

Development Standards Committee
December 7, 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, Mary Funderburg, Bob Adams

Staff Present: Neslihan Tesno, Kim McKenna, Marcy Shaw

I. Welcome/Call Meeting to Order.

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

II. Pledge of Allegiance.

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

There was a motion to adopt the meeting agenda by Arthur Bredehoft with a second by Bob Adams. The motion carried unanimously.

IV. Public Comment.

There were no public comments.

V. Consideration and action regarding the minutes of the meeting November 1, 2023.

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

VI. Consideration and Action of the items recommended for Summary Action.

These items were reviewed by the committee. The lists consisted of Commercial items A and B. It was then moved by Bob Adams and seconded by John Anderson to approve the commercial summary list as presented by staff. Staff presented the Residential Summary List consisting of Items 2-31, 33, and 37. It was moved by Bob Adams and seconded by John Anderson to approve the Residential Summary List as presented. The motion carried unanimously.

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

There was no executive session.

VIII. Reconvene in Public Session.

There was no executive session.

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

- A. Variance request for the preliminary proposal for a drive through expansion and parking lot reconfiguration that includes encroachment into the forest preserve.

Chick-Fil-A Inc.

1660 Lake Woodlands Drive

Lot 7150 Block 0599 Section 0999 Village of Town Center

This item was heard by the full committee. The committee reviewed the request, considered the location, existing and proposed conditions and the Commercial Planning and Design Standards. Following deliberation, it was moved by Arthur Bredehoft and seconded by Jim McDaniell to deny the request as presented, but the committee would consider a redesign of the proposal and suggested the owner consider the following considerations:

- Consider relocating the improvement closer to the restaurant/building.

- Suggest contacting the adjacent shopping center owner to explore a modified parking area into their parking space or a shared parking agreement between the spaces, including striping to accommodate safe passageway.
- Suggest eliminating or significantly reducing the encroachment into the forest preserve on all four sides of the property.
- Consider relocating dumpster enclosure.
- The committee would consider the Turf Block component provided more details were provided regarding design, durability and sustainability, but also had no concern with the proposal excluding the improvement and remaining as hard surface.
- Consider submitting a phased landscaping proposal that also identifies trees existing, to be removed and what the replants will look like over time.

The motion carried unanimously.

B. Consideration and action for the permanent use of removable bollards at western entrances to parking lot.

CSHV Woodlands LP / Cinemark Texas Properties, LTD

1600 Lake Robbins Drive

Lot 2600 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 Bob Adams and seconded by John Anderson to table the item to a future meeting. The motion carried unanimously.

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

1. Variance request of the approved rehearing of a conceptually proposed room addition that encroaches the twenty-foot rear setback and ten-foot rear easement; and exceeds the maximum amount of living area allowed per the Neighborhood Criteria and the Initial Land Use Designation

Lee Andrew Blandford

122 W. Copper Sage Circle

Lot 004, Block 04, Section 12 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 Arthur Bredehoft and seconded by Walt Lisiewski to table the item to a future meeting. The motion carried unanimously.

2. Variance request for a proposed detached building (storage shed) that exceeds the maximum height allowed.

William J Steelman Sr

7 Classic Oaks Circle

Lot 19 Block 01 Section 07 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 as submitted. Do not encroach into rear 10' easement. The motion carried unanimously.

3. Variance request for a proposed attached patio cover with summer kitchen that will extend further into the setback than the garage.

Gregory H Avedikian

59 East Green Gables Circle

Lot 15 Block 01 Section 09 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 move to approve on the conditions that follow: Standard conditions must meet code and pass all inspections. Staff to review upon completion to determine if any screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a

neighboring tract. Access area must be restored to original condition. All conditions must be met within 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. Appeal of staff approval and variance request for a proposed fence that will exceed the maximum height allowed.

Joe & Cathe Locetta

164 South Brooksedge Circle

Lot 20 Block 01 Section 58 Village of Alden Bridge

This item was moved to review by Arthur Bredehoft.

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. After deliberation it was then moved by Arthur Bredehoft and seconded by Jim McDaniel to conditionally approve – fence allowed to be 8’ with 6” rot board and 2” cap, Style H along the rear property line that backs up to Branch Crossing. The motion carried unanimously.

