

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

Members Present: **Walt Lisiewski, John Anderson, Arthur Bredehoft, Jim McDaniell, Bob Adams & Mary Funderburg**

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

I. Welcome/Call Meeting to Order.

The meeting was called to order by Walt Lisiewski 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 Arthur Bredehoft with a second by Bob Adams. The motion carried by the committee members present.

IV. Public Comment.

None

V. Consideration and action regarding the minutes of the meeting June 7, 2023.

Motion to approve the minutes was moved by Arthur Bredehoft seconded by Jim McDaniel. The motion carried by the committee members present.

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 by the committee members present.

Staff presented the Residential Summary List consisting of Items 3-10, 12-17, 19-21 & 24 and agenda item XI. Items 11 & 18 were resolved prior to the meeting and item 26 was tabled. It was moved by Arthur Bredehoft and seconded by Jim McDaniel to approve the Residential Summary List as presented. Arthur Bredehoft Abstained on item 5. The motion carried by the committee members present.

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 proposed informational banner to be displayed one day per month to publicize the Alden Bridge Village Association meeting to residents.

US Regency Alden Bridge LLC / Alden Bridge Village Association

8000 Research Forest Drive

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. A member of the Village Association was present and addressed the

committee. The committee reviewed the request, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. It was then moved by Walt Lisiewski and seconded by Bob Adams to deny as presented and resubmit on the following conditions:

- Work with staff
- Add "Village Association Meeting Tonight 6:30 PM"
- Revise color to dark background. Suggest Woodlands Green – Pantone #3308C
- Logo to be all white
- Remove "Resident Questions and Concerns"
- Allow "Law Enforcement Report & Community Activities."
- Sign may be displayed once per month for eighteen months on the day of the Alden Bridge Village Association meeting. Owner is to contact Covenant Administration staff no later than December 31, 2024, should a time extension be needed.
- Sign must be ground mounted, no higher than five feet above the natural grade in overall height. May not be affixed to trees.
- Sign must be installed and kept in good order and repair.
- No other signs or exterior improvements are approved at this time. All improvements must be submitted for review and action by the Plan Review Committee or its designee 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.

B. Consideration and action for the proposed covered patio screening enclosure.

The Woodlands GL Holdings LLC / Kirby Ice House

1700 Lake Robbins Drive

Lot 8000 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The committee reviewed the request, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to deny the request and resubmit on the following conditions:

- The proposed enclosure system does not provide a clean, professional, organized aesthetic appearance when in place and is disapproved and is to be revised and resubmitted.
- The applicant may resubmit for a heavy-duty commercial-grade weather shield that is motorized and uses a track system with guide rails and heavier screen material that does not ripple when in place and offers a clean, smooth appearance.
- It is recommended the applicant research systems similar or identical to the products utilized at Tommy Bahamas or Perry's Steakhouse.
- 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.
- The permanent improvement 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. Variance request for a proposed building sign that does not match the registered name of the business and includes a colored logo that does not comply with shopping center criteria; and variance request for proposed door vinyl graphics that include a specific brand that is not part of the registered name of the business.

Indian Springs at Woodlands LTD / Cellular World

6777 Woodlands Parkway, Suite 302

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. An AT&T representative was present and addressed the committee. The committee reviewed the request, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to approve the building sign and door vinyl graphics as presented. John Anderson and Bob Adams opposed the motion. The motion failed due to deference. It was then moved by Bob Adams and seconded by John Anderson to approve the sign on the following conditions:

- The ATT Building sign is approved in an all-white color.
- Door Vinyl Graphic sign - remove the "Cellular World" and keep "AT&T Authorized Dealer"
- No other signage is approved at this time. All improvements must be submitted for review and action by the Plan Review Committee or its designee 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.

Jim McDaniell, Arthur Bredehoft, and Walt Lisiewski opposed the motion. The motion carried.

- D. Variance request for the proposed building sign that does not contain individually mounted channel letters, includes a logo with a tagline that is not trademarked and may exceed the maximum size allowed.

