

Development Standards Committee
September 6th, 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, Dan Kolkhorst, & Mary Funderburg**

Staff Present: **Neslihan Tesno, Kim McKenna, Delilah Campos, Marcy Shaw, Bret Strong, Peter Falivene**

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 John Anderson. The motion carried by the committee members present.

IV. Public Comment.

Public comments were made by Lisa Cohen of 18 Petalcup Place in Cochran's Crossing. Lisa Cohen spoke of her experiences and opinions of the Development Standards Committee and staff regarding applications, variances, and complaints.

V. Consideration and action regarding the minutes of the meeting August 2nd, 2023.

A motion to approve the minutes was moved by Arthur Bredehoft seconded by John Anderson. 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. The commercial summary list consisted of items C-I. It was moved by John Anderson and seconded by Arthur Bredehoft 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 4-28 & 38. Item 3 was withdrawn, and item 38 was Tabled. It was moved by Arthur Bredehoft and seconded by Jim McDaniel to approve the Residential Summary List as presented. 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.

The Committee recessed to Executive Session at 5:11 p.m.

VIII. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:43 p.m.

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

- A. Consideration and action regarding the owner update on the requirements set by the committee for the existing parking lot lighting, and the requirement to apply for all site lighting and reforestation.
Steele Industries LLC
61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. The committee reviewed the proposal, considered the location, existing and proposed conditions, and the Commercial Planning and Design Standards. Following deliberation, it was moved by John Anderson and seconded by Arthur Bredehoft to accept the status update and require the owner revise and resubmit comprehensive applications, specifications and plans for both lighting and reforestation to include a request for quote no later than September 13, 2023 by noon. The motion carried unanimously.

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

Steele Industries LLC

61 Carlton Woods Drive

Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge

This item was heard by the full committee. A representative for the item was present and addressed the committee. Following deliberation, it was moved by Walt Lisiewski and seconded by John Anderson to table action on the item. The motion carried unanimously.

- C. Consideration and action for the proposed final plans for a building addition.

The Ridge Community Church

10801 Falconwing Drive

Lot 0210 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Dumpsters, containers, toilets, and office trailers shall all be neutral in color with no signage visible to the public.
- All parking lot striping is to be white reflective highway-grade paint.
- ADA parking signs shall have the post and back of the sign painted dark gray, black, or bronze to match other site accessories on site, such as bollards or light poles.
- Provide a materials sample board with details and specifications.
- Ensure the architectural elevations are coordinated with the project renderings. Add colors and finishes to the keyed notes.
- Windows shall not have an exterior mirrored finish. Any window tinting used shall not have a "color" integral to the glass.
- Roof drains shall tie into the storm drains for the property that are existing and run at the back side of the building addition.
- 45 trees have been identified for removal. Keep trees between parking and the addition that are healthy. No encroachment to the Forest Preserves will be allowed.
- Provide landscape shrubs at the perimeter of the building.
- The construction fence is to be 6' tall with green mesh screening. Sandbags holding the fence stable shall be on the interior of the fence.
- New concrete sidewalks being proposed around the new addition are to be doveled and blend seamlessly to any adjacent concrete to remain. The new concrete finish is to match the existing.
- Exterior light fixtures shall be a uniform finish. Select a matte black finish for exterior light fixtures.
- Exterior light fixture color temperature is selected at 3500K. Confirm that the light color matches the existing lighting on site.
- Light fixture light output color shall be within 500K color temperature from each other fixture.
- The committee reserves the right to require the reduction of light output or additional shielding should the need arise.
- New exterior HVAC equipment shall be screened from public view. HVAC sound output at the property line is to be 65 dB or less.
- The committee reserves the right to implement additional sound mitigation measures as necessary.

- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- 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.

D. Consideration and action for the proposed color and material change.

TRIDAN II LLC

3606 Research Forest Drive

Lot 0210 Block 0547 Section 0999 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Owner to submit staging area plan for review prior to construction taking place.
- Materials to be installed in accordance with manufacturers' specifications.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Project completion must be within 120 days of commencement. Owner should contact staff to provide start date.
- 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.

E. Consideration and action for the proposed fuel kiosk replacement which includes a rooftop air conditioning unit and modification to an existing landscape island.

