance request for an existing pergola with summer kitchen that encroaches two feet into the rear ten foot easement.

Rafael Perez Cuellar

67 Caprice Bend Place

Lot 17, Block 01, Section 12 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve on the condition the owner adds a trim to screen the corrugated edge of the roof on both sides. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. 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 owner must contact Harris County for any additional permitting requirements. The motion carried unanimously.

6. Request for approval for renewal of a home business – Daycare.

Babar Rafiq

55 Raindance Court

Lot 01 Block 03, Section 11 Village of Harper's Landing at College Park

The item was heard under full committee review. The staff provided a presentation in the regards to the home business renewal. It was moved by Mary Funderburg and seconded by Arthur Bredehoft to approve as presented on the condition the home business must remain in compliance with the Residential Development Standards; All clients are to park in owner's driveway; Advertisements must not to include physical address. Owner to diligently remove references to physical address on social media. The committee reserves the right to review upon any confirmed complaints or conditions not being met. The permit is approved for 1 year and the owner must reapply for a Home Business renewal no later than March 2024. The motion carried unanimously.

7. Short-Term Rental application renewal.

Kho Iqbal

101 Yewleaf Drive

Lot 10, Block 02, Section 07 Village of Panther Creek

This item was heard under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the short-term rental renewal on the condition approve renewal on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate, and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by February 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

8. Short-Term Rental application renewal.

Xiaomeng Jiang

94 E Trace Creek

Lot 03, Block 2, Section 03 Village of Indian Springs

This item was heard under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the short-term rental renewal on the condition approve renewal on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate, and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by February 2024. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

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

Michael & Michelle Anastos

2 Inland Prairie Drive

Lot 14, Block 2, Section 9 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 trash and recycle cart out of public**) 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.

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

Ouenda Baaissa

7 East Gaslight Place

Lot 11, Block 1, Section 26 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 trash and recycle cart out of public**) 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.

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

Jordan W & Adrienne L Blessing

27 Pondera Point Drive

Lot 18, Block 1, Section 13 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 obtaining approval for split air-conditioner)** 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.

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

Aitor Ibarreche Egana

11 South Linton Ridge Circle

Lot 36, Block 3, Section 34 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 obtaining approval for roof replacement)** 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.

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

Adrian Villarreal Elizondo

31 Davis Cottage Court

Lot 93, Block 2, Section 3 Village of Harper's Landing at College Park

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 trash and debris from the yard and by removing seasonal decorations)** 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.

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

Reid G & Cynthia C Elliott

11 Lanesend Place

Lot 39, Block 1, Section 23 Village of Indian Springs (TWA)

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 providing a passing final inspection for the patio cover 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.

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

FKH SFR L LP

24 Barn Lantern Place

Lot 63, Block 2, Section 5 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 and obtaining approval for the 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.

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

Tulio G Gonzalez

6 Satinleaf Place

Lot 6, Block 1, Section 7 Village of Creekside Park West

This item was resolved prior to the meeting.

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

Robert L & Nancy M Heckel

111 West Cresta Bend Place

Lot 39, Block 1, Section 18 Village of Creekside Park

This item was withdrawn prior to the meeting.

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

Devin Howard & Luciana Alexandre

15 Shumard Oak Drive

Lot 3, Block 1, Section 37 Village of Creekside Park West

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 obtaining a permit for the existing play structure)** 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Mark & Ryan Kowalick  
Southeast Texas Trees Inc  
162 Ramwind Court

Lot 23, Block 2, Section 5 Village of Harper's Landing at College Park

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 obtaining approval 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.

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

Peter & Sharyne Lazaroo  
53 West Shale Creek Court

Lot 33, Block 1, Section 20 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 obtaining approval for new fence)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

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

David A Lobos  
262 Tortoise Creek Place  
Lot 73, Block 1, Section 8 Village of Creekside Park

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 **(to submit applications and obtain approval for the detached patio cover, summer kitchen, and paving)** 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.