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

Roy Johnson

78 Rhapsody Bend Place

Lot 1 Block 1, Section 27 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 move 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. 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.

6. Variance request for existing summer kitchen & paving that does not respect the rear ten foot easement.

51 Ironton Place

Valjupa LLC

Lot 12, Block 02, Section 15 Village of Creekside Park West

Moved to Review by owner’s request.

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present. After deliberation it was then moved by Arthur Bredehoft and seconded by John Anderson to conditionally approve- 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. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

7. Variance request for existing trellis that exceeds the maximum height allowed and is attached to the fence.

Bharath Ramesh

139 North Piney Plains Circle

Lot 09 Block 01 Section 08 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 move to approve on the condition the owner plants and maintains evergreen vegetation on the trellis to screen. 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.

8. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.

William Wood

14 Little Falls Place

Lot 33, Block 01, Section 05 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 conditionally approve – must be maintained in good repair – replace or remove if damaged or fades. The motion carried unanimously.

9. Consideration and action for a Short Term Rental.

Fahed Kabbabji

274 Sentry Maple Place

Lot 23, Block 03, Section 66 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Short-Term Rental on the condition that the owner & other designees must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party when the primary responsible party is absent. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by **December 2024**. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. **Property must be maintained per the Covenants and Standards.** The motion carried unanimously.

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

Beatriz Manchado

34 Steep Trail Place

Lot 104, Block 01, Section 05 Village of College Park

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

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

Benjamin Kimla

38 Wood Drake Place

Lot 60, 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 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 December 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.

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

28 Violet Sunset Lane LLC (Jesus Hernandez)

28 Violet Sunset Lane

jesusdlnx@icloud.com

Lot 3, Block 2, Section 38 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 solar panels, swimming pool, patio cover, summer kitchen, and outdoor bath and by allowing staff to enter yard to verify all other conditions have been met for solar panels, swimming pool, patio cover, summer kitchen, outdoor bath, retaining wall, and artificial turf)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Sergio Alfaro Argentin & Araminta Sedas Perez

19 Fairlight Court

Lot 57, Block 1, Section 13 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 artificial plants in the pots, by removing trash and recycle cart out of public view, and by submitting an application and obtaining approval for the pool barrier fence)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

BOU Properties LLC (Esteban Bou Perez)

132 Thunder Valley Drive

Lot 28, Block 1, Section 35 Village of Creekside Park West

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

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

Bree Holdings LLC (Jason & Brook Castle)

14 Spiceberry Place

Lot 15, Block 1, 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 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 excessive pine needles and dead leaves from view and by removing blue tarp from roof and by repairing roof)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Manuel F Camero

131 Rockwell Park Drive

Lot 8, Block 1, Section 34 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 submitting a passing final inspection for the cabana/pool house)** 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.

Clint A & Kimberly A Capstin

23 Jaden Oaks Place

Lot 19, Block 1, Section 24 Village of Creekside Park West

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

Neil & Imelda Cristal

7 Skipwith Place

Lot 10, Block 1, Section 15 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 submitting a passing final inspection for the pool barrier fence and swimming pool and by meeting conditions for pool barrier fence and swimming pool)** 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.

Joseph B & Katie R Daniel

139 South Queenscliff Circle

Lot 8, Block 2, Section 13 Village of Sterling Ridge

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

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

Alejandro Aguirre Ezquerro & Gabriela Mantecon Serrano

90 North Sage Sparrow Circle

Lot 19, Block 4, Section 11 Village of Creekside Park

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

FF View Investment LLC (Federico Ruiz)

2 Fringetree Bark Court

Lot 3, Block 1, Section 32 Village of Creekside Park West

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

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

Jimmy Jr & Kaye L Finster

27 Baylark Place

Lot 22, Block 1, Section 9 Village of Alden Bridge

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

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

Zachary D Green & John D Green

11 Silver Arrow Court

Lot 15, Block 3, 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 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 household items stored on the left side of home and on driveway in public view and by placing portable basketball goal at least 20 feet from the street pavement edge or no less than halfway up the driveway)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Nick Labouchardiere & Mariane Lopes Do Carmo Lins

81 Botanical Vista Drive

Lot 3, Block 2, Section 32 Village of Creekside Park West

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

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

Steven & Sarah Lhotak

102 South Arrow Canyon Circle

Lot 29, Block 1, Section 3 Village of Creekside Park

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

failure to correct these **(by removing trash cans and recycle cart and material 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. 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.

