

Development Standards Committee

February 19, 2020 at 5:00 p.m.

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Walter Lisiewski, Robert Heineman, John Anderson, John A. Brown, Bob Adams and Arthur Bredehoft

Members Absent: Bala Iyer

Staff Present: Neslihan Tesno, Kimberly McKenna, Hennie van Rensburg, Donna Stanley, Danielle Allen and R. J. Duarte

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:04 p.m.
- II. Public Comments
There were no public comments.
- III. Consideration and action regarding the minutes of the regular DSC meeting of January 22, 2020.
The minutes were reviewed by the Committee. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the minutes as presented. John A. Brown abstained. The motion carried.
- IV. 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 5:10 p.m.
- V. Reconvene in Public Session.
The Committee reconvened in Public Session at 5:57 p.m.
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.
Chair Walter Lisiewski presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items A, B, C, E, F, H, I, J, K, and L. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-12 and 14-20. Item 13 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the items on the Residential Summary List as presented. The motion carried unanimously.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Consideration and action to add a standalone pole that will contain a small cell network.
AT&T
9502 N. Panther Creek Drive
Lot 9502, Block 0547, Section 0040 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve the standalone pole on the following conditions:

- The tower height is acceptable at a maximum of 30'-0" tall.
- The tower and any equipment cabinet finish color to be "Go Away Gray" as approved for other local Stealth Towers.
- Any equipment cabinet shall be screened with vegetation.
- Warning signage is to be kept to a minimum and placed away from visibility of the public right-of-way.
- Hours of construction shall avoid "Rush Hour" times of the day.
- At applicant's sole expense each pole and any equipment including antenna shroud must be maintained in good order and repair.
- At applicant's sole expense, each pole and any equipment must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.
- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage.
- Applicant must place and maintain contact information on each pole in a location readily viewable so that repair issues can be reported to applicant.
- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.
- Applicant must obtain the appropriate permissions and other authority from any applicable third party with respect to installation of the poles and any associated equipment.
- AT&T must sign and execute a release and indemnity agreement regarding these conditions of approval and noting the following: The Woodlands Township has the exclusive right to remove any poles and associated equipment for failure to comply with the conditions of approval stated above and in no event shall The Woodlands Township be held responsible for any damage or injury involving the poles.
- All written agreements, including but not limited to the release and indemnity, permits or other documentation is subject to legal review and approval of legal counsel for the Development Standards Committee.

The standalone pole must comply with Commercial Planning and Design Standards. The motion carried unanimously.

B. Consideration and action to add a standalone pole that will contain a small cell network.

AT&T

3002 Research Forest Drive

Lot 3002 Block 0547 Section 0999 Village of Research Forest

This item was reviewed under the commercial summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve the standalone pole on the following conditions:

- The tower height is acceptable at a maximum of 30'-0" tall.
- The tower and any equipment cabinet finish color to be "Go Away Gray" as approved for other local Stealth Towers.
- Any equipment cabinet shall be screened with vegetation.
- Warning signage is to be kept to a minimum and placed away from visibility of the public right-of-way.
- Hours of construction shall avoid "Rush Hour" times of the day.
- At applicant's sole expense each pole and any equipment including antenna shroud must be maintained in good order and repair.
- At applicant's sole expense, each pole and any equipment must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.

- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage.
- Applicant must place and maintain contact information on each pole in a location readily viewable so that repair issues can be reported to applicant.
- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.
- Applicant must obtain the appropriate permissions and other authority from any applicable third party with respect to installation of the poles and any associated equipment.
- AT&T must sign and execute a release and indemnity agreement regarding these conditions of approval and noting the following: The Woodlands Township has the exclusive right to remove any poles and associated equipment for failure to comply with the conditions of approval stated above and in no event shall The Woodlands Township be held responsible for any damage or injury involving the poles.
- All written agreements, including but not limited to the release and indemnity, permits or other documentation is subject to legal review and approval of legal counsel for the Development Standards Committee.

The standalone pole must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- C. Consideration and action to replace an existing street light pole with a new light pole that will contain a small cell network.

AT&T

3912 Lake Woodlands Drive

Lot 9502, Block 000, Section 0028 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve the street light pole with a small cell network on the following conditions:

- The tower height is acceptable at a maximum of 30'-0" tall.
- The tower and any equipment cabinet finish color to be "Go Away Gray" as approved for other local Stealth Towers.
- Any equipment cabinet shall be screened with vegetation.
- Warning signage is to be kept to a minimum and placed away from visibility of the public right-of-way.
- Hours of construction shall avoid "Rush Hour" times of the day.
- The installation of all equipment, including but not limited to the light poles, equipment cabinets, fiber vaults and antenna shrouds, must occur in accordance with all engineering and manufacturing specifications and comply with all applicable building codes and other laws.
- Equipment cabinets shall not be mounted on the light poles.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be maintained in good order and repair, including but not limited to, operating lights, replacement of inoperable lights within 48 hours of notice, secured equipment cabinets and vaults.
- At applicant's sole expense, each light pole, equipment cabinet, fiber vault and antenna shroud must be repaired and repainted, as needed due to damage, including but not limited to, general maintenance, vandalism, graffiti, impact or natural causes.
- All improvements must be routinely and consistently monitored and repaired within 3 days of noted damage.
- Applicant must place and maintain contact information on each light pole in a location readily viewable so that repair issues can be reported to applicant.

