

Development Standards Committee

June 7th, 2023, at 5:00 p.m.

The Woodlands Township

2801 Technology Forest Boulevard

The Woodlands, TX 77381

MINUTES

Members Present: John Anderson, Arthur Bredehoft, Jim McDaniel, 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 John Anderson at 5:00 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 John Anderson with a second by Bob Adams. The motion carried unanimously.

IV. Public Comment.

No Public Comments.

V. Consideration and action regarding the minutes of the meeting May 3, 2023.

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

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 Dan Kolkhorst to approve the Commercial Summary List as presented. Jim McDaniel abstained. The motion carried.

Staff presented the Residential Summary List consisting of Items 2-3, 5-26 & 29. Item 4 was tabled and item 27 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented. Jim McDaniel Abstained. The motion carried.

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

The Committee recessed to Executive Session at 5:07 p.m.

VIII. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:17 p.m.

IX. Consideration and action regarding proposed guidelines for solar power systems.

Motion to approve the proposed guidelines for solar power systems was moved by Arthur Bredehoft seconded by Bob Adams. The motion carried unanimously.

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

- A. Variance request for the revised plans for the proposed parking lot modifications that include the addition of parking spaces without the landscape island requirements and requires the removal of trees.

The Woodlands Bible Church

995 Pinyon Pine Drive

Lot 0251 Block 0765 Section 0007 Village of Panther Creek

This item was heard by the full committee. The committee reviewed the plans, considered the existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by John Anderson and seconded by Bob Adams to approve the parking lot modifications on the following conditions:

- Revise plan to 90-degree angled parking in zones 2, 3, 4, & 5 and require all parking spaces to be 9' wide.
- Submit written documentation from the adjacent parcel owner identifying agreement with the proposed plans for all portions on their property.
- Make the following adjustments to each zone:
 - ZONE 1- Remove from plan.
 - ZONE 2- Allow 3 spaces to be added adjacent to existing parking.
 - ZONE 3- Has two rows. Allow 24 parking spaces on the bottom closest to Pinyon Pine and 25 spaces to the top row nearest the building.
 - ZONE 4- Has two sections. One the left-hand side increase parking spaces by expanding into the grass area closest to the building for a total of 5 spaces. On the right-hand side increase parking spaces by expanding the section into the grass area to allow 11 spaces which includes 2 Handicap spaces.
 - ZONE 5- Modify area by removing one space immediately adjacent to the building and allow 2 additional spaces that are oriented in the same way as Zone 6 with the entrance to the parking spaces parallel with the roundabout. The design and orientation should match the spaces in Zone 6 at the top of the circular roundabout drive.
 - ZONE 6 – Modify by removing all spaces immediately adjacent to the building and allow a total of 3 spaces at the top of the roundabout circle.
- All 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.

- B. Variance request for the proposed building sign that contains two business names and does not comply with the criteria regarding a raceway and letter and return colors.

GRI Woodlands Crossing LLC / GoHealth Urgent Care
10868 Kuykendahl Road, Suite E

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the proposed improvements, considered the existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by Bob Adams to approve as submitted on the following conditions: Door vinyl graphics submission is to be consistent with building and monument sign approval. Must comply with The Woodlands Commercial Planning and Design Standards. Owner is to consult counsel on if the Registered Trademark “®” symbol can be removed, and remove it if possible. The action of the committee does not constitute the approval of any other entity. It is the owner’s responsibility to obtain those approvals. The motion carried unanimously.

- C. Variance request for the proposed monument sign panel that contains two business names, and a background color that is not consistent with previously approved shopping center monument signs.

GRI Woodlands Crossing LLC / GoHealth Urgent Care
10868 Kuykendahl Road, Suite E

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The committee deliberated regarding the proposed improvements, considered the existing and proposed conditions and the Commercial Planning and Design Standards. It was then moved by Dan Kolkhorst and seconded by Bob Adams to approve on the condition the background panel color is painted to match others in center “Delux Sahara Drive.” Door vinyl graphics submission is to be

consistent with building and monument sign approval. Must comply with The Woodlands Commercial Planning and Design Standards, including but not limited to, maintenance of the monument sign and landscaping. 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 six level parking garage.

