

Development Standards Committee  
December 5<sup>th</sup>, 2024, at 5:00 p.m.  
The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, TX 77381  
MINUTES

**Members Present:** Walter Lisiewski, Dan Kolkhorst, John Anderson, Arthur Bredehoft, John Anthony Brown, Bob Adams, Mary Funderburg

**Staff Present:** Neslihan Tesno, Kim McKenna, Hennie van Rensburg, Delilah Campos

**Counsel Present:** Bret Strong, Peter Falivene

- I. Welcome.**
- II. Pledge of Allegiance.**
- III. Call Meeting to Order.**

The meeting was called to order by Walter Lisiewski at 5:00 p.m. and a quorum was declared.
- IV. Receive, consider, and act upon adoption of the meeting agenda.**

There was a motion to adopt the meeting agenda by Arthur Bredehoft and seconded by Bob Adams. The motion carried unanimously.
- V. Public Comment.**

There were no public comments.
- VI. Consideration and action regarding the minutes of the meeting of November 6, 2024.**

A motion to approve the minutes was moved by Arthur Bredehoft seconded by Bob Adams. The motion carried unanimously.
- VII. Consideration and Action of items recommended for Summary Action.**

**Commercial:** Staff presented the Commercial Summary List consisting of items A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, and P. It was then moved by Bob Adams and seconded by John Anderson to approve the Residential Summary List as amended. The motion carried unanimously.

**Residential:** Staff presented the Residential Summary List consisting of items 2-36 & 43. There was a request by a neighbor to remove item number 2 from the Summary List. There were requests by homeowners to remove items 17 & 27 from the Summary List. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as amended. The motion carried unanimously.
- VIII. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.**

The committee recessed into executive session at 5:09 p.m.
- IX. Reconvene in Public Session.**

The committee reconvened into public session at 5:35 p.m.
- X. Consideration and Action of the Commercial Items, Applications and Covenant Violations.**
  - A.** Variance request for two proposed building signs, which exceeds the maximum number of signs allowed.  
Realtex Ventures Inc / Mindcolor  
8401 Kuykendahl Road  
Lot 0950 Block 0257 Section 0047 Village of Alden Bridge  
This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to the meeting of December 18<sup>th</sup>. The motion carried unanimously.
  - B.** Consideration and action for the proposed mailbox sign.

Realtex Ventures Inc / Mindcolor

8401 Kuykendahl Road

Lot 0950 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to table the item to the meeting of December 18<sup>th</sup>. The motion carried unanimously.

- C. Variance request for the proposed parking lot expansion that includes Americans with Disabilities Act compliance and the addition of a dumpster enclosure including plantings not on the approved plant list.

Realtex Ventures Inc

8401 Kuykendahl Road

Lot 0950 Block 0257 Section 0047 Village of Alden Bridge

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

- Provide a hard surface calculation summary to verify compliance.
- The new parking area pavement is to match the construction type of the existing pavement systems.
- Any fencing to be replaced is to be submitted for review and approval.
- No new lighting is approved with this submittal.
- The new dumpster enclosure shall be moved north on the property, occupying two existing parking spaces. Provide revised plans.
- Recondition the existing dumpster enclosure to like-new.
- Screen both dumpster enclosures with landscaping.
- The dumpster enclosure construction and architectural style are to match each adjacent building.
- The enclosure doors are to be metal corrugated panels painted to match the exterior of the enclosure.
- Signage for ADA parking must comply with ADA standards. No Uni-strut, posts to be round or square tube painted black.
- Revise all parking lot striping to be repainted with white highway-grade reflective paint.
- Any removed landscaping shall be replaced in a new available location.
- A tree shall be planted in each new landscape island within the parking area per The Woodlands Standards.
- A permanent Irrigation system concealed from public view shall be installed and connected to the existing system.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval. All exterior improvements 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.

- D. Consideration and action for the proposed building mounted sign.

Sovran Acquisition LP / Extra Space Storage

7951 Alden Bend Drive

Lot 0935 Block 0257 Section 0047 Village of Alden Bridge

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

- Trim caps and returns to black.
- Recondition the façade to like new from the removal of the previous sign, prior to new sign installation.
- The permanent signage must comply with The Woodlands Commercial Planning and Design

Standards.

- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

E. Variance request for the proposed building mounted office sign, that includes a cabinet sign.

Sovran Acquisition LP / Extra Space Storage

7951 Alden Bend Drive

Lot 0935 Block 0257 Section 0047 Village of Alden Bridge

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

- "Office" sign to be a white die-cut vinyl graphic placed on the inside surface of the office door glass.
- Window graphics for name and hours of operation that comply with The Woodlands Standards may be applied for. No new signs are to be fabricated and installed until the permit is issued.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

F. Variance request for the proposed monument sign panels that do not comply with the shopping center criteria regarding materials and design.

Sovran Acquisition LP / Extra Space Storage

7951 Alden Bend Drive

Lot 0935 Block 0257 Section 0047 Village of Alden Bridge

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

- A slide over sleeve shall be constructed so that the existing panel is concealed.
- Monument sleeve panels to be routed aluminum backed with black and green acrylic accordingly. Paint the aluminum to match the original concrete slab color.
- Recondition the monument sign structure to like-new.
- A formal landscape bed with an irrigation system concealed from view shall be re-established around the monument sign.
- The permanent signage 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 building sign.

Sovran Acquisitions LP / Extra Space Storage

4455 Panther Creek Pines

Lot 0335 Block 0045 Section 0007 Village of Panther Creek

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

- Trim caps and returns are to be black.
- Recondition the façade to like new from the removal of the previous sign, prior to new sign installation.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- H. Variance request for the proposed building mounted office sign, that includes a cabinet sign.

Sovran Acquisitions LP / Extra Space Storage

4455 Panther Creek Pines

Lot 0335 Block 0045 Section 0007 Village of Panther Creek

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

- "Office" sign to be a white die-cut vinyl graphic placed on the inside surface of the office door glass.
- Window graphics for name and hours of operation that comply with The Woodlands Standards may be applied for. No new signs are to be fabricated and installed until the permit is issued.
- Must comply with Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- I. Variance request for the proposed monument signs that do not comply with the criteria for background color and includes address numbers on one sign not identified in the street address.

Sovran Acquisitions LP / Extra Space Storage

4455 Panther Creek Pines

Lot 0335 Block 0045 Section 0007 Village of Panther Creek

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

- Modify background color to Duranodic Bronze.
- Remove address numbers from sign located on S. Panther Creek Drive.
- A formal landscape bed with an irrigation system concealed from view shall be re-established around the monument signs.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the action of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- J. Variance request for the proposed directional signs that exceed the maximum height allowed and contain the name and logo.

Faith Bible Church

5505 Research Forest Drive

Lot 0100 Block 0319 Section 0067 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 Bob Adams and seconded by John Anderson to approve on the following conditions:

- Remove logo from north entrance sign and allow church name.
- Allow logo on the two interior directional signs.
- No other signs are approved at this time. All exterior improvements or signage must be submitted for review and prior to fabrication and installation.
- Must comply with Commercial Planning and Design Standards.
- The action of this committee does not constitute the action of any other entity. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

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

TW VOGMVC LLC

7 Switchbud Place

Lot 0840 Block 0547 Section 0006 Village of Grogan's Mill

2230 Buckthorne Place

Lot 0410 Block 0547 Section 0006 Village of Grogan's Mill

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

- Owner is to select one option for graphics to be used throughout the center during times of tenant vacancies. Final selection is to be provided to staff prior to the issuance of the permit.
- Signs are to be maintained in good order and repair at all times.
- Signs to be removed prior to tenant opening.
- Must comply with the Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- L. Variance request for the proposed temporary banners that exceed the maximum size, number of colors and display time allowed, are mounted on the construction fencing and may contain logos that are not registered.

TW VOGMVC LLC

2250 Buckthorne Place

Lot 0850 Block 0547 Section 0006 Village of Grogan's Mill

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

- Reduce size to no larger than 32 square feet.
- Remove Instagram reference.
- Submit revised sign proof for staff verification of conditions.
- Signs may not be mounted more than 5 feet above the ground.
- Must be kept in good order and repair. If signs are requested after the removal of the construction fencing, owner must reapply with updated location.
- Must comply with the Commercial Planning and Design Standards.
- The action of this committee does not constitute the approval of any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- M. Variance request for two proposed building signs which exceeds the maximum number allowed.