- Applicant must comply with all applicable rules, regulations, ordinances and laws in any way related to or affecting the light poles and associated equipment, including but not limited to obtaining an Improvements in the Right of Way Agreement from the appropriate Montgomery County entities.
- Applicant must obtain the appropriate permissions and other authority from any applicable third party with respect to installation of the light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment.
- AT&T must sign and execute a release and indemnity agreement regarding these conditions of approval and noting the following: The Woodlands Township has the exclusive right to remove any light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment for failure to comply with the conditions of approval stated above and in no event shall The Woodlands Township be held responsible for any damage or injury involving the light poles, equipment cabinets, fiber vaults, antenna shroud or other related equipment.
- All written agreements, including but not limited to the release and indemnity, permits or other documentation is subject to legal review and approval of legal counsel for the Development Standards Committee.

The street light pole must comply with Commercial Planning and Design Standards. The motion carried unanimously.

D. Consideration and action for the proposed portable express pick-up clothes hanger rack.

Conroe Starbits LTD / Tide Dry Cleaners
3068 College Park Drive

Lot 9003 Block 0555 Section 0999 Village of College Park

This item was heard by the full committee. The staff provided a presentation noting the owner's and the location of the improvements. There were no representatives present for this item. It was moved by John Anderson and seconded by Bob Adams to deny the proposed portable express rack as presented. The motion carried unanimously.

E. Consideration and action for a sign to identify the Express Bag Drop box.

Regency Centers LP /Tide Dry Cleaners
4747 Research Forest Drive, Suite 175

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

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

- The message shall be displayed on the pull-down drop box door.
- The Tide Express Bag Drop (drop box) shall be painted to match the storefront window mullion system in which installed.
- The message "Express Bag Drop" shall be die-cut vinyl adhered to the face of the drop box in a neutral contrasting color to the drop box. Letters shall not exceed 1-inch in height and no more than two lines of text.
- No other signs are approved at this time.

The sign must comply with Commercial Planning and Design Standards. The motion carried unanimously.

F. Consideration and action for a sign to identify the Express Bag Drop box.

US Regency Alden Bridge LLC / Tide Dry Cleaners
8000 Research Forest Drive, Suite 135

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

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

- The Tide Express Bag Drop (drop box) shall be painted to match the store front window mullion system in which installed.
- The message “Express Bag Drop” shall be die-cut vinyl adhered to the face of the drop box pull-down door in a neutral contrasting color to the drop box. Letters shall not exceed 1-inch in height and no more than two lines of text.
- No other exterior signage is approved other than specifically submitted and approved within this written approval or a previous committee approval. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

The sign must comply with Commercial Planning and Design Standards. The motion carried unanimously.

G. Consideration and action for the proposed addition of antennas to the existing cell phone tower.

Crown Castle GT CO LLC / Sprint

1090 Lake Front Circle

Lot 0901 Block 0599 Section 0999 Village of Research Forest

This item was reviewed under the commercial summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to table this item. The motion carried unanimously.

H. Consideration and action for the upgrade to the parking lot and wall pack lighting.

Fairfield Montfair LLC / Montfair at The Woodlands

10851 W. Montfair Boulevard

Lot 0400 Block 0458 Section 0046 Village of Sterling Ridge

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

- Applicant is approved to change 26 street post light bulbs and 34 wall pack light fixtures at this time as submitted for review.
- All selected exterior lighting colors are to match in temperature color. Revise the wall pack lighting to 4000K color temperature.
- All future exterior lighting updates to LED shall match in color temperature of 4000K.
- Light output at the property line ranges between 0.1 – 0.2 fc. The committee reserves the right to limit light output, require shielding and/or require additional screening to reduce light pollution to adjacent properties.
- No other exterior lighting or other modifications are approved at this time other than what has been submitted and approved by the committee. All future exterior modifications will require the review and approval of the plan review committee.

The lighting must comply with Commercial Planning and Design Standards. The motion carried unanimously.

I. Consideration and action for two existing planters located at the entrance.

Creekside 2012 Commercial LLC / Avanti Italian Kitchen & Wine Bar

8540 Creekside Forest Drive, Suite C-100

Lot 0515 Block 0509 Section 0386 Village of Creekside Park

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

- Plants are to be watered and trimmed as necessary to be maintained.
- Walkway is to be power-washed on a consistent basis from planter water overflow.
- ADA clearances are to be maintained at all times.

The planters must comply with Commercial Planning and Design Standards. The motion carried unanimously.

- J. Variance request for a sign package that includes a monument sign without an address, two building signs with a return color that doesn't comply with the standards, directional and customer information signs.