Indian Springs at Woodlands LTD / H-E-B Fuel

6767 Woodlands Parkway

Lot 0510 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- The kiosk finishes are to match the existing Fuel Center color scheme. Doors and trim to be Ivory Tan.
- Ladder or other equipment must be stored out of view when not in use.
- The new AC unit will be screened by a louver system painted "HEB Tan".
- Decibel levels are not to exceed 65dB at the property lines.
- The service area is conditionally approved to be modified to be ADA Code compliant with the landscape curbs cut back three (3) feet for traffic flow. All service items should be in accordance with TAS and ADA requirements.
- No other improvements, including but not limited to, lighting or signage are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

F. Variance request for proposed building sign that includes a cabinet sign and is not mounted on a raceway in accordance with the shopping center criteria.

Indian Springs at Woodlands LTD / Scenthound Routine Dog Care & Grooming

10807 Kuykendahl Road, Suite 404

Lot 0500 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- The letters are to be white face acrylic with 1-inch trims and six-inch-deep returns painted Koko Brown.
- A variance is approved for "Routine Dog Care & Grooming" to be a cabinet with reverse-cut vinyl. Revise the black vinyl to dark bronze vinyl.
- No other improvements or signage are approved at this time. All improvements or signage (such as window graphics) must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Consideration and action for the proposed temporary staging area.

GRI Woodlands Crossing LLC

10720 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- If the applicant requires more than the stated five (5) month time frame, additional time shall be applied for.
- The area shall be closed off with a minimum six-foot-tall chain link construction fence with green mesh screening on the exterior. Add fencing to fully conceal the work area from public view.
- Sandbags holding up the fence shall be placed in the interior of the fence. A neat and orderly site shall be kept at all times.
- All containers, dumpsters, portable toilets, trailers, etc., shall be of neutral color with no visible signage.
- Hours of construction for exterior work are limited to:
 - Monday through Friday: 6 a.m. to 8 p.m.
 - Weekends and Holidays: 8 a.m. to 8 p.m.
- No other improvements are approved at this time. All improvements must be submitted for review and action by the Committee or its designee prior to fabrication and installation.
- Must comply with the 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.

H. Variance request for the proposed building sign that does not match the monument sign and contains a logo that is not registered.

Woodlands Sarofim #1 LTD / Mark Todd Architects, Inc.

1440 Lake Front Circle, Suite 120

Lot 0570 Block 0599 Section 0999 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Logo 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 September 6, 2024.
- No other exterior improvements or signs are approved. All improvements must be submitted and acted on by the 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.

- I. Variance request for the proposed building sign that does not match the monument sign and contains a logo that is not registered.

Woodlands Sarofim #1 LTD / Shrieve Chemical Company, LLC

1442 Lake Front Circle

Lot 0570 Block 0599 Section 0999 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by John Anderson and seconded by Dan Kolkhorst to approve on the following conditions:

- Logo 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 September 6, 2024.
- No other exterior improvements or signs are approved. All improvements must be submitted and acted on by the 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. Request for a rehearing for the pavers that will cause the lot to further exceed the maximum hard surface area allowed, are located in the easements and are submitted without a sealed drainage plan.

Larry O'Byrne

75 Mill Point Place

Lot 10, Block 01, Section 67 Village of Grogan's Mill

This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the existing improvement, comments from the owner, additional information provided, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to approve the rehearing request. Additionally, the committee stated their intentions to complete a site visit to the property in order to better evaluate the improvement. The motion carried unanimously.

2. Variance request for a proposed basketball goal that encroaches into the five-foot side yard easement.

Charles R Scott

21 Mallard Glen Place

Lot 99, Block 02, Section 03 Village of Cochran's Crossing

This item was heard by the full committee. The committee deliberated regarding the proposed improvement, impact to adjacent properties, comments from the owner nearby residents, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Jim McDaniell to deny as presented and request the owner resubmit with a revised application that would comply with the Standards. Walt Lisiewski opposed the motion. The motion carried.

3. Variance Request to allow sealed plans from a civil engineer instead of a structural engineer for a patio cover that was conditionally approved by the Residential Design Review Committee on the conditions sealed plans were submitted.