Methodist Hospital / Houston Methodist

26424 Strake Drive

Lot 0050 Block 0022 Section 0000 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 John Anderson to approve the permanent signage on the following conditions:

- Building signs must be scaled to allow a minimum of 6 inch clearance above and below the text to scale the sign proportionately to the message area.
- No raceways, conduits, or junctions shall be visible.
- LED sign illumination color temperature of 3500K shall match the color of all other exterior signs and lighting.
- Building Sign is only allowed as a single tenant building. In the event the building ever becomes multi-tenant and additional signage is proposed, the existing building sign must be removed and the Monument Sign must be modified to accommodate multi-tenant in accordance with the Commercial Planning and Design Standards.
- If Houston Methodist is no longer the primary occupant of the building, the building signs will require removal.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

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

The motion carried unanimously.

N. Consideration and action for the proposed monument sign.

Methodist Hospital / Houston Methodist  
26424 Strake Drive

Lot 0050 Block 0022 Section 0000 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 John Anderson to approve on the following conditions:

- The monument panel is to be routed aluminum with push through white acrylic with no fasteners visible from public view.
- LED sign illumination color temperature of 3500K shall match the color of all other exterior signs and lighting.
- If the building ever becomes multi-tenant, and causes proposed signage, the monument sign shall be returned to multi-tenant, and the building signs removed.
- No other exterior signage is approved other than specifically submitted and approved within this written approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The Woodlands Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

O. Variance request for the proposed exterior lighting package that exceeds the maximum foot candles allowed at the property line.

Woodlands Congregation of Jehovah's Witnesses  
12681 Sawmill RD

Lot 0200 Block 0599 Section 0046 Village of Grogan's Mill

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

- The committee reserves the right to require modification to any lighting, including shields or modified fixtures in the event a lighting impact is received or observed.
- Owner to complete registration process by setting up account in Civic Access prior to the issuance of the permit.
- Must comply with the Commercial Planning and Design Standards.
- The action of the committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

P. Consideration and action for the proposed artificial turf addition.

Dirk Laukien / Action Behavior Centers  
2620 Technology Forest Boulevard

Lot 9145 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 John Anderson to approve on the following conditions:

- Submit the manufacturer's cut sheets for review and record prior to the issuance of the permit.
- Install per the manufacturer's recommendations with adequate drainage.
- The turf shall be UV stable, permeable, bacteria-free, Non-toxic, non-flammable, 100% recyclable and create a zero waste bi-product.
- Must be kept in a well-maintained and like-new condition at all times.



- No trees are to be removed from the playground area.
- No other exterior improvements are approved other than specifically submitted and approved within this written approval or previously approved. All exterior improvements must be submitted for review and written Committee approval prior to fabrication and installation.
- Must comply with The 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.

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

1. Variance request for the proposed concept new home that would be located beyond the 25-foot rear setback and would exceed the living area limit for the lot.

6 N Timber Top Dr

Lot 56, Block 02, Section 13 Village of Grogan's Mill

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Walt Lisiewski and seconded by Mary Funderburg to approve the concept on the following conditions:

- Owner must submit a revised and resubmitted landscaping plan at final with additionally canopy trees in the front yard to soften and screen the view and for the purposes of reforestation for the large pine in the front.
- Owner must submit a final application with the required documents for review, including but not limited to, a sealed drainage plan, sealed landscape plan, construction timeline and sample board.

For any demolition the owner must:

- Install Construction fencing, tree protection fencing, and erosion control fencing. Fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:
  - The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

At final:

- The owner must adhere to the sealed plans, permit and construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- Please be advised all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing.
  - Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot in good order and repair.
  - Adherence to drainage plan including installation, inspection, and certificate of completion.
  - Dumpster or other waste containers stored on site.
  - Portable Restroom Facilities stored on site.

