

Development Standards Committee
June 5th, 2024, 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, John Anthony Brown, Bob Adams & Mary Funderburg

Staff Present: Neslihan Tesno, Kim McKenna, Delilah Campos, Rick Wohlfarth & Michael Pechanec

I. Welcome.

II. Pledge of Allegiance.

III. Call Meeting to Order.

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

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

There was a motion to adopt the meeting agenda by Arthur Bredehoft with a second by John Anthony Brown. The motion carried unanimously.

V. Public Comment.

Public comments were made by Amy Loyacano of 10 Cypress Pine Place in Panther Creek. Amy Loyacano spoke of her concerns regarding possible deed restriction violations at a neighboring property which cause a direct nuisance to Mrs. Loyacano's residential property and quality of life. Mrs. Loyacano asked the committee to reconsider allowing hogs and chickens as customary pets in The Woodlands and spoke of their negative consequences on the environment and community, and to consider the original integrity and standards of The Woodlands.

VI. Consideration and action regarding the minutes of the meeting of May 1, 2024.

A motion to approve the minutes was moved by Mary Funderburg seconded by John Anthony Brown. The motion carried unanimously.

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

Commercial:

Staff presented the Commercial Summary List consisting of Items D, E, F & G. Item H was tabled. It was moved by John Anderson and seconded by Bob Adams to approve the Commercial Summary List as presented. The motion carried unanimously.

Residential:

Staff presented the Residential Summary List consisting of Items 2-22, 23 & agenda item XII. Items 1, 33 & 35 were tabled per the request of the property owners, and item 17 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented. Arthur Bredehoft abstained from the motion for item 13. Bob Adams abstained from the motion for item #7. The motion carried unanimously.

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

There was no executive session.

IX. Reconvene in Public Session.

There was no executive session.

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

- A. Variance request for two building signs that exceed the maximum height allowed and are not individual channel cut letters; one sign is not on a raceway as required by the shopping center criteria.

GRI Woodlands Crossing LLC / Original ChopShop

10720 Kuykendahl Road

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

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 as presented and require the owner revise and resubmit on the following conditions:

- Reduce the height of "Original" to 8 inches; and proportionally reduce the height of "ChopShop" in accordance with branding requirements.
- A visible raceway on the canopy building sign will be permitted. Increase the height of the raceway to fully back the text "Original."
- All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Permanent signage must comply with the retail center criteria and 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.

- B. Variance request for the proposed secondary ground sign that contains a logo that is not registered and exceeds the maximum number of signs on the site.

Faith Bible Church

5505 Research Forest Drive

Lot 0100 Block 0319 Section 0067 Village of Cochran's Crossing

This item was heard by the full committee. A representative for the item 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 deny the request as presented, but offered the following two options:

1. Suggest the applicant revise and resubmit a monument sign that includes the church and school names together on one sign.
2. Additionally, the owner may submit a second monument sign for the second entrance on Research Forest, dedicated to the school.

The motion carried unanimously.

- C. Variance request for the proposed building sign modification that does not match the registered name of the business.

14-GRN GREEN TREE LLC / Orthodontist

10110 Woodlands Parkway, Suite 600

Lot 0300 Block 0458 Section 0046 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 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 Anthony Brown to approve on the building sign modification on the following conditions:

- Allow the use of "Orthodontist" sign for one year and require the applicant submit Doctor name within one year to fill the empty space that causes the sign to be out of alignment.
- All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

- Permanent signage must comply with the retail center criteria and 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.

D. Variance request for the proposed signs that exceed the maximum number allowed for display.

GRI Woodlands Crossing LLC

10700 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 Bob Adams to deny as presented and the owner may revise and resubmit on the following conditions:

- The applicant may submit for two (2) window or door displayed signs "For Information" per building that comply with the "leasing sign" criteria.
- All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Temporary signage must comply with the retail center criteria and 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.

E. Variance request for the proposed comprehensive site lighting package that exceeds the maximum foot candle levels allowed at the property line.

BA Leasing BSC LLC / Chevron Phillips Chemical Company LP

9500 Lakeside Boulevard

2455 & 2501 Research Forest Drive

Lot 6400 Block 0547 Section 0007 Village of Research Forest

Lot 6305 Block 0547 Section 0007 Village of Research Forest

Lot 6311 Block 0547 Section 0007 Village of Research Forest

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

- Light color output is selected at 3000K or 3500K color temperature for all exterior fixtures. All fixture light temperature color shall be within 500K of each fixture.
- Fixture finishes shall be a dark color to match the exterior design cues of the building accent trim.
- The committee reserves the right to require additional shielding or to reduce light output as necessary.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The 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 the final landscaping and hardscape plans that include plantings not on the approved plant list.

