

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

Members Present: Walter Lisiewski, Arthur Bredehoft, Jim McDaniell, Bob Adams, Mary Funderburg, Dan Kolkhorst

Staff Present: Neslihan Tesno, Kim McKenna, Hennie van Rensburg, Delilah Campos, Rick Wohlfarth, and Donna Stanley

I. Welcome/Call Meeting to Order

The meeting was called to order by Walter Lisiewski at 5:03 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 Mary Funderburg. The motion carried unanimously.

IV. Public Comment.

No public comments

V. Consideration and action regarding the minutes of the meeting March 1, 2023 and March 17, 2023

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

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

Staff presented the Commercial Summary list. It was moved by Bob Adams and seconded by Jim McDaniell to approve the Commercial Summary List as presented. The motion carried unanimously.

Staff presented the Residential Summary List consisting of Items 1 and 3-28. Item 2 was heard in review and 29 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 item #13, #22, & #29. The motion carried.

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

The Committee recessed to Executive Session at 5:33 p.m.

VIII. Reconvene in Public Session.

The Committee reconvened in Public Session at 5:59 p.m.

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

A. Consideration and action for the proposed replacement of a portion of the existing fence.

Richard & Rhonna Endres Family Partnership LTD / The Shoppes on Sawdust
1440 South Sawdust Road

Lot 0400 Block 0599 Section 0006 Village of Grogan's Mill

This item was heard by the full committee. The owner was present and addressed the committee. The committee deliberated regarding the proposed improvements, considered the existing and proposed conditions, proper committee actions and the Commercial Planning and Design Standards. It was then moved

by Dan Kolkhorst and seconded by Bob Adams to approve the request on the following conditions:

- Wood fence height to be 9 feet.
- Allow construction side out with smooth side of fence facing inward towards the property. If the owner prefers to add a wrought iron fence portion to the front section of fencing, the committee was receptive to that idea and requested that be finalized in a resubmitted plan for review.
- Both sides of the wooden fence to be painted to match existing dumpster enclosure color.
- Submit final plans to Staff for review prior to issuing the final permit.
- No other exterior improvement is approved other than what has been reviewed and approved within this written submittal. All exterior improvements must be submitted for review and written Committee approval.
- Must comply with the Commercial Planning and Design Standards.
- Action by this committee does not constitute action by any additional entity.

The motion carried unanimously.

- B. Variance request for the proposed building sign for the campus name that exceeds the maximum number of lines of copy allowed, does not match the monument sign and is not comprised of individual channel cut letters; and consideration and action for the proposed building address sign.

8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000 Village of Research Forest

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

- Owner to add trademark symbol after “The Woodlands” (Per Howard Hughes Corporation legal counsel request.)
- Owner must provide to the Covenant Administration Staff dba documentation for name as shown on sign within one year of approval.
- Owner must submit plans to modify the monument sign to match the building sign. Submission must occur within one year of Building Permit issuance.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- C. Consideration and action for the proposed parking garage entry signage that includes the campus name, logo and overhead clearance bar information signs.

8800 Technology Forest Place LLC

4000 Research Forest Drive / 8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000 Village of Research Forest

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

- Owner must revise and resubmit sign specifications to modify the campus name sign to a pin mounted installation. “The Woodlands” should be capitalized “T” & “W” (ex. The Woodlands)
- Owner to add trademark symbol after “The Woodlands” (Per Howard Hughes Corporation legal counsel request.)
- Owner must provide to the Covenant Administration Staff dba documentation for name as shown on sign within one year of approval.
- 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.

- D. Consideration and action for the proposed bike rack installation.

Dirk D Laukien / Clariant

2730 Technology Forest Boulevard

Lot 9384 Block 0547 Section 0999 Village of Research Forest

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

E. Consideration and action for the proposed soccer field netting.

Covenant Methodist Church

8555 Creekside Green Drive

Lot 0496 Block 0509 Section 0386 Village of Creekside Park

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 Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

F. Consideration and action for the proposed patio improvement modifications, including fire pit, furniture and plantings.