At Demo and Final Permit Issuance:

- The staff will perform periodic site inspections for compliance with the New Home Construction.
- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot, and maintained in good order and repair.
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

2. Consideration and action regarding a final submission for a new home construction and related tree removal.

### 23 Ripple Rush Court

Lot 39, Block 01, Section 10 Village of Panther Creek

This item was heard by the full committee. The committee deliberated regarding the proposal, impact to adjacent properties, and the applicable Residential Development Standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the final submission on the following conditions:

- Owner must revise a resubmit the landscaping plan to be a sealed landscape plan in accordance with the Standards. Staff to review final submission for verification of compliance with the Committee action. Must install and maintain plantings in accordance with the landscaping plan. Staff to review at final plan and at final installation, to determine if sufficient plantings have been met.
- Owner will be required to install and maintain Construction fencing, tree protection fencing, and erosion control. The fencing must be installed prior to the issuance of the final permit. Once installed, it must be verified and approved by a member of our staff. Once the required fencing is verified to be in place, the final permit will be issued which will have the following conditions applied:
- Owner must revise a resubmit the drainage plan to be a sealed drainage plan in accordance with the Standards. Staff to review final submission for verification of compliance with the Committee action. Additionally, At final the owner must submit and adhere to a drainage plan and will be required to obtain a document from the sealer of the drainage plan, certifying the installation was in accordance with his sealed plan. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Once final submission occurs and is permitted, the owner must adhere to the construction timeline in accordance with the Residential Development Standards. Requests for additional time must be reviewed for approval.
- Please be advised at final submission all improvements will be required to meet code, pass final inspection, and comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
  - Hours of Operation for Construction
  - Access and Safety.
  - Fencing: Maintain all fencing including tree protection, erosion control and perimeter fencing. o Keeping of Contractor Vehicles on the lot.
  - Continued maintenance of the lot in good order and repair.
  - Adherence to drainage plan including installation, inspection, and certificate of completion.
  - Dumpster or other waste containers stored on site. o Portable Restroom Facilities stored on site.
- CAD Staff will perform periodic site inspections each week for compliance with the New Home Construction Standards.
- All improvements must be located entirely on the applicant's lot. All materials and equipment for the construction and installation of any improvements, must be stored in an orderly fashion, located on the owner's lot, and maintained in good order and repair.
- Owner must submit an application and obtain approval prior to installation for any proposed improvements other than the house, drive and sidewalk and patio. (for example, generators, pools, fences, etc.)
- Action by this committee does not constitute action by any additional entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

### 3. Consideration and action of a Short Term Rental application.

179 Sylvan Forest Drive

Lot 30, Block 03, Section 10 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 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 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

4. Consideration and action of a Short Term Rental application.

96 N Deerfoot Circle

Lot 27, Block 01, Section 28 Village of Grogan's Mill

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the 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 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

5. Variance request for a proposed fence design that does not meet the Development Criteria for Section 2, Creekside Park.

10 Folklore Court

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

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the wrought iron fence at the rear of the property, height to match the other wrought iron fences in the neighborhood – meet code and pass inspections. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

6. Variance request for a proposed pergola that does not respect the rear 14-foot CenterPoint utility easement.

43 Triple Gap Drive

Lot 33, Block 01, Section 33 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the conditions the improvements must not encroach any Woodlands Covenant easements. 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.

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

63 Blue Norther Drive

Lot 10, Block 01, Section 35 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition improvements comply with the Residential Standards, must meet code and pass all inspections. The owner must plant and maintain two (2) 30-

gallon native evergreen trees. 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. No lights on ceiling fans. All other lights must be shielded or directed down. If TV is installed no additional speakers and screen must not be directed at adjacent properties. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

8. Variance request for proposed living area addition that exceeds maximum allowed per the Development Criteria for Section 18 - Village of Indian Springs (TWA) and exceeds the Initial Land Use Designation maximum allowed.

3 Mission Bend Place

Lot 45 Block 01, Section 18 Village of Indian Springs (TWA)

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the concept on the condition improvements do not to exceed the amended maximum ILUD as approved by the Development Company. The owner must get 2/3rds approval (notarized signatures) of all owners within Section 18 Indian Springs (TWA) to amend the ILUD. Documentation must be submitted and reviewed by Township staff prior to permit issuance. The owner must submit final plans, fees and documentation for staff review for compliance and to set conditions. Improvements must meet code and pass all 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. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

9. Variance request for proposed living area addition that exceeds maximum allowed per the Development Criteria for Section 29 Village of Sterling Ridge.