BA Leasing BSC LLC / Chevron Phillips Chemical Company LP

9500 Lakeside Boulevard

2455 & 2501 Research Forest Drive

Lot 6400 Block 0547 Section 0007 Village of Research Forest

Lot 6305 Block 0547 Section 0007 Village of Research Forest

Lot 6311 Block 0547 Section 0007 Village of Research Forest

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

- Walking trails are to be poured-in-place concrete.
- Outdoor Exercise area is to be a poured-in-place rubber surface. The DuraPlay topcoat system is to be environmentally friendly with no micro-plastics or petrochemical-based products.
- PickleMaster Sports coating to be applied all court surfaces.
- Bollards to match existing on site.
- Canopy system finish is to be "Bone White."
- Plant species selected will comply with Commercial Planning and Design Standards, and/or existing vegetation on project site per as-built drawings. Allow Japanese Privet for hedgewall on southern edge of property.
- Efforts shall be made to keep as many existing trees on-site as possible, maintaining tree count and healthy specimens.
- All above-ground irrigation components, including valves and cages, shall be painted Woodlands Green when possible to blend with the surrounding landscape.
- Fountain exterior to be finished in vertical mosaic tiles "White Quartzite."
- Flagpole height to comply with Standards.
- Shade sails, raised planters, Outdoor Office Pod structures and water cistern are removed from scope.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Variance request for the proposed leasing signs that exceed the maximum size and number allowed.

Regency Centers LP

4747 Research Forest Drive, Suite 450

Lot 0100 Block 0687 Section 0047 Village of Cochran's Crossing

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

- Signs are to be maintained in good order and repair at all times.
- Signs must be removed no later than seven days after the rental or lease contract is signed.
- Must comply with the Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

H. Consideration and action for the proposed ATM machine and surround replacements.

IMI Market Street LLC / Wells Fargo

9595 Six Pines Drive, Suite 300

Lot 7113 Block 0599 Section 0999 Village of Town Center

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 Bob Adams to table the item to a future meeting. The motion carried unanimously.

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

1. Consideration and action for the final new home construction submission that was revised after concept to comply with the Standards regarding easements and setbacks.

75 S Longspur Drive

Lot 06, Block 01, Section 45 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to table the item to a future meeting to allow the owner to submit a construction timeline or variance to the construction timeline requirement. The motion carried unanimously.

2. Variance request for the proposed concept new home submission that will exceed the maximum living area allowed and includes a driveway will exceed the maximum width allowed.

11020 Ellwood Street

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

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the concept proposal on the following conditions.

At preliminary or final submission, the owner must provide the following:

- Complete and comprehensive applications and plans for each improvement. The Final plans must be submitted with the following:
 - A complete set of sealed drawings in accordance with the standards.
 - Artist Renderings or a Sample Board identifying all Material and Colors proposed.
 - Site plan
 - Property Survey identifying all trees six inches in diameter or greater 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.
 - Landscape Plans sealed by a Landscape Architect: The Plan Review Committee and their designee will review landscaping during and after construction to determine any additional plantings in addition to the landscape plan for softening, screening and reforestation.
 - A drainage plan sealed by a Professional Engineer: A certificate of completion submitted and signed by the Engineer certifying compliance and completion of installation.
 - The official seal and signature of the Architect of Record, Engineer, and/or Landscape Architect must appear on the final Plans.
- Fencing requirements
 - Erosion and Debris Containment Fencing
 - Perimeter fencing for erosion control, such as silt fence or filter fencing must be installed around the property to provide temporary sediment control and contain the sediment and debris in place where soil is being disturbed due to demolition or construction. Installation will be required prior to demolition
 - Tree Protection Fencing
 - Fencing to provide tree protection must be installed around the drip line of any existing trees to include a minimum of 75% of the drip line. Any trees in need of removal during the demolition of an improvement require application and approval, prior to removal.
 - Construction Fencing
 - Construction fencing must be installed around the demolition area and allow for an access route if tractors or other machinery are to be used in the work. Perimeter fencing must be installed as a six (6) foot tall chain link protective fence with green screen material, located around the perimeter of the site but not beyond the property line. Protective fencing must remain in place throughout the construction process and until the final inspection report is received or by the Plan Review Committee or it's designee for requests for removal prior to the

