

**Development Standards Committee  
May 3, 2023, at 5:00 p.m.  
The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, TX 77381  
MINUTES**

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

**Staff Present:** Neslihan Tesno, Kim McKenna, Hennie van Rensburg, Delilah Campos, and Marcy Shaw

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

The meeting was called to order by Walter Lisiewski at 5:03 p.m. and a quorum was declared.

**II. Pledge of Allegiance.**

**III. 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.

**IV. Public Comment.**

No public comments

**V. Consideration and action regarding the minutes of the meeting April 5, 2023**

Motion to approve the minutes was moved by Arthur Bredehoft seconded by Jim McDaniell. Dan Kolkhorst abstained. The motion carried.

**VI. 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 consisting of Items 2-9, 11-14, 16-22 & IX. Items 1 & 30 were tabled. Items 10 & 15 were resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented. The motion carried unanimously.

**VII. 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.

**VIII. Reconvene in Public Session.**

There was no executive session.

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

**A. Consideration and action for the preliminary plans for the proposed athletic building addition.**

The John Cooper School

1 John Cooper Drive

Lot 0230 Block 0592 Section 0060 Village of Indian Springs

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 approve the preliminary plan on the following conditions:

- Provide verification that the additional square footage is permitted per the property ILUD or Special Warranty Deed.
- Finish storefront systems to compliment other buildings on-site.

- The brick is to match the adjacent Gymnasium building.
- Provide a digital sample materials board for review and approval.
- Windows are to be laminated safety glass and are not to have a mirrored exterior appearance.
- Site work and building connections are to integrate with other adjacent campus buildings seamlessly.
- All HVAC equipment is to be concealed from public view. Noise mitigation shall limit the sound output from RTU HVAC Equipment to 65 dB at the nearest property line.
- Any exterior signage is to be submitted separately by a contracted sign vendor for review and approval.
- Site demolition work to include an area of landscaping for a future Art Building is disapproved at this time.
- Provide Landscape and Irrigations Plans for review and approval.
- Required utilities are to connect to existing connections already on-site.
- Provide a Photometric Plan to indicate lighting levels of new exterior lighting on and around the building. New lighting is not to affect output levels at the property line nor create nighttime light pollution.
- Provide cut sheets of exterior light fixtures and any security cameras and other exterior devices.
- All plumbing is to tie into existing supplies from the campus.
- 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.

B. Consideration and action for the concept proposal for a fitness area building addition.

Lootens Place LLC / VillaSport Athletic Club and Spa

4141 Technology Forest Boulevard

Lot 6560 Block 0547 Section 0999 Village of Research Forest

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 approve the conceptual plan on the following conditions:

- The applicant is to provide documentation for the maximum allowed square footage permitted for the property, hard surface calculations, and parking ratio verification per applicable standards.
- No new utility cuts through the site are permitted for the building addition.
- Concrete pads are to be dowelled into existing walkways with the finish to match the existing walkways.
- Provide cut sheets for exterior roof-mounted HVAC equipment to review sound output from the equipment. RTUs are to be fully screened from public view by roof parapets or screen walls. Ensure sound will not reflect off the existing building wall and escape the sound enclosure.
- Exterior finishes are to match existing building finishes seamlessly. If a color match cannot be achieved due to west wall fading, then entire sections of existing walls will be required to be repainted.
- Provide cut sheets for all exterior lighting, security equipment, and cameras.
- Light output levels are not to exceed 0.1 fc at the property line.
- No exterior signage is approved with the review of the building addition. Any requested signage is to be submitted separately through a sign contractor later.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- 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 and gate.

Lootens Place LLC / VillaSport Athletic Club and Spa

4141 Technology Forest Boulevard

Lot 6560 Block 0547 Section 0999 Village of Research Forest

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 approve on the following conditions:

- The fencing shall be installed per the manufacturer's recommendations and local codes and in conjunction with Fire Marshall directives on fence location and gate requirements.
- The fence shall be maintained in excellent condition at all times to avoid rusting. Any deterioration of the fence shall be reconditioned to like new promptly.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- 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.

D. Consideration and action for the proposed installation of white vinyl film in the drive through windows.

Wells Fargo Bank - 92594 / Wells Fargo Bank

4880 West Panther Creek Drive

Lot 0325 Block 0045 Section 0040 Village of Panther Creek

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 deny as presented on the following conditions:

- Window shades may be pulled down to indicate the drive-thru service is not in service and may keep LED lane indicator lights with "Closed" or red LED illuminated.
- Where applicable, site directional signage indicating locations for drive-up services is to be removed.
- 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.