AR Business, LLC / Lighthouse Automotive Solutions

2101 Buckthorne Place

Lot 0880 Block 0547 Section 0006 Village of Grogan's Mill

This item was heard by the full committee. The owner was present and addressed the committee. The committee reviewed the request, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. It was then moved by Bob Adams and seconded by John Anderson to conditionally approve the sign on the following conditions:

- Door Vinyl Graphic logo to fit in a two (2) square foot area.
- Door Vinyl Graphic standard hours to fit in a one (1) square foot area.
- State Inspection hours to fit within the store hour one (1) square foot area.
- Two required signs are approved to be reinstalled – State Inspections & ASC Certified Technicians
- Building sign is approved as submitted.
- Logo, remove tagline, is to be trademarked with either the United States Patent & Trademark Office or the Texas Secretary of State within one year of this date of approval, no later than July 5, 2024. Any portions of the sign not trademarked, would not be approved for installation.
- No other exterior improvements are approved. All improvements must be submitted and acted on by the Committee or its designee prior to fabrication and installation.
- The permanent improvement 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 building sign.

The Square M Property LLC / Precision Laboratory Services

8101 Kuykendahl Road, Suite 500

Lot 4000 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 withdraw this item. No action was taken on this item. The motion carried unanimously.

- F. Consideration and action for the proposed building sign.

The Fenway Venture LLC / Precision Laboratory Services

8105 Kuykendahl Road, Suite 200

Lot 4100 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 withdraw this item. No action was taken on this item. The motion carried unanimously.

G. Consideration and action for the proposed temporary storage unit.

REG8 Sterling Ridge LLC / Trudy's Hallmark

6700 Woodlands Parkway, Suite 360

Lot 0200 Block 0499 Section 0000 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 approve on the following conditions:

- Storage unit to stay in place from September through December 2023. If any additional time is required, the applicant shall apply for additional time.
- The storage unit shall be placed in a space at the rear of the store that best screens the unit from public view.
- Storage unit to be in a neutral color.
- No other exterior improvements are approved at this time. All improvements must be submitted for review and action by the Plan Review Committee or its designee 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.

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

1. Variance request for a conceptually proposed new home that will encroach into the twenty-five-foot rear and ten-foot side setbacks and will exceed the maximum amount of hard surface area allowed.

Christopher M Gunnell

5 Golden Sunset Circle

Lot 14, Block 04, Section 04 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the improvement, correspondence received by interested parties, impact to adjacent properties, and the applicable Residential Development Standards. The homeowner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the concept on the following conditions:

- A complete set of sealed drawings in accordance with these Standards.
- Require Memorandum of Agreement for the unfinished attic space above the garage not to be converted to livable space without prior submission and approval.
- Artist renderings and/or a sample board identifying all material and colors proposed.
- A site plan, noting setbacks and easements.
- A property survey identifying all trees on the lot. Tree Survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter as measured two feet above grade.
- A construction timeline that must include each improvement on the new home construction application and the date of completion specified for each improvement. Construction timelines should not exceed one year from the date of commencement.
- A sample board or artist rendering specifying the materials and colors to be used on the proposed home.
- Landscape plans must be sealed by a landscape architect or must be submitted with the same level of details as you would find on a sealed landscape plan. The focus should be on vegetation between the lots and to the front to soften the view. The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening and reforestation.

- A drainage plan sealed by a licensed professional engineer. Upon completion of construction a certificate of completion must be submitted and signed by the engineer certifying compliance and completion of installation.
- The official seal and signature of the architect of record, engineer, landscape architect, and/or a member of the Texas or American Institute of Building Design must appear on the final plans and application.
- An architectural review fee and compliance deposit.
- Owner should submit an application for each improvement proposed at final.

The motion carried unanimously.