Jonathan D Harrist

3 Bank Birch Place

Lot 25, Block 02, Section 41 Village of Cochran's Crossing

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

4. Variance request for an existing sports court that does not respect the rear 20 foot setback.

Hami Sam Farahani

11 Hithervale Ct

Lot 12 Block 01, Section 66 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 – no lights to be installed for court usage. The Committee reserves the right to review if any complaint received from adjacent properties due to impact. Restrict usage from 9am to 8 pm. The motion carried unanimously.

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

James Flannery

51 East Arbor Camp Circle

Lot 45, Block 01, Section 04 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 conditionally approve. Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening is needed. 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. Access area must be restored to original condition. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements. No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and screen must not be directed at adjacent properties. The motion carried unanimously.

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

David Marker

3 English Heather Place

Lot 64, Block 01, Section 03 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. Improvements must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition.

No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and tv screen must not be directed at adjacent properties. 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.

7. S Variance request for a proposed patio cover that does not respect the 20 foot rear setback.

John M Dougherty

231 Bristol Bend Circle

Lot 11, Block 2, Section 8 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 conditionally approve the patio cover provided it must meet code and pass all inspections. The owner must plant and maintain 1 30-gallon native tree. Staff to review upon completion to determine if any screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition.

No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and screen must not be directed at adjacent properties. **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.

8. Variance request for an existing pool decking that does not respect the side five foot easements.

James Hudson

7 South Victoriana Circle

Lot 02, Block 01, Section 07 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 as submitted. The improvement may be subject to removal if determined necessary by easement holders. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

9. Variance request for an existing fence that will exceed the maximum height allowed.

Scott Vairin

71 West Fairbranch Circle

Lot 11, Block 2, 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 approve on the condition fence passes inspection and code. 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.

10. Variance request for an existing patio that does not respect the rear ten foot easement.

Karla Jean Weldon

54 North Hollylaurel Circle

Lot 42-01-16 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 - 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.

11. Consideration and action for a home business –Dog Washing

Krista Hamilton

3 Sagamore Ridge Place

Lot 19, Block 01, Section 14 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 as presented on the condition the home business remains in compliance with the Standards. Hours of operation are only on Saturdays. Garage door to remain closed while business takes place. All clients to park on owner's driveway. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years, and the owner must reapply for a Home Business renewal no later than September 2025. The motion carried unanimously.

12. Consideration and action for a home business – Home Inspections – office only.

John McGowan

11 Canterbury Place

Lot 40, Block 02, Section 02 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 presented on the condition the home business remains in compliance with the Standards. No clients at house. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years, and the owner must reapply for a Home Business renewal no later than September 2025. The motion carried unanimously.

13. Consideration and action for a home business – Roof Company – office only.

Stefano Lafuente
11 Moatwood Court

Lot 16 Block 03 Section 80 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 presented on the condition the home business remains in compliance with the Standards. No clients at house. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years, and the owner must reapply for a Home Business renewal no later than September 2025. The motion carried unanimously.

14. Consideration and action for renewal of a Short Term Rental.

Oded Mondiano
19 Alden Glen Court

Lot 05, 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 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 September 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.

15. Consideration and action for a Short Term Rental.

Fernando & Luz Maldonado
73 West Sandalbranch Circle

Lot 10, Block 02, 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 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 **September 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.

16. Consideration and action for a Short Term Rental.

Jimena Gabriela Linage
23 Pioneer Canyon Place

Lot 06, Block 01, 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 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 **September 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.

17. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.

Jean Paul Mansur Beltran

2 Heather Bank Place

Lot 26, Block 1, Section 6 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 violations **(by submitting an application and obtaining approval for driveway widening)** 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.

Lynnette Heather Garza

2 Winhall Place

Lot 54, Block 2, Section 91 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 violations **(by submitting an application and obtaining approval for the fence replacement and by repairing and/or repainting the discoloration on the upper story right and rear sides of your home. This may require submittal of 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 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.

Andre & Amanda Guimaraes

127 South Vershire Circle

Lot 40, Block 1, Section 91 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 removing algae and mildew from the exterior of the home and by submitting an application and obtaining a permit for garage door color change)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

L And J Pacific LLC

135 West Russet Grove Circle

Lot 7, Block 2, Section 75 Village of Alden Bridge

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

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

Jorge Luis Vargas Llorens

107 West Spindle Tree Court

Lot 22, Block 2, Section 73 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 (flowerbeds and driveway), mulching flowerbeds, 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 trash cans and recycle cart 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.