E. Consideration and action for the proposed installation of white vinyl film in the drive through windows.

Indian Springs At Woodlands LTD / Wells Fargo

6621 Woodlands Parkway

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

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 deny as presented on the following conditions:

- Window shades may be pulled down to indicate the drive-thru service is not in service and may keep LED lane indicator lights with "Closed" or red LED illuminated.
  - Where applicable, site directional signage indicating locations for drive-up services is to be removed.
  - 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.

F. Consideration and action for the proposed installation of white vinyl film in the drive through windows.

Wells Fargo Bank Texas NA

7801 Research Forest Drive

Lot 0940 Block 0257 Section 0047 Village of Alden Bridge

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 deny as presented on the following conditions:

- Window shades may be pulled down to indicate the drive-thru service is not in service and may keep LED lane indicator lights with "Closed" or red LED illuminated.
- Where applicable, site directional signage indicating locations for drive-up services is to be removed.
- 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.

G. Consideration and action for the proposed installation of white vinyl film in the drive through windows.

Wells Fargo Bank Texas NA

9901 Woodlands Parkway

Lot 0600 Block 0078 Section 0046 Village of Sterling Ridge

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 deny as presented on the following conditions:

- Window shades may be pulled down to indicate the drive-thru service is not in service and may keep LED lane indicator lights with "Closed" or red LED illuminated.
- Where applicable, site directional signage indicating locations for drive-up services is to be removed.
- 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.

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

1. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 49, Village of Sterling Ridge.

Alfredo Tinajero

74 West French Oaks Circle

Lot 18 Block 01, Section 49 Village of Sterling Ridge

**TABLED- No Developer Decision on ILUD**

2. Variance request for a proposed patio cover with fireplace and summer kitchen that does not respect the rear 25 foot setback.

Alan Savage

87 West Thymewood Place

Lot 33, Block 01, Section 04 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Plant and maintain one native 30 gallon tree to replace tree to be removed. No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and screen must not be directed at adjacent properties. Must plant and maintain evergreen trees at least 7' tall at time of planting to screen the rear of the property and the side property line. Staff to review upon completion to determine if sufficient screening. 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 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

3. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 15 foot setback.

Guy Larsen

15 Acacia Park Place

Lot 17 Block 04 Section 28 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. 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. The motion carried unanimously.

4. Variance request for existing paving that exceeds the maximum allowed hard surface area allowed.

Patricia Van Otterdyk

103 South Knights Crossing Drive

Lot 02 Block 02, Section 81 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Move to approve as submitted.

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). The motion carried unanimously.

5. Variance request for an existing patio cover that does not respect the rear 20 foot setback.

Ian M Darce

62 East Sandalbranch Circle

Lot 26 Block 01 Section 18 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Submit final complete drawing for the deck. Standard conditions must meet code and pass all inspections. Plant and maintain evergreen tree or shrubs at least 7' at time of planting to soften view to rear and right-side neighbor. Staff to review upon completion to determine if any screening needed. 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. The motion carried unanimously.

6. Variance request for an existing sports court that does not respect the 15 foot setback from the property lines and the 25 foot rear setback.

Abdul J Khan

54 Webb Creek Place

Lot 14 Block 01 Section 46 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve on the condition that there are no lights; Meet Standards. The motion carried unanimously.

7. Variance request for an existing patio cover that does not have plans sealed by a licensed architect, building designer or engineer.

Federico Garrigos

2 Gilmore Grove Place

Lot 27 Block 02, Section 34 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Meet code and pass inspections. Maintain evergreen vegetation for screening to street side. 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. The motion

carried unanimously.

8. Request for approval for a Short Term Rental property.

Roger Aguilar Chavarria

26 Pomerelle Place

Lot 30, Block 03, Section 61 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. 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 April 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. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

9. Request for approval for a Short Term Rental property.

Marilyn Smith

34 Crocus Petal Street

Lot 07, Block 05, Section 100 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. 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 April 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. Property must be maintained per the Covenants and Standards. 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.

Farzana Alam

54 North Westwinds Circle

Lot 31, Block 1, Section 67 Village of Alden Bridge

**RESOLVED PRIOR TO MEETING.**

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

Jorge E Concepcion

19 South Sage Sparrow Circle

Lot 9, Block 3, Section 11 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 pergola and summer kitchen from a qualified inspector as defined in The Woodlands Residential Development Standards and by submitting an application and obtaining a permit for the new roof) 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.