2. Variance request for the conceptually proposed new home that will exceed the maximum amount of living area allowed.

CJAM Holdings

11024 Ellwood Street

Lot 06, Block 06, Section 07 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the improvement, correspondence received by interested parties, impact to adjacent properties, and the applicable Residential Development Standards. The homeowner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the concept and require the owner submit final applications in accordance with the Standards. At the time of final submission, the owner must submit the following:

- A Complete application for all improvements proposed to include:
 - All final sealed Architectural Plans and all final sealed Structural Plans.
 - Additional elevations.
 - Include all hardscapes for accurate hard surface calculations. Current concept does not include driveways, walkways, or other masonry improvements.
 - A site plan noting setbacks and easements.
 - A tree site survey identifying all trees on the lot. The tree survey should specify their type, size and species and should clarify ones proposed for removal and ones that are to remain on the lot. This is required for all trees greater than six inches in diameter as measured two feet above grade.
 - A comprehensive landscaping plan in accordance with the Standards. The landscape plan should include the type, size, and location of all the trees proposed for planting on one comprehensive survey. The Plan Review Committee or their designee will review landscaping during and after construction to determine if any additional plantings are required for the purposes of softening, screening, and reforestation.
 - A comprehensive drainage plan in accordance with the Standards. Drainage plans must be comprehensive site plans that define the overall site and any site topography. Drainage plans should show any natural change in grade and define the direction the water flows onto and off of the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Drainage plans may be required to be sealed by a licensed landscape architect registered with the State or sealed by a licensed engineer registered with the Texas Board of Professional Engineers.
 - Artist renderings and/or a sample board identifying all materials and colors proposed.
 - A construction timeline that must include each improvement on the new home construction application and the date of completion specified for each improvement. Construction timelines should not exceed one year from the date of commencement.

The motion carried unanimously.

3. Variance request for proposed paving that exceeds the maximum allowed hard surface area.

Melida Rocio Formica

22 Heather Bank

Lot 21 Block 01, Section 06 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 Jim McDaniel 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 by the committee members present.

4. Variance request for an existing fence that exceeds the maximum height allowed.

Charles E DeGeorge

7 Flintshire Place

Lot 18 Block 02 Section 44 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 Jim McDaniel to move to approve on the condition the fence passes all inspections and meets code. 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 by the committee members present.

5. Request to appeal of RDRC conditions of approval for an existing driveway border that is not on both sides of the driveway per standards.

Benedict KP ER

51 Courtland Green Street

Lot 06 Block 02 Section 55 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 Jim McDaniel to approve as submitted. Arthur Bredehoft abstained. The motion carried.

6. Variance request for an existing fence that is not the required design per the Neighborhood Criteria for section 20 of Alden Bridge.

John D Armor Jr.

75 Alden Glen Drive

Lot 19 Block 01 Section 20 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 Jim McDaniel to Approve as built - Staff will amend the Neighborhood Criteria to reflect the current fence status in the area. The motion carried by the committee members present.

7. Variance request for existing driveway border and driveway that exceeds the maximum width allowed.

Bradley Stubbs

7 Elander Blossom Drive

Lot 58, Block 01, Section 32 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 Jim McDaniel to approve as submitted. The motion carried by the committee members present.

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

Xiaomeng Jiang

3 East Night Heron Place

Lot 55, Block 01, Section 02 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 Jim McDaniel 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 July 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 by the committee

members present.

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

Jennifer & Steve Kemmerer

71 Drifting Shadows Circle

Lot 41, Block 02, Section 07 Village of College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Jim McDaniel to approve the renewal 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 July 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 by the committee members present.

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

Tanuj & Judy L Bagchi

58 Thistle Wind Court

Lot 5, Block 2, Section 15 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 Jim McDaniel 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 screening pool equipment from public view and by submitting an application for the interior wood fence panel)** 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 by the committee members present.

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

Luis Corona

31 Tealight Place

Lot 73, Block 2, Section 2 Village of Creekside Park West

RESOLVED PRIOR TO MEETING

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

Manuel Del Castillo

119 West Laurelhurst Circle

Lot 46, Block 1, Section 45 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 Jim McDaniel to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by submitting an application and obtaining approval for the color change, new front door, and remodel of window to siding above front door)** 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 by the committee members present.

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

Christopher Bricio Fonseca

49 Botanical Vista Dr

Lot 7, Block 2, Section 32 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 Jim McDaniel 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 swimming pool, patio cover, summer kitchen, and pool bath from a qualified inspector as defined in The Woodlands Residential Development Standards, and by screening pool equipment from street and neighboring properties with dense evergreen vegetation at least 4 feet tall at time of planting, and by planting and maintaining native evergreen vegetation to soften and screen the view to left, right and rear with vegetation at least 6-7 feet tall at the time of planting. Heavy vegetation required to fully screen view of outdoor bath and storage area doors to neighbor)** 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 by the committee members present. The motion carried by the committee members present.