Todd Luft

26 Solebrook Path; 77375-3103

Lot 21, Block 1, Section 14 Village of Creekside Park

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 basketball goal from street right-of-way and continuing to store basketball goal at least 20 feet from the street pavement edge or no less than half way up the drive or adjacent to the dwelling or garage, by removing lights attaching to the basketball goal and by submitting an application and obtaining approval for paving or removing paving where basketball goal is currently located)** 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Rebecca Mims

163 Hearthshire Court

Lot 52, Block 2, Section 99 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 yards)** 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Suifang Zeng & Lin Dong Ji & Qianjun Pan

18 Bonnaire Drive

Lot 1, Block 3, Section 28 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 trash cans 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Natalia Romero

42 Thicket Grove Place

Lot 34, Block 1, Section 16 Village of Harper's Landing at College Park

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 obtaining approval for roof replacement)** 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Robert & Lindsey Styacich

118 South Regan Mead Circle

Lot 7, Block 3, Section 29 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 trash and recycle cart out of public)** 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Jarris E & Sarah K Wilkins

47 West Sage Creek Place

Lot 7, Block 2, Section 51 Village of Sterling Ridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski 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 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. Variance request for proposed solar shingles that was not considered to be in keeping with the Neighborhood Character and may cause a negative impact to the neighbors by the Sterling Ridge Residential Design Review Committee.

Stanley Rusek

59 North Wyckham Circle

Lot 05 Block 02, Section 63 Village of Sterling Ridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve on the condition the improvement must meet standards, code, and pass all inspections. Solar Collectors must be a flat profile, conform to the slope of the roof and be placed so that the top edge of the collector is parallel to the roof ridge. No part of the installation may be visible above the roof line. Collector frames, support brackets and any exposed piping must be painted to match or be compatible with the roofing material. The plan review committees and its designees reserves the right to require modifications as necessary in the event impact is

received or observed. The improvements may require evergreen vegetation to screen the view of the equipment. Staff to review upon completion. All conditions must be met within 150 days of Plan Approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. If for any reason the owner feels they cannot meet these conditions, the owner is to call staff before construction. Jim McDaniel opposed; the motion carried.

29. Variance request for a proposed detached patio cover with summer kitchen & fireplace that will not respect the 40 foot rear setback.

Brian J Corell

27 North Fair Manor Circle

Lot 07, Block 01, Section 78 Village of Sterling Ridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the encroachment on the following conditions:

- **Owner to submit final complete set of plans – need to address chimney issue height/cap/elevations.**
- No supplemental speakers
- No light on ceiling fans
- Electrical conduit should not be visible and painted to match background.
- Plant and maintain evergreen trees /shrubs at least 7-8 feet in height at time of planting to screen to the rear. Staff to review upon completion to determine if sufficient screening coverage - additional plantings may be required.
- Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off 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).
- Standard conditions - must meet code and pass all inspections.
- NOTE PROXIMITY TO 5' SIDE EASEMENT OR BUILDING LINES - MAY NOT ENCROACH. Verify all CenterPoint Energy easements as they may differ from the covenant easements. 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.
- Access area must be restored to original condition.
- All conditions must be met within 150 days of approval.
- Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

Jim McDaniel opposed; the motion carried.

30. Variance request for a proposed sport court that does not respect the 20 foot rear setback and is not located at least 15 feet from the side property line. Additionally, proposed patio cover with summer kitchen and louvered wall that does not respect the 20 foot rear setback.

Thad Gloriod

51 Lufberry Place

Lot 12, Block 01, Section 19 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the following conditions:

**Patio Cover** - allow 5' encroachment.

- No supplemental speakers
- No light on ceiling fan
- Staff to review upon completion to determine if sufficient screening coverage - additional plantings may be required.

- Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off 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).
- Standard conditions, must meet code and pass all inspections.
- Access area must be restored to original condition. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

Please contact Harris County for any additional permitting requirements.

**Sports Court** - Owner to submit revised plans showing the court moved at least 10' from the side property line, maximum 20' wide and sport court tile info. Basketball goal should be located at the rear of the court. Staff to review for compliance prior to permit issuance.

- Plant & maintain evergreen trees/shrubs at least 7' in height at time of planting to screen the court to side property line. Staff to review upon completion to determine if sufficient or additional screening is needed.
- No lighting.
- Access area must be restored to original condition.
- All conditions must be met within 150 days of approval.
- Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.
- The owner is to contact Harris County for any additional permitting requirements.

The motion carried unanimously.

31. Variance request for existing green house that does not respect the rear 10 foot easement and exceeds the maximum allowed square footage.

Ming Sun

6 Ivy Castle Court

Lot 21 Block 03, Section 80 Village of Sterling Ridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Jim McDaniel and seconded by Arthur Bredehoft to approve on the condition the owner must reduce the size of the greenhouse to 150 square feet. 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.

32. Variance request for existing pool decking that exceeds the maximum allowed hard surface area.

Jose Francisco Chow Del Campo

18 West Canyon Wren Circle

Lot 02, Block 02, Section 13 Village of Creekside Park

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny as presented, reduce hard surface area by at least 92 ft<sup>2</sup>. Submit revised plans, staff to review for approval to confirm reduction of hard surface area. The motion carried unanimously.

33. Variance request for an existing storage building that does not respect the rear ten foot easement, exceeds the maximum allowed height and square footage.

Hylara Alves Azevedo

30 Tranquil Glade Place

Lot 27, Block 02, Section 09 Village of Indian Springs (TWA)

This item was heard by the Committee members present. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to Deny as presented and requested the owner to revise and address concerns of:

- Encroachment into easement or setbacks
- Living area

- Size
- Height
- Plans must show proposed air conditioning and stairs.

Jim McDaniel opposed; the motion carried.

34. Variance request for existing fence that was built with the construction side facing outward from the lot and the Yu Chun Huang

114 East Trace Creek Drive

Lot 37, Block 01, Section 01 Village of Indian Springs

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski to approve on the condition that no portion of the construction side out fence may be visible to the street. In the event vegetation thins and the CSO is exposed to the street then the owner must modify to comply with the Standards. The motion carried unanimously.

**XII. Consideration and action concerning Freedom Forever and contractor compliance deposit fees.**

This item was heard by the Committee members present. Ashley Imeld & Rachel Paris of Freedom Forever were present. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and Jim McDaniel to not approve moving forward with the Contractor \$5K deposit at this, however if any future jobs from this date are installed without approval or not as approved then the contractor Freedom Forever would have to pay the \$5000 deposit. The motion carried unanimously.

**XIII. Consideration and action regarding the amendment of the Neighborhood Criteria of Sterling Ridge Section 74 & 75.**

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and Walter Lisiewski to approve as amended. The motion carried unanimously.

**XIV. Consideration and action regarding dates for the Joint meeting of the Residential Design Review Committees and the Development Standards Committee and the Development Standards Committee workshops.**

- Scheduled workshop for March 17, 2023 at 8 am.
- Scheduled Joint meeting March 29, 2023 at 5 pm.

**XV. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and/or any promulgated rules for interim actions during emergency situations.**

No Action.

**XVI. Member Comments**

John Anderson asked that slide numbers be placed on the PowerPoint presentation and to receive a calendar invite to the meetings. Bob Adams as that the Standards be placed on their laptops for easy access.

**XVII. Staff Reports and Comments**

There were no staff comments.

**XVIII. Adjourn**

Chair Walter Lisiewski asked for a motion to adjourn. It was moved by Arthur Bredehoft and seconded John Anderson to adjourn the meeting at 8:35p.m. The motion carried unanimously.