107 Regan Mead Court

Lot 32 Block 02, Section 29 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Living area not to exceed 2511 ft<sup>2</sup>. Must not encroach any easements. Meet code and pass inspection. Meet code and pass inspection. Staff to review upon completion to determine if any screening is required. 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). All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. The motion carried unanimously.

10. Variance request for a proposed generator that encroaches the rear ten-foot easement by more than three feet.

39 Harvest Wind Place

Lot 10 Block 01 Section 62 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the generator meets code and passes inspections. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

11. Variance request for a proposed swimming pool with integrated spa and firepit that does not respect the rear ten-foot covenant easement.

26926 Swanborough Road

Lot 50, Block 01, Section 00 Village of Creekside Park (The Enclave)

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve provided the applicant:

- Enter into a Memorandum of Agreement with the Woodlands Township in regard to the non-release of any Township easement subject to the conditions for the pool and patio cover.
- Submit a written partial release of easements to the extent required in order to allow the limited encroachment into the recorded easements from all parties holding such easement in a form acceptable to the committee for their particular circumstances. This means a release from the gas, telecommunications and cable/internet company (all 3) if needed and then a release from the Howard Hughes Corporation who is the successor to The Woodlands Corporation. It is recommended that the owner contact Mr. Heath Melton at the Howard Hughes Corporation to obtain the release. It is still being determined if a release is required from The Woodlands Township.
- Owner must comply with submitted drainage plan. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets.
- Maintain two native trees in rear yard.
- Plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen the view of the water wall (located behind the pool) to rear the adjacent property.
- Submit final plans, documents, fees and survey. Once received staff will review for compliance to the Standards and DSC conditions.
- Must pass inspections and meet code.
- Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

12. Variance request for proposed driveway borders that exceed the maximum width allowed.

143 North Bethany Bend Circle

Lot 40 Block 03 Section 36 Village of Alden Bridge

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

13. Variance request for a proposed attached room addition that exceeds the maximum allowed living area by the Development Criteria for Section 24, Creekside Park West.

78 Deer Plain Drive

Lot 12, Block 01, Section 24 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition the proposed new living area must not to exceed 240 ft<sup>2</sup>. Plant and maintain evergreen trees/shrubs at least 7' tall (from grade) at time of planting to screen to street and adjacent property. Staff will review upon completion to determine if sufficient screening. 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). ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Please contact Harris County for any additional permitting requirements. Applicant has agreed to paint & move the storage shed to lessen impact to the adjacent neighbors at their request – he will submit an application with proposed new

location. The motion carried unanimously.

14. Variance request for existing patio cover that does not respect the rear 20-foot setback.

43 South Bethany Bend Circle

Lot 05 Block 02 Section 36 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve as follows: Plant and maintain one 30-gallon native tree. Plant and maintain evergreen trees/shrubs at least 7' tall at time of planting to screen to rear. Meet code and pass inspections. Standards conditions apply. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

15. Variance request for existing decking and firepit that does not respect the rear ten-foot easement.

126 North Sage Sparrow Circle

Lot 27, Block 04, Section 11 Village of Creekside Park

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

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

187 Hearthshire Circle

Lot 55, Block 02, Section 99 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the 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 2025. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. Property must be maintained per the Covenants and Standards. The motion carried unanimously.

17. Variance request for tree removals that did not comply with the Standards for removal.

47 West Shale Creek Circle

Lot 15 Block 01, Section 20 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the removal of Tree #1 due to its condition. Trees #2 is to remain. Arborist to provide additional info concerning tree #3 - staff to review upon submittal to determine if meets Standards. Replacement trees will be required. 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.

11 Yarrowdale Court

Lot 5, Block 1, Section 29 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by repairing and/replacing the damaged fence pickets which may require an application and by repairing and/or replacing sagging gutters on home) 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.