- final permit.
 - Temporary Security Barrier Fencing (as applicable)
 - Security barrier fencing must be installed and maintained in compliance with the International Residential Code for all properties with swimming pools, hot tubs, spas or ponds, during demolition and new construction.
- Pool construction:
 - The committee approved the conceptual proposal for a swimming pool and spa on the condition the owner submit a final comprehensive application in accordance with the Residential Development Standards and the final submission is on accordance with the Hard Surface and Water Surface area requirement as described in the Standards and depicted in the conceptual plan. The Plan Review Committee or its designee will determine requirements for Drainage plans, landscaping requirements or other conditions of approval at the time of final submission for review and action.

The motion carried unanimously.

3. Variance request for a proposed sunroom addition that will exceed the maximum allowed living area per the Criteria for Section 74 Sterling Ridge.
55 Panterra Way
Lot 18 Block 03 Section 74, Village of Sterling Ridge
This item was heard under the summary list as presented by staff. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed sunroom on the condition new living area does not exceed 114 ft². Standard Conditions, meet code and pass inspections. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.
4. Variance request for existing driveway borders that is not on both sides of the driveway and exceeds the maximum width allowed.
194 North Millport Circle
Lot 20 Block 02 Section 40, Village of Alden Bridge
This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the existing driveway borders as submitted. The motion carried unanimously.
5. Variance request for existing driveway borders that are not of a contrasting material and a walkway that is not located at least 1 foot from the property line and exceeds maximum width allowed.
94 Hearthshire Circle
Lot 23 Block 01 Section 99, Village of Sterling Ridge
This item was heard under the summary list as presented by staff. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the driveway border and the walkway as submitted. Additionally, The Owner must ensure that the placement of the improvements do 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.
6. Variance request for an existing generator that may cause neighbor impact due to location.
126 North Heritage Mill Circle
Lot 03 Block 01 Section 04, Village of Creekside Park West
This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the generator on the condition the generator is sufficiently screened by evergreen shrubs/bushes at least 4' tall at time of planting or incorporate an "L" shaped screening wall no taller than 4' with integrated vegetation. Owner to submit plans for screening wall if this option is chosen. Staff to review upon

completion to determine if sufficient screening. Meet code and pass inspection. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

7. Variance request for existing paving that does not respect the rear ten foot easement and the side five foot easement.

138 South Winterport Circle

Lot 14 Block 01 Section 05, Village of Alden Bridge

This item was heard under the summary list as presented by staff. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the pavers 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 pavers 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. 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). Bob Adams abstained. The motion carried unanimously.

8. Variance request for existing paving that does not respect the rear ten foot easement.

11 South Scarlet Elm Court

Lot 03 Block 01 Section 60, Village of Alden Bridge

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

9. Variance request for existing driveway borders that exceeds the maximum width allowed.

10 Mayborough Court

Lot 39 Block 01 Section 19, Village of Alden Bridge

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

10. Variance request for an existing trellis that exceeds the maximum height allowed and may be closer than one foot to the property line.

60 Venetia Grove Drive

Lot 03 Block 03 Section 41, Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the existing trellis on the condition the owner maintains evergreen vines to grow on the trellis. 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

11. Variance request for an existing play structure that does not respect the rear ten-foot easement.

60 Venetia Grove Drive

Lot 03 Block 03 Section 41, Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

12. Variance request for an existing detached storage building that does not respect the side five foot easement and exceeds the maximum height allowed.

18 Culverdale Place

Lot 16 Block 01 Section 23, Village of Indian Springs (TWA)

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

13. Variance request for an existing pergola that does not respect the rear ten foot easement.

50 Trellis Gate Street

Lot 01 Block 01 Section 35, Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the existing pergola on the condition the owner plants and maintains evergreen trees/shrubs at least 7' tall at time of planting to soften the view to side street. Staff to review upon completion to determine if sufficient. Standard conditions apply and the improvement must meet code and pass all inspections. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. The access area must be restored to the original condition. 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. 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. Arthur Bredehoft abstained. The motion carried unanimously.

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

14 Pleasant Point Place

Lot 49, Block 1 Section 08, Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the short-term rental 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 June 2025. 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 regarding a renewal of a home business – Management Consulting.

11 Serenity Woods Place

Lot 10 Block 03 Section 13, Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the home business for 2 years on the condition the owner must reapply for renewal in May 2026. Additionally, the business must operate in accordance with the Residential Development Standards and may be revoked at any time for a violation of these standards, impact to adjacent properties or by The Development Standards Committee. The motion carried unanimously.