Cheng Ma & Xiaobo Wang

3 Red Wagon Drive

Lot 11, Block 2, Section 7 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing excess dead leaves, and by removing trash and 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.

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

NEUMAG Texas LLC – Juan Manuel Neumann Aliseda

77 Madrone Terrace Place

Lot 15, Block 1, Section 36 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 above ground spa and pergola and by complying with the Residential Standards)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Newman 2008 Descendants Trust (Spruce L & Flora R Newman)

35 East Gaslight Place

Lot 18, Block 1, Section 26 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing commercial truck from property)** 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. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Regate Inc. (Yasuo Motone/ Open House Texas Realty & Investments LLC)

11 East Autumn Branch Circle

Lot 39, Block 1, Section 26 Village of Alden Bridge

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

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

Adam C Sanchez

86 North Acacia Park Circle

Lot 13, Block 5, Section 28 Village of Alden Bridge

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

31. 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 Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and by removing 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.

32. Rehearing of the Development Standards Committee's decision to require the fence to taper when adjoining to adjacent lower fence.

Larry Eaton Jr.

62 North Spring Trellis Circle

Lot 06, Block 01, Section 20 Village of Indian Springs (TWA)

This item was moved to summary. 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 the item at the request of the property owner. The motion carried unanimously.

33. Variance request for a proposed patio cover with fireplace and summer kitchen that will not respect the rear 30 foot setback and 8 foot side setback.

Joshua Frank

62 Thistle Wind Court

Lot 06, Block 02, Section 15 Village of Indian Springs (TWA)

This item was moved to summary. 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 patio cover with summer kitchen and fireplace on the conditions that follow: Standard conditions must meet code and pass all inspections. Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen to rear and left of property. Staff to review upon completion to determine if any additional screening needed. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Access area must be restored to original condition. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

34. Variance request for existing fence modifications that is not an approvable fence design.

Judd Salas

18 East Wading Pond Circle

Lot 04, Block 02, Section 08 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. After deliberation it was then moved by Jim McDaniel and seconded by Arthur Bredehoft to conditionally approve – plant and maintain evergreen shrubs at least 5' tall at time of planting in front of static portion of fence (not the gate). The motion carried unanimously.

35. Variance request for existing fence modifications that is not an approvable fence design.

Scott Thomas McDowell

14 East Wading Pond Circle

Lot 03, Block 02, Section 08 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. After deliberation it was then moved by Jim McDaniel and seconded by Arthur Bredehoft to conditionally approve – plant and maintain evergreen shrubs at least 5' tall at time of planting in front of static portion of fence (not the gate). The motion carried unanimously.

36. Variance request for existing permanent seasonal lighting that may cause negative neighbor impact.

Amnish K Khosla

115 Payer Oaks Place

Lot 05 Block 01, Section 72 Village of Sterling Ridge

This item was moved to summary. This item was heard under the summary list as presented by staff. The neighbor at 110 Payer Oaks was present and in favor. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg move to Move to approve on the following conditions: colored lights allowed during seasonal holidays per the Standards. Lighting must not cause an unreasonable or disproportionate impact to adjacent properties. The Development Standards Committee reserves the right to revoke or amend the permit in the event complaints are received or an impact is observed. Comply with the Standards 2.8 Lighting. The motion carried unanimously.

37. Request for approval of a Home Business – Daycare that had been previously approved at a former address.

Usman Aziz Khan

19 Poplar Pine Court

Lot 51 Block 03, Section 11 Village of Harper's Landing at College Park

Neighbors Opposed:

Sean Buish

15 Poplar Pine Court

Lot 52 Block 03, Section 11 Village of Harper's Landing at College Park

Lixin Huang

23 Poplar Pine

Lot 50 Block 03, Section 11 Village of Harper's Landing at College Park

This item was heard by the full Committee. The homeowner was present, and two neighbors were in opposition and were present. The staff provided the Committee with a presentation. After deliberation it was then moved by Mary Funderburg and seconded by Jim McDaniel to deny the home business as applied for in the new location. The motion carried unanimously.