35 Legacy Branch Drive

Lot 18, Block 1, Section 26 Village of Creekside Park West

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 obtaining approval for the AC Unit; by removing the artificial vegetation on the right side of the property and store the trash and recycle carts from public view; and by removing the dead bushes located in the front 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.

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

90 Prairie Dawn Circle

Lot 18, Block 2, Section 6 Village of Harper's Landing at College Park

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

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

22 Tranquil Glade Place

Lot 29, Block 2, Section 9 Village of Indian Springs (TWA)

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

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

165 Linton Downs Place

Lot 18, Block 2, Section 34 Village of Alden Bridge

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

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

78 West Mirror Ridge Circle

Lot 7, Block 1, Section 18 Village of Indian Springs TWA

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 parking on approved hard surfaces only on a consistent basis; by repairing the damaged fence which will require an application; by removing pile of branches and debris from the front flowerbed and from the roof; by removing possible generator from public view or submitting an application prior to installation; and by removing the fallen tree in the backyard as well as the two dead trees in the front flowerbed) 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.

143 Maple Path Place

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

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

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

2 Quillwood Place

Lot 43, Block 2, Section 93 Village of Sterling Ridge



This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing the trash and/or recycle carts from public view and by removing storage shed from the easement and relocate to an area that cannot be seen from the street; and by allowing staff to verify location of storage shed and determine if screening is needed) 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.

78 Hidden Meadow Drive

Lot 1, Block 2, Section 41 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 complete applications and obtaining approval for the fence replacement and 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.

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

32 Trailing Lantana Place

Lot 49, Block 4, Section 89 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by submitting a complete application and obtaining approval for the garage conversion and by removing trash and/or recycle cart from public view on a consistent basis) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

90 North Flickering Sun Circle

Lot 69, Block 1, Section 93 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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/or recycle cart from public view on a consistent basis and by removing household items from public view including but not limited to gas can and

possible cooler from public view on a consistent basis) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

103 South Vesper Bend Circle

Lot 22, Block 2, Section 30 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 all yard debris and dead vegetation on a consistent basis; by trimming of bushes and repairing the rut on the left; 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; and by submitting an application and obtaining approval for the additional paving located on the left side of 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.

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

123 South Spinning Wheel Circle

Lot 4, Block 2, Section 56 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 all yard debris and dead vegetation on a consistent basis; by removing algae/mildew from the exterior of the home; by removing buckets, bin, mailbox, and other miscellaneous items being stored in front of garage from public view; by removing trash/recycle carts from public view; by submitting an application and obtaining approval for the storage shed in the backyard) 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.

103 Springtime Creek Drive

Lot 42, Block 4, Section 89 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 the screen attached to the wrought iron fence at your

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

242 South Walden Elms Circle

Lot 6, Block 1, Section 42 Village of Alden Bridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 all yard debris and dead vegetation on a consistent basis and by removing algae/mildew from the exterior of the home) 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.

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

42 Black Swan Court

Lot 3, Block 2, Section 97 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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/or recycle cart from public view on a consistent basis and by removing the lattice along right side fencing) 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. The motion carried unanimously.

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

238 Hearthshire Circle

Lot 59, Block 1, Section 99 Village of Sterling Ridge

This item was heard by the committee under the summary list as presented by staff. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve 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 complete applications and obtaining approval for the additional paving and two storage units) 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.

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

6 Carmeline Drive

Lot 3, Block 1, Section 25 Village of Sterling Ridge

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

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

10 Quince Tree Place

Lot 85, Block 2, Section 4 Village of Harper's Landing at College Park

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

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

3 North Arrow Canyon Circle

Lot 55, Block 4, Section 3 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by repairing the pool barrier fence and submitting an application for the pool barrier fence; by removing the pool drainage pipes that are pointed towards the back of the lot and directed to the neighboring property; by submitting an application for the tree removal and by removing and cleaning dirt running to the street on the left side of the 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.

38. Consideration and action regarding a rehearing request by an affected neighbor for a retaining wall and fence with brick columns at 62 Thistle Wind Court that was previously approved by the Development Standards Committee on October 2, 2024

62 Thistle Wind Court

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

Affected Neighbor requesting Rehearing

58 Thistle Winds Court

Lot 05, Block 02, Section 15 Village of Indian Springs (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and additional interested parties were present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve the rehearing for December 18, 2024. Mary Funderburg recused herself from the motion. The motion carried.