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

GBA Group LLC (Ariel A Mata)

26 Black Swan Court

Lot 7, Block 2, Section 97 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 Jim McDaniel 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 on a consistent basis, by removing trash cans from public view on a consistent basis, and by repairing or repainting the discoloration on the fascia. Repainting may require an application)** 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 by the committee members present.

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

Jose M Mier

3 Painted Post Place

Lot 20, Block 2, Section 29 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 Jim McDaniel 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 from 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 by the committee members present.

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

Jose A Murillo

131 East Cove View Trail

Lot 57, Block 1, Section 6 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 Jim McDaniel 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 from 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 by the committee members present.

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

Romeo Homes Texas LLC

11 Bowie Bend Court

Lot 20, Block 1, Section 1 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 Jim McDaniel 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 repairing garage door and removing algae/mold from the exterior of the home, 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 removing dead vegetation and yard debris from public view, and by repairing rut in yard on the left side of 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 by the committee members present.

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

RMHOGAR LLC

2 Sleeping Colt Place

Lot 25, Block 1, Section 4 Village of Creekside Park

RESOLVED PRIOR TO MEETING

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

Israel P Vicente & Leticia R Garcia

2 Ivory Moon Place

Lot 12, Block 2, Section 13 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 Jim McDaniel 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 gazebo 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 by the committee members present.

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

Justin A & Catherine A Woods

187 South Brooksedge Circle

Lot 4, Block 3, Section 58 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 Jim McDaniel 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 and obtaining approval for the existing wood deck and by removing or applying for the all chicken housing)** 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 by the committee members present.

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

Anna Hrabova

59 Birch Canoe Drive

Lot 3, Block 1, Section 20 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 Jim McDaniel 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 artificial foliage from public view and by screening pool equipment from public view with approved solid fencing or native vegetation)** 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 by the committee members present.

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

Miguel Angel G Martinez & Ambar V Salcedo

71 West Cove View Trail

Lot 46, Block 1, Section 6 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The neighbor was present. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the

Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by planting and maintaining additional dense evergreen vegetation at least 6 feet tall to the left property, by reducing the tree stumps along the left property line to ground level, by removing the tree trunk sections stored outside the rear fence line from view and by maintaining the garage doors which may require an application)** 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 by the committee members present.

23. Consideration and action requesting a determination on a violation for failure to apply for a pool safety barrier permit.

Ivan Tarasenko

126 Concord Valley

Lot 01, Block 02, Section 25 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 Walt Lisiewski to **Continue the violation process as the DSC finds that a fence application is required.** The motion carried by the committee members present.

24. Variance request for a proposed fence that will exceed the maximum height allowed.

Luke Coleman and Julie Gauley

90 Millsap Circle

Lot 05 Block 01, Section 67 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 Jim McDaniel to conditionally approve – Not to exceed a total of 8' in height - taper to meet front fence. Meet code and pass inspections. 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 by the committee members present.

25. Variance request for existing artificial vegetation attached to a wrought iron fence.

Todd Majeski

98 East Cove View Trail

Lot 88, Block 01, Section 06 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 Walt Lisiewski and seconded by Arthur Bredehoft to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, **requiring the owner to plant additional evergreen vegetation in the beds to grow to screen, to remove the artificial foliage from the property when the owner no longer owns the home, transfers title, when the owner is no longer the primary resident or when the vegetation in the beds grows to screen the fence, whichever comes first.** If the artificial foliage is in disrepair, it must be removed or replaced immediately.

The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried by the committee members present.

26. Variance request for existing driveway borders that exceed the maximum width allowed. Additionally, the patio in the rear yard does not respect the side easement.

Naisaun Ethan Ahmadi

222 Tortoise Creek Place

Lot 83, Block 01, Section 08 Village of Creekside Park

TABLED

27. Variance request for an existing sports court that does not respect the rear 25 foot setback, is not located at least 15' from the side property line and is not screened by vegetation or a solid fence causing negative impact. Additionally, the lights located in the pine tree creates a glare and a level of illumination that causes a negative neighbor impact.