JD Warmack Woodlands LP / Chevron Phillips Chemical Company LP

9500 Lakeside Boulevard

Lot 6400 Block 0547 Section 0007 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 Dan Kolkhorst to approve on the following conditions:

- Provide a parking summary to ensure the parking count is compliant with The Woodlands Standards Parking Ratios.
- Provide a Construction Activity Plan (Indicate construction access, protective fence type and location, construction staging area, location of portable toilets, dumpsters, storage boxes, and trailer office).
- Provide details for walking trails, exterior workout equipment and shade sails, water feature, fencing, sculptures, exterior kitchen, sports courts, and all new exterior signage.
- Provide details for green screen mesh wall systems and plant material type. All plantings on-site must be submitted as defined per The Woodlands Standards.
- Rendering indicates covered parking structures on the roof level. Provide intent on covered parking and provide details that the structures will be wind rated for hurricane-force winds.
- Provide lighting plans and a site photometric plan indicating lighting levels to the property line.
- Clarify fence design style. Indicate on the site plan and building plan all fence locations.
- Garage interior and exterior area lighting fixtures are selected as 3500K color temperature. All light fixtures shall be within 500K color temperature of each other fixture.
- Rooftop light poles are to be finished to match the building's storefront trim colors.
- Exit signs are to be placed per required regulations and comply with all codes.
- Exterior Garage materials are conditionally approved as pre-cast architectural concrete; vertical rod iron fencing; formed metal wall panels; steel rolling gate; curtain wall systems with glazing.
- Mirrored glass will not be permitted.
- No exterior improvements are approved to begin at this time. All exterior improvements must be submitted for complete preliminary and final review and written Committee approval prior to any site demolition, clearing or construction.
- 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 decorative artwork panels on the parking garage.

8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000 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 Dan Kolkhorst to approve on the following conditions:

- Artwork on the mesh panels is restricted to the 6 panels noted in the permit.
- Mesh panels and artwork may not to include any lighting or advertising.
- Approval is for the specified artwork in this submission. Any proposed modification must be submitted for review and approval prior to fabrication & installation.
- Must be installed in accordance with the manufacturers specifications and maintained in good order and repair.

The motion carried unanimously.

F. Consideration and action for the proposed legal safety notice signs to be installed at the parking garage entrances.
8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000 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 Dan Kolkhorst to deny the variance and consent to delay enforcement for 1 year, based upon the execution of a Memorandum Of Agreement requiring:

- Removal of the signs when no longer required by legal counsel.
- Submit requests annually in June of each year for extensions of signage allowance.
- Signs must be kept in good order.

The motion carried unanimously.

G. Consideration and action for the existing site improvements to include playground, outdoor amenities and paving.
2280 Buckthorne Place LLC / Guidepost Montessori

2280 Buckthorne Place

Lot 0820 Block 0547 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 Dan Kolkhorst to table action on the item to a future meeting. The motion carried unanimously.

H. Consideration and action for the proposed revision to the building sign criteria in accordance with the action of the Development Standards Committee on March 15, 2023.

AF4 Woodlands LLC

2407 Timberloch Place

Lot 0280 Block 0547 Section 0006 Village of Town Center

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 Dan Kolkhorst to approve on the following conditions:

- Maximum of 2 lines of copy cannot exceed 36" in total height.
- One line of copy cannot exceed 24" in total height.
- Maximum length shall not exceed 70% of store frontage.
- Logos are allowed.
- 1/4" FCO surface mounted acrylic letters mounted with 1/4" mounting studs.
- No color restrictions.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

I. Variance request for the proposed project identification sign that contains a website.

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 committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Dan Kolkhorst to approve on the following conditions:

- Should a time extension be necessary, owner is to contact Covenant Administration staff no later than December 1, 2023.
- Sign is to be maintained in good order and repair.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any other entities. It is the owner's

responsibility to obtain those approvals.
The motion carried unanimously.

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

1. Variance request for an existing detached patio cover with an incorporated fireplace that will encroach past the twenty five foot rear setback and may cause an impact to adjacent properties, which is not in keeping with the Residential Standards.

Bryan M Picket
30 Hillside View Place

Lot 29, Block 02, Section 30 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the existing improvements, impact to adjacent properties, and the applicable standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to approve the existing improvements on the condition the owner submits revised plans including all elevation plans to accurately represent the modification to the fireplace as installed. The remaining conditions from the original approval of the items in February would remain. The motion carried unanimously.

2. 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

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 provided the owner completes the ILUD amendment process by obtaining all signatures for the ILUD amendment as required and amendment is recorded. Additionally, the improvement must meet code and pass all inspections. Living area not to exceed 4046 ft². The motion carried unanimously.

3. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 22, Village of Creekside Park West.

Pedro Rodriguez
18 South Wheatleigh Drive

Lot 46, Block 02, Section 22 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 deny as presented. The motion carried unanimously.

4. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 7, Village of Sterling Ridge.

Alejandro Magallanes
51 North Bacopa Drive

Lot 02, Block 06, Section 07 Village of Creekside Park

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5. Variance request for an existing trellis with overhang that does not respect the side five-foot easement.