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

175 West New Harmony Trail

Lot 8, Block 2, Section 21 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing the seasonal lighting from public view; by removing the basketball goal and miscellaneous items from side of home from public view, and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

3 White Wing Court

Lot 42, Block 1, Section 24 Village of Indian Springs (TWA)

Resolved prior to meeting.

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

54 Robin Caper Court

Lot 11, Block 1, Section 42 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing office chair, folding chair, boxes, and other items from front porch and by removing bags of soil on driveway and other items in front yard on a consistent basis) 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.

16 Hyacinth Blossom Court

Lot 8, Block 3, Section 37 Village of Creekside Park West

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting a passing final inspection for the summer kitchen) 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.

31 Pleasant Point Place

Lot 60, Block 1, Section 8 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing trash/recycle carts from public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

11 Largo Woods Place

Lot 8, Block 3, Section 21 Village of Indian Springs (TWA)

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by submitting a complete application and obtaining approval for the color change to the home and front door 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.

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

27 Butterfly Branch place

Lot 41, Block 2, Section 52 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by submitting a complete application and obtain 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.

23. Consideration and action to appeal the Residential Design Review Committee decision of conditional approval for a color change.

42 Pondera Point Drive

Lot 07 Block 02 Section 13, Village of Creekside Park West

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

24. Request for rehearing regarding the Development Standards Committee action for the removal of a tree that did not meet the Standards for removal, which was reviewed by the full committee and acted on at the meeting of April 3, 2024.

89 Sundown Ridge Place

Lot 28 Block 1 Section 16, Village of Creekside Park West

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 John Anthony Brown to deny the rehearing as submitted as the committee determined that no new information had been presented. The motion carried unanimously.

25. Variance request for a proposed garage conversion that will not have garage space for 3 vehicles as required by the Development Criteria for Section 15 Creekside Park West.

19 North Curly Willow Circle

Lot 04 Block 02 Section 15, Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and engineer were present. It was then moved by Walt Lisiewski and seconded by John Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to convert the garage area from living area back to garage – property must have at least the 3 required garage spaces, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident. 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 install a garage door instead of an exterior wall – Submit new elevation showing change. Meet code, pass inspections and Standard conditions apply. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

26. Variance request for a proposed fence that exceeds the maximum height allowed.

95 Crimson Ridge Court

Lot 09 Block 01 Section 15, Village of Indian Springs (TWA)

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 Mary Funderburg to approve the fence on the condition the fence is capped, double-sided and may not exceed 10' in height with a rot board. The pickets must be tapered at the bottom so that the top cap is level in height. The fence must comply with standards, meet code and pass inspections. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. The motion carried unanimously.

27. Variance request for a proposed wood fence that does not meet the Development Criteria for Section 35 Creekside Park West.

103 South Arrow Canyon Circle

Lot 35 Block 04 Section 3, 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 Arthur Bredehoft to deny the proposed wood fence as submitted. Additionally, the committee allowed the homeowner 180 days to plant evergreen shrubs to screen items interior of fence. The motion carried unanimously.

28. Variance request for proposed tree removals that do not meet the Standards for removal.

97 Sundown Ridge Place

Lot 26 Block 01 Section 16, Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the proposed tree removals as presented. The Committee recommended that the owner consult with a certified arborist about health & safety, and maintenance requirements, and advised the owner to not top the maple tree. The motion carried unanimously.

29. Variance request for proposed tree removals that do not meet the Standards for removals.

3 Bluff Creek Place

Lot 16 Block 02 Section 73, Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to deny the proposed tree removals as presented. The Committee recommended that the owner consult with a certified arborist about health & safety, and maintenance requirements. The motion carried unanimously.

30. Variance request for proposed Outdoor living area that includes a patio cover with fireplace and summer kitchen will not respect the rear 20 foot setback and the patio cover will not respect the rear ten foot easement.

211 South Brooksedge Circle

Lot 01 Block 03 Section 58, Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to Approve the outdoor living area on the condition the owner must plant and maintain evergreen vegetation at least 7' in height at time of planting to screen structure from left and rear neighbors. Improvements must meet code and pass inspections and must comply with the Residential Development Standards. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. It is recommended that the applicant contact any easement holder prior to construction start for easement encroachment. The motion carried unanimously.