39. Consideration and action for a Home Business –Self-Care Workshops

18 Devon Dale Drive

Lot 31, Block 01, Section 20 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. A representative for the owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to deny as presented and require the owner to cease and desist use of home as a business. The motion carried unanimously.

40. Variance request for proposed generator that that encroaches the side five-foot easement by more than three feet.

83 North Thatcher Bend Circle

Lot 22, Block 01, Section 34 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the following conditions: the owner must apply to move the fence forward of the generator to screen to street, Timing of self-testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. Meet code and pass inspections. - Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements. The motion carried unanimously.

41. Variance request for a proposed pool, patio cover, summer kitchen, turf and fireplace exceed maximum hard surface area allowed. Additionally, the patio cover, summer kitchen, and fireplace does not respect the 25-foot rear setback.

114 East Beckonvale Circle

Lot 02 Block 01, Section 06 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve with conditions as follows:

**Pool** – conditionally approve as follows – Hard surface area not to exceed proposed of 56.4% of the lot, Pool and decking may not encroach into any easement. Meet code and pass inspections.

**Submit and comply a drainage plan by a Professional Licensed Engineer registered with the Texas Board of Professional Engineers or Licensed Landscape Architect. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Elevation points should be shown for the entire property – front, side and rear yard. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets.** The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

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.

**Patio Cover with summer kitchen & fireplace** –conditionally approve as follows: Meet code and pass



inspections. Standards conditions apply. Staff to review upon completion to determine if any evergreen screening is needed. ALL CONDITIONS MUST BE MET WITHIN 120 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in property going into violation and any compliance deposits being forfeited. Comply with submitted drainage plan. 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).

**Turf** – Approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner’s responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

42. Variance request for a proposed patio cover that encroaches the rear 20-foot setback and paving does not respect the side five foot and rear ten-foot easements.

43 Elander Blossom Drive

Lot 49, Block 01, Section 32 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to approve with conditions as follows:

**Patio Cover** – Conditionally approve: Remove tiles from the side easement adjacent to the proposed pergola location to allow for planting and maintaining evergreen trees or shrubs at least 7 feet in height (from grade) at time of planting. Staff to review upon completion to determine if sufficient screening. Standard conditions apply, 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. No lights on ceiling fans. All other lights must be shielded or directed down. If a TV is installed no additional speakers and screen must not be directed at adjacent properties. **All conditions must be met within 120 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. Please contact Harris County for any additional permitting requirements.**

**Paving** -Conditionally approve - 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.

43. Variance request for a proposed solar panel system that may cause negative impact to adjacent properties.

126 Pinto Point Place

Lot 70 Block 01, Section 12 Village of Creekside Park

This item was heard by the committee under the summary list as presented by staff. The owner was present. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to approve on the condition improvement must meet standards, code, and pass all inspections. Solar Collectors must be a flat profile, conform to the slope of the roof and be placed so that the top edge of the collector is parallel to the roof ridge. No part of the installation may be visible above the roof line. Collector frames, support brackets and any exposed piping must be painted to match or be compatible with the roofing material. The plan review



committees and its designees reserve the right to require modifications as necessary in the event impact is received or observed. The improvements may require evergreen vegetation to screen the view of the equipment. Staff to review upon completion. All conditions must be met within 120 days of Plan Approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit. IF FOR ANY REASON YOU FEEL YOU CAN NOT MEET THE CONDITIONS BELOW, PLEASE CALL STAFF BEFORE YOU START YOUR CONSTRUCTION PROJECT. PLEASE CONTACT HARRIS COUNTY FOR ANY ADDITIONAL PERMITTING REQUIREMENTS. The motion carried unanimously.

44. Variance request for an existing sports court that does not respect the rear ten-foot easement or the twenty foot setback and is not located at least 15' from any property line.

14 Rockspray Place

Lot 13, Block 01, Section 21 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the volleyball sports court from the property when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the volleyball sports court is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the area will be planted with grass upon removal of the sports court. Lights are NOT approved currently. Committee reserves the right to limit hours of operation in the event of negative impact. The motion carried unanimously.