Sergio Angulo Espinosa

115 West Russet Grove Circle

Lot 12, Block 2, Section 75 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 possible hazardous tree) 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.

Scott J & Caroline N Greenberg

15 Hope Valley Place

Lot 18, Block 3, Section 21 Village of Indian Springs (TWA)

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 planting and maintaining dense evergreen vegetation at least 4' tall at the time of planting to screen from street and neighboring properties) 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.

Blake & Tina Harrigan

127 Wood Drake Place

Lot 36, Block 1, Section 4 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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.

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

Tuan M & Chien Hoang & Hadung N Truong

42 Lufberry Place

**RESOLVED PRIOR TO MEETING.**

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

Dennis E & Kathleen Kozak

43 South Piney Plains Circle

Lot 15, Block 1, Section 7 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 fence 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.

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

Christopher B & Nicole R May

167 West Bristol Oak Circle

Lot 3, Block 1, Section 11 Village of Alden Bridge

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

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

Thomas S Richards

30 New Dawn Place

Lot 23, Block 1, Section 13 Village of Harper's Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 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.

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

Rojas Family Trust

15 Garden Lodge Place

Lot 26, Block 3, Section 51 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 oil stains and kitty litter on driveway, by submitting application and obtaining approval for home business and by ceasing improper activity that is unlawful, noxious or offensive nor shall be done or permitted to be done thereon which may become an annoyance or a nuisance to surrounding owners or resident, by performing fence maintenance on both left and right sides, and 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.

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

Solea Investments LLC

78 North Arrow Canyon Circle

Lot 2, Block 2, Section 3 Village of Creekside Park

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

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

Carlos M B Velasco

139 South Regan Mead Circle

Lot 24, Block 2, Section 29 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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.

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

Srikumar & Radhika Vishwanathan

7 Millay Court

Lot 21, Block 1, Section 40 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg 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 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. The motion carried unanimously.

23. Consideration and action regarding a possible home business violation.

Sarah Acelia Putvin St John

11 Mayborough Court

Lot 34, Block 1, Section 19 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 petitioned that the activity occurring on the property was not a result of a home business. Two neighbors spoke on behalf of the residents at 11 Mayborough and two neighbors spoke in opposition. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to affirm the violation and require the homeowner apply for a home business. John Anderson opposed; Bob Adams abstained. The motion carried. When questioned, the DSC affirmed that the homeowner could continue to work on their personal vehicles.

24. Request to appeal an approved solar panel system at 18 Argosy Bend Place.

Owner of Solar panels

Alexander Mesters

18 Argosy Bend Place

Lot 23, Block 01, Section 24 Village of Creekside Park West

**Affected Neighbor appealing the Action:**

Clint Capstin

23 Jaden Oaks Place

Lot 19, Block 1, Section 24 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. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the appeal and affirm the original approval and conditions. Jim McDaniel Abstained. The motion carried.

25. Request for rehearing regarding the Development Standards Committee's action for the pool decking exceeds the maximum allowed hard surface area which was reviewed by the full committee and acted on at the meeting of March 1, 2023.

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 full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Jim McDaniel to deny the rehearing as the committee determined that there was no new information. The motion carried unanimously.

26. Variance request for a proposed patio cover with summer kitchen & fireplace that does not respect the rear 20 foot setback.

William Van Pelt IV

62 North Pinto Point Circle

Lot 42, Block 01, Section 12 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the conditions as follows: meet code and pass inspection, allow removal of 5 trees within patio cover area - 2 trees in rear yard disapproved. Plant and maintain 5 30-gallon native tree. Plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to rear and side to screen. Staff to review upon completion to determine if sufficient screening. Standard Conditions apply. 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.

27. Variance request for a proposed patio cover with summer kitchen that does not respect the rear 20 foot setback.

Sean Germann

63 Caprice Bend Place

Lot 18, Block 01, Section 12 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. It was moved by Walt Lisiewski and seconded by Arthur Bredehoft to approve on the conditions as follows: Plant and maintain three 30 gallon native trees to the rear property behind the structure to screen to rear adjacent properties. Staff to review upon completion to determine if any screening needed. Standard conditions, meet code and pass all inspections. 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. Please contact Harris County for any additional permitting requirements. No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and screen must not be directed at adjacent properties. The motion carried unanimously.

28. Variance request for an existing driveway extension that exceeds the width allowed, does not respect the side five foot easement and it exceeds the maximum hard surface area allowed.

William J Maks

11 Cinnamon Teal Place

Lot 19 Block 03 Section 01 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredhoft and seconded by Jim McDaniel 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.