31. Variance request for a proposed attached pool house that does not respect the rear 20 foot setback and the rear ten foot easement.

99 Altwood Circle

Lot 02, Block 01 Section 23, Village of Indian Springs (TWA)

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 Mary Funderburg to Conditionally Approve – Meet code and pass inspections. Standard Conditions apply. Submit drainage plan – Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a

neighboring tract. Enforcement of this requirement is by the affected property owner(s). 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.

ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. It is recommended that the applicant contact any easement holder prior to construction start for easement encroachment. The motion carried unanimously.

32. Variance request for a proposed patio cover that does not respect the rear 30 foot setback and the side 8 foot setback.

107 Crimson Ridge Court

Lot 06 Block 01 Section 15, Village of Indian Springs (TWA)

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 John Anthony Brown and seconded by Walt Lisiewski to conditionally approve as follows: The owner must plant and maintain one evergreen tree/shrub at least 7' tall at the time of planting at the corner of where the proposed structure meets the dwelling to screen windows on adjacent dwelling. The staff will review upon completion to determine if there is sufficient screening and if any additional native evergreen vegetation is necessary to soften and screen the view to adjacent properties. The owner must verify all Utility Company easements as they may differ with the Covenant easements. The Improvement must not encroach into any easements. Improvements must comply with the Residential Development Standards, meet code, and pass inspections. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

33. Variance request for a proposed trash & recycle cart enclosure that may have negative neighbor impact as it is unable to be screened in proposed location.

51 Tioga Place

Lot 13 Block 02 Section 07, Village of Creekside Park West

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

34. Variance request for a proposed fence style that does meet Neighborhood Criteria.

54 Tidwillow Place

Lot 24 Block 02, Section 02 Village of Creekside Park West

Withdrawn

35. Variance request for an existing basketball goal located in the rear ten foot easement, an existing sports court that does not respect the 20 foot rear set back and is not located at least 15 feet from the side property line.

51 Tioga Place

Lot 13 Block 02 Section 07, Village of Creekside Park West

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

XII. Consideration and action to authorize staff to act in accordance with the revised Fence Standards prior to recordation, in order to allow fence permits to be processed regarding fence heights, locations and stains as

defined in the Revised Standards approved May 15, 2024.

This item was heard under the residential summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to authorize staff to act in accordance with the revised Fence Standards prior to recordation, in order to allow fence permits to be processed regarding fence heights, locations and stains as defined in the Revised Standards approved May 15, 2024. The motion carried unanimously.

XIII. 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.

There was no action on this item.

XIV. Development Standards Committee Member Comments

Mary Funderburg suggested that The Township should hold classes on how to educate residents on tree care, maintenance and how to live with trees.

John Anderson suggested staff get with IT to get rid of the echo on the new microphone system. He also requested staff move the address titles on presentations so that the solstice sharing icon does not block property addresses during the presentation.

Arthur Bredehoft updated the committee members on his ongoing involvement with HARC regarding sustainability and asked the committee to stay tuned for more updates and information to come.

Walter Lisiewski spoke of his presentation regarding short-term rentals at the Village Community Association Presidents Council meeting and explained what the short-term rental process is like and how the Development Standards Committee works at reviewing them.

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

There was no action on this item.

XVI. Staff Comments and Reports

There were no staff comments or reports.

XVII. Adjourn

It was then moved by John Anderson and seconded by John Anthony Brown to adjourn the meeting at 7:50 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 6/5/24

Name (Please Print)	Representing	Address	Agenda #
Jeff Lee	Self	94 Heathshire Circle	5
Kevin Bezzant	Toney Coast Sonkids	9500 Lake side.	E/F
Michelle Adams	Self	5505 Research Forest Dr	B
CONSTANCE DEER	SELF	19 N. CORBIN Willow 92	
Otis Taylor	Self	138 S. Winterport Cir.	7
Amos Louecano	Self	10 S Cypress Pine Dr.	
Terresa Lindsey	Sign Remedy	10720 Kuykendahl	BA
STACY MOORE	KIRKSEY ARCHITECTURE	9500 LAKESIDE	E/P
Katherine Mott	Original Onshape	10720 Kuykendahl	A
Tony Bradley	Self	103 S. Arrow Canyon Circle	27
Sam Burk	Self	107 crimson Ridge co	32
Belal Jarrah, PE	the owner	19 N. curly Willow	25
Luis A. Romero	The owner	19 N. curly Willow Cir.	25
ila alam	Self	95 crimson Ridge	26

6/5/24

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