38. Variance request for proposed garage doors that that may not be architecturally compatible with the home and neighborhood.

James Hollingsworth

35 Villa Canyon Place

Lot 26, Block 02, Section 18 Village of Indian Springs (TWA)

This item was heard by the full Committee. The homeowner was present. After deliberation it was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the garage doors as submitted. John Anderson and Jim McDaniel voted in opposition. The motion passed.

39. Variance request for an existing generator that does not respect the side five foot easement.

Jon Yamada

14 Mohawk Path Place

Lot 93, Block 01, Section 06 Village of Creekside Park

Supporting Neighbor:

Ludwig Garcia Perez

10 Mohawk Path Place

Lot 94, Block 01, Section 06 Village of Creekside Park

This item was heard by the full Committee. The neighbor in support was present. The staff provided the Committee with a presentation. After deliberation it was then moved by Mary Funderburg and seconded by Arthur Bredehoft to conditionally approve – meet code and standards, pass inspections. Generator location not to compromise the adjacent properties pool safety barrier – consult code inspector. John Anderson and voted in opposition. The motion passed.

40. Variance request for existing artificial foliage attached to a fence and visible to the street & adjacent properties.

Carlos Adolfo Diaz Calvi

3 Craven Park Court

Lot 29, Block 02, Section 93 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. After deliberation it was then moved by Arthur Bredehoft and seconded by Jim McDaniel to conditionally approve – plant and maintain evergreen shrubs at least 5' tall at time of planting to screen in the sparse areas. Remove the artificial vegetation in 6 months once vegetation is more dense. The motion carried unanimously.

XI. Consideration and action regarding 2024 meeting dates for the Development Standards Committee (DSC), DSC Workshops, and potential Joint Meetings with the Residential Design Review Committees.

Arthur Bredehoft asked that the dates be emailed and then voted on in the January 3, 2024, meeting. He also asked that there be calendar invites with reminders sent out for the meeting dates.

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

No Action.

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

Mary Funderburg suggested the DSC review home business to determine what would be appropriate for the home.

Arthur Bredehoft requested that the DSC take action on the proposed Fence Standards by March 20, 2024,

XIV. Member Comments

Bob Adams stated a concern about artificial turf and that there are chemicals that leach out into water.

John Anderson reported there was an issue with his computer.

Walt Lisiewski reported that the Township Board reappointed Arthur Bredehoft and John Anthony Brown to the DSC. He said John Anthony Brown will start at the January 3, 2024, meeting. All members thanked Jim McDaniel for his service as he will not be continuing to the next year.

XV. Staff Reports and Comments

None

XVI. Adjourn

Chairman Walt Lisiewski motioned to adjourn at 7:10 p.m. and was seconded by Bob Adams. The motion carried unanimously.

Development Standards Committee Meeting of

12/7/23

Name (Please Print)	Representing	Address	Agenda #
Josh Foss	Owner	60 Thistle Wind Ct	33
ALEN FISHER	CHUCK-FLA	LAKEWOODLANDS DRIVE	A
Ed Murney	CFA	LAKE WOODLANDS DRIVE	A
Andrew Bailey	CFA	Lake Woodlands Drive	A
Zach Steele	CFA	" "	A
JEREMY ZINGUT	CFA	" "	A
DAN WHEELER	IS (TWA) VICE CHAIR	HUNTERS CROSSING DR	33 34 39
Alfred Whitton	SELF	164 S. BROOKBIDGE CIR.	
JOE LOCETA	SELF	164 S. BROOKBIDGE CIR.	
Rafique - Ayesha	Self	19 Poplar Pine Ct, 77385	37
JAMES HONIGSMAN	Self	35 VIALA CANYON PC	36
Sew Drizin	Self	15 Poplar Pine Ct, 77385	37
Patricia Torres	Unaffiliated	51 Ironhorse Yl	6

12/7/23

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