24 Waterway, LLC / Bar Louie

24 Waterway Avenue, Suite 175

Lot 2640 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 Jim McDaniel to approve on the following conditions:

- Seating is approved as submitted.
- Three (3) previous streetscape tree areas are conditionally approved to be filled in with patio pavers (to match existing) where streetscape trees have died and been removed. Retain the tree that is currently existing within the bounds of the patio.
- Planters to contain evergreen trees, holly, and cascading English ivy.
- The patio space is to be kept in a clean and professional appearance at all times during the remodel and afterward.
- No signage is approved on the patio, tables, or chairs. No product advertising is permitted.
- No other exterior improvement is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

G. Consideration and action for the proposed addition of two doors near the drive-thru.

Chick-Fil-A

1660 Lake Woodlands Drive

Lot 7150 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 Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

H. Consideration and action for the proposed monument sign panels.

Davis Holdings LP / Uli's Kitchen

8021 Research Forest Drive, Suite A

Lot 0920 Block 0257 Section 0047 Village of Alden Bridge

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

- The new panels are conditionally approved as painted aluminum panels with black vinyl adhered with copy reduced to 3.5 inches tall per previous tenant approvals.
 - A variance for the applicant to display the logotype in a horizontal layout that differs from the registered USPTO is approved.
 - Clean and recondition the panels to like-new prior to vinyl installation. Vinyl is to be maintained in excellent condition at all times.
 - Add supplemental vegetation to the existing formal landscape beds at the monument signs in areas void of plantings. Plantings shall conceal the external light fixtures. Add hardwood mulch to cover the ground and conceal permanent irrigation.
 - Consider center management to create a monument sign criteria to revise all monument sign copy to black flat cut-out (FCO) acrylic lettering, ¼ inch thick for a higher-end appearance.
 - No other exterior signage is approved other than specifically submitted and approved within this written approval or previously approved. 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.

I. Consideration and action for the proposed monument sign replacement.

2978 Colonnade Group LP / Colonnade of The Woodlands
30420 FM 2978

Lot 0110 Block 0458 Section 0046 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

J. Consideration and action for the proposed electric vehicle charging station.

CPUS Woodlands LP / Retreat at The Woodlands
4400 College Park Drive

Lot 0100 Block 0051 Section 0067 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

K. Consideration and action for the proposed temporary construction staging area.

Lootens Place LLC / VillaSport Athletic Club & Spa
4141 Technology Forest Boulevard

Lot 6560 Block 0547 Section 0999 Village of Research Forest

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

- Owner to contact staff with revised timeframe for staging area prior to installation.
- Mesh screening to be installed where visible to the parking lot and outdoor recreation sports fields.
- The gates to the area shall remain closed during working hours.
- No signage is to be displayed during construction. Signage on dumpsters or portable toilets shall not be visible to the public view.
- The job site is to be maintained in a clean and professional appearance at all times during the project.
- No other exterior improvement is approved other than specifically submitted and approved within this written approval or previously approved. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

- The permanent improvement must comply with The Woodlands Commercial Planning and Design Standards. The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

L. Consideration and action for the proposed temporary construction staging area.

Woodlands Rehabilitation Consultants LLC / Progressive Pain and Rehabilitation

3275 College Park Drive

Lot 0811 Block 0388 Section 0999 Village of College Park

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 Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

M. Consideration and action for the existing temporary construction staging area.

HEB Grocery Company LP / HEB

3601 FM 1488 Road

Lot 2000 Block 0549 Section 0047 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Jim McDaniel to withdraw this item. No action was taken on this item. The motion carried unanimously.

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

1. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 6, Village of Sterling Ridge.

Bryan G Schorzman

18 Glowing Star Place

Lot 51 Block 03, Section 06 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Must submit final complete sealed plans not to exceed 4891 ft². Meet code and pass inspection. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

2. Variance request for proposed room addition that exceeds the maximum allowed living area per the Development Criteria for Section 8, Village of Creekside Park.

Leon Felipe Mier Gonzalez

34 West Lasting Spring Circle

Lot 30, Block 01, Section 08 Village of Creekside Park

This item was heard under full committee review. The staff provided a presentation regarding the room addition that exceeds the maximum allowed living area per the Development Criteria. The homeowner was present. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve on the condition that the property owner obtain the required signatures for the ILUD amendment and complete the ILUD amendment process. Submit final sealed plans, all required documents and deposits. Staff to review for compliance upon receipt. Additionally, living area not to exceed 2973 ft², meet code and pass inspections. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements. **Or applicant can revise plans to below ILLUD maximum. – if so, applicant must submit new application and plans.** The motion carried unanimously.