James Hollingsworth
35 Villa Canyon Place

Lot 26, Block 02, Section 18 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 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.

6. Variance request for existing paving that does not respect the rear ten foot easement.
David Lobos
262 Tortoise Creek Place
Lot 73, Block 01, Section 08 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 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.
7. Variance request for an existing trash cart screen that may not be compatible with the character and architectural style of the neighborhood.
Paola Riviello
78 Wood Drake Place
Lot 50, Block 01, Section 04 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 on the condition the owner moves the trash carts screen behind the fence to level ground, ensures stability and plant and maintain evergreen shrubs to screen to street and adjacent neighbor. Staff to review upon completion to determine if sufficient screening. The motion carried unanimously.
8. Variance request and appeal of Residential Design Review Committee's conditions of approval for an existing patio cover that does not have plans sealed by a licensed architect, building designer or engineer.
David Israel Vega Gallardo
11 Eastwood Place
Lot 53 Block 01 Section 33 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; meet code and **pass all Inspections**. 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). **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.
9. Request for approval for a Short Term Rental property.
Darren & Jennifer Domilise
110 North Walden Elms Circle
Lot 39, Block 01, Section 42 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 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 June 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.
Mark & Valerie Ahlers
2 Wild Orchid Court

Lot 27, Block 1, Section 7 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 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.

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

Rashmi & Tasha Gupta

79 Degas Park Drive

Lot 99, Block 1, Section 21 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 the 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.

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

Darren S Jenkins & Sau Ming

95 West Sandalbranch Circle

Lot 4, Block 2, 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 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 pool barrier fence 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.

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

Tao Liu & Xiyang Zhang

23 South Linton Ridge Circle

Lot 33, Block 3, Section 34 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 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 and by removing dead palm fronds from the sago palm**) 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.

and 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.

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

Magdalene Cazares Cousey Revocable Trust

22 North Star Ridge Circle

Lot 43, Block 2, 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 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 and by removing dead vegetation and by submitting application and obtaining approval for driveway extension) 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.

Nagi Mekhaill

3 Butterfly Branch Place

Lot 46, Block 2, Section 52 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 tree removed**) 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.

Zachary A & Hannah M Schilleci

10 Blue Violet Court

Lot 21, Block 2, Section 22 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 submitting an application and obtaining approval for the artificial turf**) 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.
Armando & Maria E Cruz-Carvajal
135 South Spinning Wheel Circle
Lot 1, Block 2, Section 56 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 algae/mildew from the exterior of the home and 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.
18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Patricia W De Elizabarraras
66 Sandwell Place
Lot 22, Block 1, Section 9 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 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.
19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
DVC Rental LLC (Gustavo Deveze Rodriquez)
3 Cadence Court
Lot 89, Block 1, Section 18 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 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.
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Omar G Fernandez & Aida A Izguerra
27 North Wheatleigh Drive
Lot 5, Block 3, Section 22 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 **(by submitting an application and obtaining approval for spa, by removing seasonal lighting and black container 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.

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

Guillaume LLC

19 Daffodil Meadow Place

Lot 5, Block 1, Section 25 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.

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

Alessandra Kraan

19 Beech Bark Place

Lot 9, Block 2, Section 59 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 trash and/or recycling cans when not in use 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.

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

Hector & Doris B Monsalve

155 North Vesper Bend Circle

Lot 14, Block 2, Section 30 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 fence replacement and home business)** 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.

Jesus Rene Lazo Renteria

14 Quillwood Place

Lot 40, Block 2, Section 93 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.

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

Julio Roberto Rivera Rosales & Silvia Maria Vega Zeissig

23 Folklore Court

Lot 6R, Block 2, Section 2 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 removing trash and recycle cart out of public and by removing lattice panel by trash cans, sandbags on basketball goal, and the white bag on the driveway)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Keith M Wolf

107 West Arbor Camp Circle

Lot 58, Block 1, Section 4 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 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 and screening the detached storage building to the street as conditionally approved in permit, and 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.