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

Jose Antonio L Loza & Rebeca A Brille

4 Ovation Grove Place

Lot 14, Block 1, Section 39 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 submitting an application and obtaining approval for additional trees that were previously removed, for putting green, and for fence color change)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Estates Of James A Newitt (Chery C. Newitt)

78 Scarlet Mead Court

Lot 47, Block 1, Section 75 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by 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 and tree(s) (possibly hazardous) and excessive pine needles on driveway 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. **Removal of dead vegetation effective after the Drought waiver period ends per DSC action on 9/6/2023.** The motion carried unanimously.

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

Suifang Zeng & Lin Dong Ji & Qianjun Pan

18 Bonnaire Drive

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

This item was heard 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 dead tree(s) and/or vegetation (dead palm fronds and dead trees in front yard) and by removing furniture and other miscellaneous items stored on left side of the home and at the curb at the curb)** 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. **Effective after the Drought waiver period ends per DSC action on 9/6/2023.** 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.

Roces Family Trust (Victor M & Maria Z Roces)

67 North Spinning Wheel Circle

Lot 17, Block 1, 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 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 algae/mildew/stains from left and right side brick and left upper story siding of the home, by removing pallet, equipment and other miscellaneous items from view, by storing trash and/or recycle cart from public view, and by submitting an application and obtaining approval for the air conditioning unit)** 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.

Luis Fernando Ramirez Rojas

11 Sawbridge Circle

Lot 1, 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 violations **(by submitting an application and obtaining approval for short term rental and play structure)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The

Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried by the committee members present. 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.

Ibrael O & Krista L Sanchez

67 Thicket Grove Place

Lot 59, Block 1, Section 16 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 violations **(by submitting an application and obtaining approval for the yard structure and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards 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. **Effective after the Drought waiver period ends per DSC action on 9/6/2023.** The motion carried unanimously.

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

Gary D Woo & Huong Kim Thi Nguyen

114 North Heritage Mill Circle

Lot 6, Block 1, Section 4 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by 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 trash cans and recycle cart 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.

29. Variance request for a proposed tree removal that does not meet the Standards.

Lawrence Taylor II

70 West Canyon Wren Circle

Lot 15, Block 002, Section 13 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Jim McDaniel and seconded by Arthur Bredehoft to approve the removal of the bald cypress on the condition the owner plants and maintains one 65-gallon native tree on the property. The motion carried unanimously.

30. Variance request for a proposed patio cover with summer kitchen & fireplace that will not respect the rear 25 foot setback and exceeds the maximum hard surface area.

Wilton Clark

23 Julian Woods Place

Lot 27, Block 01, Section 20 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The contractor was present. It was moved by Arthur Bredehoft and seconded by Jim McDaniel to **conditionally approve – the owner must redesign and submit updated plans, survey and documents not to exceed 50% hard surface area and not to encroach more than 5’ into the rear 25 foot setback – Staff to review for compliance and approval conditions.** The motion carried unanimously.

31. Variance request for a proposed wooden fence that does not meet the Development Criteria for Section 1, Creekside Park.
Fernando S Granda
23 Crystal Canyon Place
Lot 39, Block 01, Section 01 Village of Creekside Park
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Jim McDaniel and seconded by Walt Lisiewski to **deny as presented.** The motion carried unanimously.
32. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.
Joshua and Cherie Blunt
7 Wenoah Place
Lot 39, Block 01, Section 04 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 then moved by Walt Lisiewski and seconded by John Anderson to **deny as presented – the owner must remove the artificial foliage from the fence within 60 days.** The motion carried unanimously.
33. Variance request for an existing driveway border that exceeds maximum width allowed and for an existing patio that is located in the five foot side easement.
Naisaun Ethan Ahmadi
222 Tortoise Creek Place
Lot 83, Block 01, Section 08 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 then moved by Arthur Bredehoft and seconded by Walt Lisiewski to **Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to comply with the Standards or remove the driveway borders from the property and the paving from the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the improvements are in disrepair and needs replacement whichever comes first. 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 unanimously.
34. Variance request for an existing interior wood fence that is visible and may be an impact to the street and adjacent properties.
David Alberto Gutierrez Huerta
6 East Hullwood Circle
Lot 41, Block 01, Section 02 Village of Creekside Park
This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to **Conditionally approve - owner must plant and maintain evergreen shrubs (should be at least 4’ tall at time of planting) to screen to street and adjacent properties. Staff to review upon completion to determine if sufficient.** The motion carried unanimously.
35. Variance request for an existing detached building (storage shed) that does not respect the side five foot easement, exceeds the maximum height allowed and exceeds the maximum allowable floor area.