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

Jordan Snikeris
3 Dakota Ridge Place

Lot 17, Block 01, Section 17 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 conditionally approve as follows: Plant and maintain evergreen tree or shrubs at least 7' in height at time of planting to the adjacent side property line. Staff to review upon completion to determine if additional screening needed. Standard conditions 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. Access area must be restored to original condition. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

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

Carlos Cantu III

102 North Concord Valley Circle

Lot 05 Block 02, Section 25 Village of Sterling Ridge

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

5. Variance request for existing pavers that do not respect the rear ten foot easement.

Naomi L Baker

31 East Honey Grove Place

Lot 21 Block 01 Section 30 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: pavers to remain in gravel or sand base material with no mortar. 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. Request for approval for renewal of a Short Term Rental property.

Dominic & Lauriane Jackson

6 Bowie Bend Court

Lot 40, Block 01, Section 01 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 April 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.

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

Luz Elena Jaramillo

46 Ginger Jar

Lot 05, Block 07, Section 100 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 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 April 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.

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

Claudia & Brad Conversano

111 West Stockbridge Landing Circle

Lot 08, Block 02, Section 17 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 April 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.

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

Deborah Stangl, Trustee

78 Drifting Shadows Circle

Lot 36, Block 01, Section 07 Village of College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by 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 April 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. Request for approval for a home business – Training & Consulting services

Richard L Kowalski

85 North Frontera Circle

Lot 11 Block 02, Section 61 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 the home business as presented on the condition the home business remains in compliance with the Standards. All parking related to business must be on applicant's driveway. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years, and the owner must reapply for a Home Business renewal no later than March 2025. The motion carried unanimously.

11. Request for approval for a home business – Online sale of Sporting Goods/Firearms

Justin Tchabo

10 Whispering Thicket Place

Lot 20, Block 01, Section 09 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 home business on the following conditions:

- The owner must sign the memorandum regarding the certification for compliance and licensing with The Federal Bureau of Alcohol, Tobacco, Firearms and Explosives. The memorandum will be recorded at the courthouse and binding on the land.
 - No frequent travel to home, all clients must park in driveway. No advertisement of physical address.
 - In accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons:
 1. A violation of the Standards occurs
 2. The Business does not adhere to the conditions of approval Or at the discretion of the Plan Review Committee.
 3. A violation of the agreement.
 4. Owner must submit a home business renewal no later than April 2024 for continued operation.
- 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.

Christopher & Elizabeth Ann Byerman

223 Bristol Bend Circle

Lot 9, Block 2, Section 8 Village of Alden Bridge

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

Christine Cain

26 East Cottage Green Street

Lot 7, Block 4, 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 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 mold from exterior of the home, repairing wood trim, removing debris including but not limited to excessive pine needles on the roof, and dead 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. Arthur Bredehoft abstained from the vote. All others affirmed the approval.

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

Harper Real Estate Investors Inc

143 Maple Path Place

Lot 6, Block 3, Section 37 Village of Alden Bridge

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

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

David A & Abreu Alma B Huerta

6 East Hullwood Circle

Lot 41, Block 1, Section 2 Village of Creekside Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by providing a passing final inspection for the generator from a qualified inspector as defined in The Woodlands Residential Development Standards and by planting and maintaining dense evergreen vegetation at least 4 feet tall at the time of planting as needed to screen pool equipment from street and neighboring properties)** 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.

Invitation Homes-Sway 2014-1 Borrower, LLC

126 West Drifting Shadows Circle

Lot 49, Block 1, Section 7 Village of Harper's Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by establishing forty percent of the front yard (excluding the portion covered by driveway and walkways) with trees, shrubbery, flowers, mulch, or plants other than turf or grass)** 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.

Ahmed M Ismail

67 North Star Ridge Circle

Lot 11, Block 3, Section 51 Village of Sterling Ridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by removing mold/algae from exterior of the home, by repairing fence on right side, by removing trash cans 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.