29. Variance request for a proposed swimming pool that will exceed the maximum percent coverage of 45% hard surface area allowed for the lot.

Mei Soo

90 Marlberry Branch Drive

Lot 10 Block 01 Section 84 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredhoft and seconded by Jim McDaniel to approve on the conditions as follows:

- Owner to revise plans to reduce hard surface area to 52% (reduction of 2.9%/273 ft<sup>2</sup>). Submit revised application, plans, documents and survey. Staff to review for compliance to conditions & standards. This reduction must accommodate the planting of required replacement trees.
- Plant and maintain one 45 gallon and three 45 gallon native trees.
- Submit a drainage plan by a Professional Licensed Engineer registered with the Texas Board of Professional Engineers or licensed landscape architect.

Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. 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).

- Pool and decking may not encroach into any easement.
- Meet code and pass inspections.

The motion carried unanimously.

30. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 25, Village of Sterling Ridge.

EB Corporate Solutions, LLC

139 North Concord Valley Circle

Lot 55 Block 01, Section 25 Village of Sterling Ridge

**TABLE- No Developer Decision on ILUD**

**XI. Consideration and action concerning Struxure Outdoor of Houston and contractor compliance deposit fees.**

The contractor was sent a first notice for 22 Witherbee Place(May 25, 2021), it was discovered that a pergola was built without prior application and approval. They were sent a 2nd letter on March 23, 2023, for completing a Patio Cover project at 31 Welston Terrace Drive without a permit. This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the placement of Struxure Outdoor of Houston to be placed on the Contractor list requiring the compliance deposits of \$5000. The motion carried unanimously.

**XII. 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.

**XIII. Development Standards Committee Member Comments**

Jim McDaniel inquired when the next Development Standards Committee workshop will be to discuss fences, solar panels, and hard surface area.

Walt Lisiewski asked the committee to decide what needed to be discussed regarding fences, solar panels and hard surface area at the upcoming Development Standards Committee Workshop.

John Anderson inquired if it would be possible to get a better microphone at the podium.

Mary commended Bob Adams on handling commercial items in John Andersons absence at the previous Development Standards Committee meeting.

Arthur Bredehoft acknowledged solar panels and inquired if many complaints were received as result of their impact.

**XIV. Staff Reports and Comments**

Neslihan Tesno reported that staff doesn't receive many solar complaints.

**XV. Adjourn**

Chair Walter Lisiewski asked for a motion to adjourn. It was moved by Arthur Bredehoft and seconded Walt Lisiewski to adjourn the meeting at 7:34p.m. The motion carried unanimously.

Development Standards Committee Meeting of 5/3/23

Name (Please Print)	Representing	Address	Agenda #
Kimberly Van Pelt		62 N. Pinto Point Circle, T088	26
Sarah St. John		11 Mayborough Ct	23
Patty Chow		18 W Canyon Wren Cir	25
William Van Pelt		62 N. Pinto Point Circle	26
Doreen Coffey		10 MAYBOROUGH CT	23
Tarlin		6 Mayborough Ct	23
ALEXANDER MESTERS		18 ARGOSY BEND PL	24
Danny Looney		11 Mayborough	<del>23</del> 23
Brandon Anderson		11 Mayborough Ct	23
William Maks		11 Cinnamon Tent Pl	28
Rafael Cervantes		1400 technology Fores.	BC
Meri Soo		90 Marlberry Branch Dr	29
Max Tiel		90 Marlberry Br O.	29

# Development Standards Committee Meeting of

5/3/23

Name (Please Print)	Representing	Address	Agenda #
Charles Williams	The John Cooper School	One John Cooper Drive	A
Brendan Suraco	Omega Solar	18 Arpsy Bend Pl	24
W. H. Allen	Self	19 Mayborough	23
Seth	Self	19 Mayborough Ct	23
MICAH SINECEK	STUDIO NEG ARCHITECTS	1820 MCGOWEN ST WARTON, TX 77087	A
MANN KARRER		18 MAYBOROUGH	23
Jose Chow		18 W Campa Wren Cir.	25
Richard Starks	ALLAN SAVAGE	87 THYMEWOOD PLACE	2
Scott Gastauer Jr	Allan Savage	87 Thymewood Place	2
Sean German	Sean German	63 Caprice Bend Pl	27
Lisa German	Lisa German	63 Caprice Bend Pl	27
Steven Lopez	Self	87 W. Thymewood Place	2
Betsy Larsen	Self	15 <del>Caprice</del> <sup>Agave</sup> Park Place	3
William J Dugger	Self	62 E Sand Bar	5