45. Variance request for existing pergola and deck that do not respect the rear ten-foot easement.

46 Witherbee Place

Lot 04, Block 01, Section 05 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the pergola and deck from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the deck or pergola is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

46. Variance request for an existing fence color change that is not an approved fence stain.

65 South Waterbridge Drive

Lot 07, Block 02, Section 29 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The owner was present and addressed the committee. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the condition the owner must plant and maintain evergreen shrubs to screen view to street. The motion carried unanimously.

47. Variance request for artificial vegetation that is attached to a fence.

87 Hamlin Lake Drive

Lot 04, Block 01, Section 09 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was then moved by Arthur Bredehoft and seconded by Walt Lisiewski to disapprove and require the owner to remove

within 45 days. The motion carried unanimously.

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

There was no action on this item.

**XIII. Development Standards Committee Member Comments**

Dan Kolkhorst commented that staff should look at the property survey showing where the original location of the retaining wall at 62 Thistle Wind Court was and compare it to where it is located now. Dan Kolkhorst also commented that the type of retaining wall currently in place at 62 Thistle Wind Court is similar to a standard home builder's retaining wall. Walt Lisiewski commented on his presentation to the Township Board of Directors regarding the Development Standards Committee's progress and introduced new Development Standards Committee members, Tricia Danto and Andrew Freeman. Arthur Bredehoft commented that the owners of 62 Thistle Wind Court and 58 Thistle Wind Court should try to work together to come to an agreement as neighbors and recommends mediation to resolve their dispute. Arthur Bredehoft provided an update on the draft report from HARC and reported that a final decision was pending from the Township Board of Directors on how to proceed. Arthur Bredehoft requested a status update on the final standards revisions to be provided at the next Development Standards Committee meeting.

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

There was no action on this item.

**XV. Staff Comments and Reports**

There were no staff comments.

**XVI. Adjourn**

It was then moved by Walt Lisiewski and seconded by John Anthony Brown to adjourn the meeting at 7:59 p.m. The motion carried unanimously.

# Development Standards Committee Meeting of 12/5/24

Name (Please Print)	Representing	Address	Agenda #
<del>Tha Blissetton</del>		<del>178 Bugandy Ave Court</del>	
Beverly Caskey		114 E Beckonvale Cir	41
Millard Johnson		62 Thistle Wind Court	38
Alex Fones		' '	"
Chris North		83 N. Thatcher Bend Circle	40
<del>Maarti Thott</del>		39 N Harvest Ln	#10
Angel Sanchez		47 W Shale Creek Circle	#17
Lance Terry		5505 Research Forest	I
Karim Dhukani		3 Mission Bend Place	#8
Roger Darrohan		43 Triple Gap Dr.	6
Beverly Caskey		114 E Beckonvale	#41
Joshua Plisky Frank			#38
José Pineda		39 Harvest Wind Pl.	#10
Lisa Caskey		114 E. Beckonville	#41

# Development Standards Committee Meeting of 12/5/24

Name (Please Print)	Representing	Address	Agenda #
RYAN SONYRZ	CREXSTONE	114 E. BECKONVALE	41
TAMOT & JUNE BAGCHI	Self	58 Thistlewood CT	38
Gary & Dee A. Brentlinger	self	40 S. Havennridge Ct	2
ANDRES ACOSTA	SELF	10 FOLKLORE.	5
Humbert Alroer	Self	78 Deerplain Dr.	
Brandon Holesovsky	self	32 Trailing Lantana Pl	27
Sam Antonsio	Neighbor	6 Rousseau Pl.	44
Blanca Wainol	Neighbor	6 Rockspray	44
Mark Wainol	Neighbor	6 Rockspray	44
Torp Tarr, & Rene Reid	Self	126 P. n. t. John K. Pl	43
S. Tyson Scott	SELF	14 Rockspray Pl.	44
Marilu Camona	Friend	18 Devon Dale Pl.	39
Cam Collins	Self	46 Withersbee Pl	45
Luis Hess	Self	65 S. Waterbury	46

[illegible]