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

James R Johnson

200 Bristol Bend Circle

Lot 26, Block 3, Section 8 Village of Alden Bridge

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

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

William & Mariel Martinez

3 Lanesend Place

Lot 41, Block 1, 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 approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting an application and obtaining approval for fence replacement on left side, by repairing fence on right side, by removing all equipment, materials, supplies, and appliances from public view, and by removing trash cans 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. Arthur Bredehoft abstained from the vote. 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.

Julie A McDaniel

2 Ginger Springs Place

Lot 17, Block 1, Section 14 Village of Harper's Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send

letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting an application and obtaining approval for fence replacement on left side, by repairing fence on right side, by removing all equipment, materials, supplies, and appliances from public view, and by removing trash cans 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.

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

Sonia Perry

55 North Delta Mill Circle

Lot 14, Block 1, Section 1 Village of Harper's Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by 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 establishing forty percent of the front yard (excluding the portion covered by driveway and walkways) with trees, shrubbery, flowers, mulch, or plants other than turf or grass, by removing white substance from the exterior of dwelling, by submitting application and obtaining approval for pool barrier fence and removal of two trees)** 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.

Keri Prather

39 Courtland Green Street

Lot 9, Block 2, Section 55 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by submitting an application and obtaining approval for the new roof and by removing trash cans and debris including but not limited to doors, chairs, construction material and other miscellaneous items 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. Arthur Bredehoft abstained from the vote. All others affirmed the approval.

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

Shea & Kristin Sanford

107 Ferncroft Court

Lot 45, Block 1, Section 73 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 removing trash and recycle cart out of public**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Victor M Solis

74 North Whistling Swan Place

Lot 20, 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 violations (**by removing trash and recycle cart out of public and by removing debris including but not limited to hose, cage, tires, and dolly**) 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.

Robert & Lindsey Styacich

118 South Regan Mead Circle

Lot 7, Block 3, Section 29 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 providing a landscape plan showing location, species, and size of trees to be planted as follows: plant and maintain two (2) 45-gallon native shad trees and three (3) 30-gallon native trees in the front yard and give (5) 30-gallon native trees in the rear yard**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Matthew A Twombly

23 Danville Crossing Court

Lot 34, Block 2, Section 2 Village of Harper's Landing at College Park

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to

cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by removing mold/algae from exterior of the home, removing dead trees and vegetation and by maintaining the swimming pool and 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.

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

Trilok Veligeti

86 Deer Plain Drive

Lot 10, Block 1, Section 24 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 providing a passing final inspection for the generator from a qualified inspector as defined in The Woodlands Residential Development Standards)** will result in a lawsuit filed & court hearing scheduled.

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

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

John R & Kathleen A Watkins

22 Shellbark Place

Lot 37, Block 1, Section 58 Village of Alden Bridge

This item was heard under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by 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 planting and maintaining one 30-gallon native tree anywhere on lot)** 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.

Daniel S Wilcox & Ruth Wagner

23 Courtland Green Street

Lot 12, Block 1, Section 55 Village of Alden Bridge

This item was resolved prior to the meeting.

30. Request for rehearing regarding the Development Standards Committee action for paving that exceeds the maximum hard surface area allowed, which was reviewed by the full committee and acted on at the meeting of October 5, 2022.

Louis P DeGrazia

122 East Sundance Circle

Lot 01 Block 04 Section 59 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to deny the request for a rehearing due to it being more than 30 days since the original DSC hearing date. Walt Lisiewski and Jim McDaniell abstained from the vote. The motion carried.

31. Variance request for an existing generator concerning conditions of approval and the use of artificial vegetative screening.

Robert L. Heckel

111 West Cresta Bend Place

Lot 39, Block 01, Section 18 Village of Creekside Park

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Jim McDaniell to conditionally approve the artificial vegetative screening on the condition the owner maintains the artificial vegetation by removing and or replacing if it fades. The owner is also to maintain the evergreen jasmine vine already planted to grow on the artificial screen. Staff to set site visit for future to DSC to review growth. Walt Lisiewski abstained from the vote. Mary Funderburg opposed; the motion carried.