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

Pablo Zarate Ramos

7 Mariposa Woods Drive

Lot 9, Block 2, Section 39 Village of Creekside Park West

RESOLVED PRIOR TO MEETING

28. Variance request for a proposed fence that will extend beyond the 10 foot platted building line more than allowed per standard, and the rear fence on the alley will extend more than three feet forward of the garage per the Neighborhood Criteria for Section 35 of Alden Bridge. In addition, the proposed fence will require removal of several trees, which is not allowed for installation of a fence.
Justin G Levett
79 Sunlit Grove Street
Lot 14 Block 04 Section 35 Village of Alden Bridge
TABLED – owner to submit the swimming pool plan and then DSC will review both fence and pool plan together.
29. 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
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 condition that the owner completes the ILUD amendment process by obtaining all signatures for the ILUD amendment as required and amendment is recorded. Additionally, the improvement must meet code and pass all inspections. Living area not to exceed 4232 ft². 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.
30. Variance request for existing home color that may not be in character of the neighborhood and may have adverse impact.
Christian Cuesta
6 Cane Mill Place
Lot 21 Block 03 Section 13 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 Bredehoft and seconded by Jim McDaniel to approve on the conditions as follows: Conditionally approved – house color to remain, owner to modify trim color to white/off-white and to work with staff regarding specific color choice. Drip edge of roof allowed to be as is – charcoal. Owner allowed 90 days from date of DSC action to comply with conditions. Mary Funderburg opposed. The motion carried.
31. Variance request for an existing driveway extension that may not be in keeping with neighborhood character.
Eduardo Arana and Rocio Magallanes
22 Veilwood Circle
Lot 6 Block 1, Section 65 Village of Sterling Ridge
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 as presented. The motion carried unanimously.
32. Variance request for removal of two trees that do not meet the Standards for removal.
Ricardo Reyes
10 Garden Lodge Place
Lot 36 Block 03, Section 51 Village of Sterling Ridge
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 Conditionally approve removal of sweetgum tree – plant and maintain one 30 gallon native tree – pine tree not to be removed.
Recommendations: Expand planting bed around tree, add soil layer over exposed roots, install root barrier along driveway and sidewalk and yard irrigation system. The motion carried unanimously.
33. Variance request for removal of a tree that does not meet the Standards for removal.

Mike Gross

7 North Bantam Woods Circle

Lot 02 Block 03, Section 06 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Jim McDaniel to deny as presented. The motion carried unanimously.

34. Variance request for an existing fence that is not an approvable design, built with the construction side out and is not the design required by the Development Criteria Section 6 of Sterling Ridge.

Jean Paul Mansur Beltran

2 Heather Bank Place

Lot 26 Block 01, Section 06 Village of Sterling Ridge

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 conditionally approve as follows: Rear fence and adjacent side fence must be double sided capped picket; Construction side must not face out on the portion of the new wood fence on the side property line nearest the dwelling (owner may flip pickets to comply). Meet code and pass inspections. 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.

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. Member Comments

Mary Funderburg commended and thanked John Anderson for running the meeting in Walt Lisiewski's absence and inquired when the Development Standards Subcommittee will meet.

XIV. Staff Reports and Comments

Neslihan Tesno reminded the committee that the Development Standards Subcommittee would meet on Thursday June 22, 2023 at 10:00 A.M.

XV. Adjourn

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

Development Standards Committee Meeting of 6/17/23

Name (Please Print)	Representing	Address	Agenda #
MARK KEOUGH	WOODLANDS Bible Church	26 Woodmere	A
Thomas McKnight	Woodlands Bible Church	521 Brook Hollow Dr	A
Sally & Kim Bacon	self	99 Wind Ridge Cir	I
Stacey Concienne	Kirksey	9500 Lakeside Blvd	D
Dan Dees	Community Baptis Church	8909 Cochran's Crossing	I
STACY MOORE	KIRKSEY	9500 LAKESIDE BLVD	D
Bryan Pickett	self	30 Hillside View Place.	I
Betsy Koicker	MHGH UC	10868 Kuykendahl	B/C
RAFFAEL SCASSEERA	GENSER	16 WATERFORD LAKE	F
Kevin Beisert	Tony Const	9500 Lakeside	D
CAMERON GAFFORD	Tony Construction	9500 LAKESIDE	D
JUSTIN MILNE	Bayan Pickett	30 Hillside View Pl	I
Robbye Thomas	Robbye Thomas	6 Cane Mill Place	30
Mark + Courtney Tatum	self	22 Keilwood Cir.	31

Development Standards Committee Meeting of 6/17/23

Name (Please Print)	Representing	Address	Agenda #
ADRIANA SKRBO	MR. TINAJERO	74 FRENCH OAKS	2
Janet Jennings Doyle		Mon. Central App District	
KEVIN WINOSKI	ARE	8800 TECH FOREST	F
Christen Cuesta	Self	6 Core Mill Place	30
Pamela Mansur		2 Heather Bank Pl.	3A
Alfredo Tinajero	Myself	74 French Oaks Circle	2
RICARDO REYLA	"	10 GARDEN LODGE PL.	32
Shaels Adams	"	62 Trellis Gate St	28
Justin & Michelle Levett		79 Sunlit Grove St.	28
ROCIO MAGALLANES	Myself	22 Velwood Cir	31