Kelly Tschendorf
34 Lamps Glow Place
Lot 48-02-05 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to **disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. 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. Additionally, the owner must plant and maintain evergreen tree or shrubs at least 7' Tall at time of planting to screen - Staff to review upon completion to determine if sufficient screening.** The motion carried unanimously.

36. Review, consider and act upon further legal action associated with failure to comply with conditions of prior approval related to planting of vegetation.

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 then moved by Arthur Bredehoft and seconded by Walt Lisiewski to **allow delay of the required replants - must be completed by October 31, 2023. Proceed with any other legal action items per previous DSC action on July 5, 2023.** The motion carried unanimously.

37. Request for a rehearing for a Short-Term Rental that was previously revoked by *the* Development Standards Committee on August 2, 2023.

Ianco Asaf

43 West Knightsbridge Drive

Lot 14, Block 2, Section 2 Village of Harper's Landing at College Park

This item was tabled under the summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Jim McDaniel. The motion carried unanimously.

38. Request for Rehearing for a variance for a sports court that was previously acted on by the Development Standards Committee on August 2, 2023.

Douglas and Candyce Orr

110 Player Oaks Place

Lot 6 Block 1, Section 72 Village of Sterling Ridge

This item was tabled by the full Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg. The motion carried unanimously.

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

Effective September 6, 2023, The Development Standards Committee promulgated a rule to allow for a delay in any required plantings until February 29, 2024, for all Commercial and Residential properties. This includes a delay of enforcement action for maintenance and removal of dead vegetation and grass. Dead trees, that are a hazard, should be placed on notice, follow the enforcement process, and require removal.

However, The DSC reserves the right to revoke the rule if conditions change. In the event this happens it will be reviewed at a future DSC meeting.

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

No items were requested to be on a future agenda.

XIII. Member Comments

Arthur Bredehoft suggested that deference be discussed at the October 26, 2023 joint meeting and opined that deference was an outdated concept.

Walt Lisiewski agreed with Arthur Bredehoft that deference should be discussed at the upcoming joint meeting. He also commented on the new microphones that were soon coming.

Mary Funderburg commented that Short-Term rentals and home businesses have been handled well and asked for an update on the fence subcommittee work.

Jim McDaniel reminded the committee that they are to review the proposed changes to the fence standards. He also commented that deference was necessary.

Dan Kolkhorst commented on deference and explained the importance of keeping it.

John Anderson thanked staff for setting chairs away and asked again for better microphones for the Committee meeting room.

XIV. Staff Reports and Comments

Neslihan Tesno commented that only two committee members have made comments on the subcommittee's revised fence standards thus far.

XV. Adjourn

Chairman Walt Lisiewski requested a motion to adjourn. It was then motioned by Arthur Bredehoft and seconded by John Anderson to adjourn the meeting at 8:32p.m. The motion carried unanimously.

Development Standards Committee Meeting of

9/6/23

Name (Please Print)	Representing	Address	Agenda #
LARRY O'BRYEN	OWNERS	75 MILL POINT PL	#1
Nick Riemer	HEB	6767 Woodlands Pkwy	E
MIKE DAUGHERTY	owner	231 BRISTOL BEND Circle	#7
Scott Wilhelm	OWNER	25 5 MAILED 6 LEN PLACE	#2
Lawrence Taylor	owner	70 W. Canyon Wren Circle	29
Ethan Ahmadi	owner	222 Tortoise Cracks / 7	33
use when	self	Petercup	Public Comments
Potato Garrett	Ridge Church	C Falcon wing	C
Jaime Jesso	OWNERS	61 Carlton Woods Dr.	A & B
Ricardo Duffour	Owner	61 Carlton Woods Dr.	A & B
Dave Oxx	OWNERS	110 Payer Oaks Pl	38
Cherie Blunt	owner	7 Wenden Dr.	32
Denise Torok	neighbor	3 Leeward Pl	32

9/6/23

Agenda