32. Variance request for proposed installation of artificial turf with tree removals that are not allowed by the Standards.

Daniel P Naughton

214 South Maple Glade Circle

Lot 02 Block 02 Section 38 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Jim McDaniell to deny the artificial turf with tree removals. The owner is to redesign to meet standards. No trees are allowed to be removed for the installation of artificial turf. The motion carried unanimously.

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

Jorge Alejandro Campos Montejano

83 West Canyon Wren

Lot 02 Block 29 Section 01 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to Deny the request as submitted and recommended the owner install a root barrier where feasible. The motion carried unanimously.

34. Variance request for proposed driveway borders, walkway and driveway that will exceed the maximum width allowed and the driveway will extend beyond the width of the garage.

Robert Duke

22 Serenity Woods Place

Lot 14 Block 03 Section 13 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Jim McDaniell and seconded by Arthur Bredehoft to approve the request as submitted. The motion carried unanimously.

35. Variance request for a proposed sports court that will not respect side five foot easement & side setback and is not located at least 15 feet from property line.

MGAP Realty LLC

50 Liberty Branch Blvd

Lot 03, Block 08, Section 32 Village of Creekside Park

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Jim McDaniell to disapprove the sports

court as submitted and required the owner remove all the of concrete or at least all the concrete past the corner of the home. The area is not to be used as a sport court. The Committee recommended installing a basketball goal over garage that meets Standards. The motion carried unanimously.

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

Mark Curry

39 South Old Cedar Circle

Lot 16 Block 01 Section 19 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The contractor was present. It was moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny the fence as presented - the fence must meet the standards. Jim McDaniell opposed. The motion carried.

37. Variance request for existing driveway borders that exceed the maximum width allowed and are not symmetrical, and paving in the rear yard that does not respect the side and rear easements.

Timothy D Hiemer

22 Legend Hollow Court

Lot 16 Block 03 Section 20 Village of Alden Bridge

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the patios 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 driveway borders were also approved as submitted. The motion carried unanimously.

38. Variance request for play structure that may have negative neighbor impact.

15 Shumard Oak Drive Properties LLC

15 Shumard Oak Drive

Lot 03, Block 01, Section 37 Village of Creekside Park West

This item was heard by the Committee members present. The staff provided the Committee with a presentation. The homeowner was present. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the play structure on the conditions the owner plants and maintains evergreen trees and/or shrubs at least 7' tall at time of planting to screen the view of the play structure from street. The motion carried unanimously.

XI. 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.

Hennie van Rensburg requested the committee consider reverting to pre-COVID-19 procedures.

XII. Member Comments

Arthur Bredehoft recognized the passing of Margaret "Peggy" Gartman who served on the Alden Bridge Residential Design Review Committee and Alden Bridge Village association.

Dan Kolkhorst asked staff if trampolines could be installed in backyards without a permit.

XIII. Staff Reports and Comments

There were no staff comments.

XIV. Adjourn

There was a motion by Walt Lisiewski and second by Bob Adams to adjourn the meeting at 8:19 p.m. The motion carried unanimously.

Development Standards Committee Meeting of 4/5/23

Name (Please Print)	Representing	Address	Agenda #
Justin Tchekbo	myself	10 Whispering Thicket pl. Tomball, TX 77375	11
Naomi Baker	myself	31 E Honey Grove Pl	5
Emma Schorzman	myself	18 Blowing Star Place	1
Rich Endres	myself	1440 Sanders C	A
Chris Hinkel	Schorzman	13 Grassing Star Pl	1
P. Forrest Duke	myself	22 Serenity Woods Pl	34
Julie Naughton	myself	214 S. Maple Glade Cir	32 32
Robert Hecker	myself	111 W Chacota Blvd Pl	31
Leon Wier	myself	34 W Lasting Spring Cir	2
Jody Snikeris		3 Dakota Ridge Pl	3
Tim Hjerer	myself	22 Legend Hollow CT	37
Alexis Mifano	myself	50 Liberty Branch	35
Chris Rapp	myself	471 Dulser Bridge Ct	
Alejandro Campos	Myself	83 W Canyon Wren Cir	33