Douglas and Candyce Orr

110 Player Oaks Place

Lot 6 Block 1, Section 72 Village of Sterling Ridge

Tabled – owner and affected neighbors to work together to come up with a mutually agreeable plan – return to DSC within 30 days

XI. Request for approval for temporary yard signs for The Newcomers Club/Women of the Woodlands Social Club on residential properties in The Woodlands Township.

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Jim McDaniel to approve on the condition the signs meet the Standards for size and location – not to be displayed at one address for more than 60 days. The motion carried by the committee members present.

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.

This item was heard by the full Committee. It was moved by Arthur Bredehoft and seconded by John Anderson to accept the interim actions due to the Severe Storm on June 21, 2023 until October 1, 2023:

- Compliance Deposits will be waived.
- Hazardous trees will be allowed to be removed without an arborist report or application.
- For properties with pools and fence damage a temporary pool barrier should be erected to protect residents and neighbors from the hazards of not having a compliant barrier. The owner must still obtain a permit and pass inspections by October 1, 2023. The motion carried by the committee members present.

XIII. Consideration of items to be placed on the agenda for next month's meeting.

No items were requested to be on a future agenda.

XIV. Member Comments

Arthur Bredehoft requested a Development Standards Committee workshop on how the committee is applying standards and what the committee is allowed to grant variances for.

Mary reminded the committee and staff that she would not be at the July 19th Development Standards Committee meeting as she would be out of town.

Walt Lisiewski agreed with Arthur Bredehoft that a Development Standards Committee workshop was necessary.

John Anderson commented that sports courts should be discussed at a future Development Standards Committee Workshop

Jim McDaniel reported that the fence subcommittee has gotten a lot done and that the subcommittee had gone through major points, discussed Jim McDaniel's Fence Primer was being melded with the Development Standards for fences. He explained that he expected to present the changes for the Development Standards Committee to review by August 16, 2023. Jim McDaniel also shared that the RDRC members were really enjoying their involvement with the subcommittee.

XV. Staff Reports and Comments

Neslihan Tesno mentioned that Workshops are usually held on Fridays and would reach out to the committee to discuss availability for an upcoming Development Standards Committee Workshop.

XVI. Adjourn

Chairman Walt Lisiewski motioned to adjourn and seconded Arthur Bredehoft to adjourn the meeting at 8:06p.m. The motion carried by the committee members present.

Development Standards Committee Meeting of 7/5/23

Name (Please Print)	Representing	Address	Agenda #
Sharon Dora	Agness Club		XI
Marshall Phaneuf	AT+T		C
Jane Dora	CBSS		C
Ann Ryder	Newcomers Club		XI
John Armer	Self	75 ALDEN GLEN DR	VI
Gray Meyer	Self	67 West Cove View TRAIL	
Patrick Joseph	ATT+Indiana Spring		C
Sander Krugski	Alden Bridge Rd	N/A	A
Charles DeGeorge	Self	7 Flintshire Pl	4
Hugh Connolly	Self	9 Golden Sunset Cr.	1
Debra Guipardo/Guillermo Medellin	Self	94 Millisap Circle	24
ED NORRIS	Self	106 Player Oaks PL	27
Amy Massoth	AT&T/Priority		C
Julie Gawley	Self	90 Millisap Circle	

Development Standards Committee Meeting of

7/5/23

Name (Please Print)	Representing	Address	Agenda #
Todd Majeski	affiliated	98 E Cave View Trail	(25)
Nick Anzalone	with house	D COMMERCIAL BLVD	D
Tanya Makany-Quinn	Att	6777 Woodlands	C
Melinda Formica	Owner.	22 Heather Bank Place	3
Doug Orr	Owner	110 Player Oaks Pl	27
Julie Gunnell	Owner	5 Golden Sunset Circle	1
Ivan Tarasenko	Owner	126 N Concord Valley Circle	23
Kathy Bone	Neighbor	2908 Summersweet	2
Mira Dessy	neighbor	10812 W. Timberwagon Cir.	2
Mark St. Louis	owner	11024 Ellwood	2
Todd Stone	owner	23 Teal Briar	
Candace Orr	owner	110 Player Oaks Place	27