US Regency Alden Bridge LLC / BBVA

8100 Research Forest Drive

Lot 0500, Block 0257, Section 0047 Village of Alden Bridge

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

Research Forest Drive Monument Sign - 025

1. Refurbish exterior of monument sign to a "like-new" condition. Clean all surfaces of staining.
2. Align external illumination fixture to properly light monument sign only. Street address numbers must be included on Signs located on streets, identified in the street address of the business and must be centered or located in the upper corner closest to the street. Recommend shifting "BBVA" down to provide visual clearance between the street address numbers and edges of sign.
3. Monument sign shall have a formal landscape bed with permanent irrigation system concealed from public view.

Primary Building Sign - 001

1. "Natural White" returns are approved to meet the BBVA branding design intent.
2. Patch and repair façade to like new condition. Power wash the exterior of the building to clean all mildew and residue.

Secondary Building Sign - 009

1. "Natural White" returns are approved to meet the BBVA branding design intent.
2. Patch and repair façade to like new condition.

Depository Signage/ATM

1. Thoroughly clean drop-box surface from any residue from the removal of graphics.
2. Sign (024) above the ATM shall be revised to 12-inch tall aluminum plate individual letters, finished "BBVA White", installed centered above ATM. This will match approved signage at the other BBVA locations.

Directional Signs

1. Directional signs to be as few in number and as functionally practical
2. Directional sign (007, 010) shall be relocated closer to drives to be seen as traffic enters the site. Current locations do not direct drivers from the point of which they need to turn.
3. Verify that all arrows are oriented in the correct direction of travel guiding vehicles to parking, the ATM and Drive-Up Banking Services.

General Notes

1. 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.
2. Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

- K. Variance request to relocate the address numbers to a location that is not centered on the panel or in the upper corner closest to the street.

Evergreen Office 2012 LLC

1070 Evergreen Circle

Lot 0460 Block 0599 Section 0999 Village of Town Center

This item was reviewed under the commercial summary list as presented by staff. It was moved by Bob Adams and seconded by John Anderson to approve the address numbers on the following conditions:

- Monument signs per The Woodlands Standards shall have a formal landscape bed around them with an irrigation system concealed from public view.

- 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.

Individual tenant panel signs must be submitted for review and final approval prior to installation. The motion passed unanimously.

L. Consideration and action for a proposed storage building.

The Woodlands Fire Department Emergency Training Center
16135 Interstate 45 South
Lot 0100 Block 0390 Section 0039 Village of College Park

This item was reviewed under the commercial summary list as presented by staff. A representative was present but did not address the Committee. It was moved by Bob Adams and seconded by John Anderson to approve the storage building on the following conditions:

- Install a concrete drive/pathway from the vehicle drive to the building, including any required walkways to the service doors.
- Consider adding supplemental vegetation to the south 20' Forest Preserve.
- Keep the site clean and in good order with required maintenance upkeep.

The storage building must comply with Commercial Planning and Design Standards. The motion carried unanimously.

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

1. Variance request for a previously acted upon and approved detached structure (hobby shop) that was approved to be built over the seven-foot side setback and 25-foot rear setback, within the 50-foot drainage easement, will cause the lot to exceed the maximum living area and hard surface area allowed.

DeLayne Etheridge
2706 Timberjack Place
Lot 10, Block 06, Section 06 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. The homeowner was present at the meeting but did not address the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the revised location to save the tree with the original conditions of approval, including:

- The owner must provide written documentation from the Municipal Utilities District at the time of final submission, noting that the governing authority consents to the use of the drainage easement for the installation of the permanent improvement in the 50-foot drainage easement.
- Additionally, the owner must ensure the final submission and all improvements on the lot do not halt or materially impede drainage as defined in the Residential Development Standards.
- All improvements must meet code and pass final inspection.

The motion carried unanimously.

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

Robert D Baldwin
91 Quillwood Pl
Lot 08, Block 02, Section 93 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pool equipment location and paving as submitted. Approval by this committee does not constitute approval by the additional

entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

3. Variance request for an existing walkway that does not respect the side five foot easement.

Adam Wilson

106 East Cove View Trail

Lot 86, Block 01, Section 06 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the walkway on the condition that the applicant ensures the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

4. Variance request for existing paving that does not respect the rear easement and appeal of tree removal conditions previously acted upon by the Sterling Ridge Residential Design Review Committee.

ALDO CONDE

90 South Scribewood Circle

Lot 14, Block 01, Section 40 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the paving as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. In addition the removal of a tree is approved on the condition that it is replaced by one 45 gallon native tree. The motion passed unanimously.

5. Variance request for an existing driveway that exceeds the maximum width allowed.

Jose Martin Garcia

15 Coverdell Park Place

Lot 25 Block 01, Section 26 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the driveway widening. The homeowner must remove the portion (about 18" wide) that appears to be the most recently installed on the right that begins at the tree and goes to the curb. The homeowner must maintain the driveway addition in good condition. The motion passed unanimously.

6. Request for variance for existing swimming pool and paving that do not respect the rear easement.

Scott Luna

2 Hollyflower Place

Lot 19, Block 01, Section 15 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. The homeowner was present but did not address the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the pool and paving as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

7. Variance request for existing walkway and paving that does not respect the side and rear easements

Andrew Alexandrou

26 Lufberry Place

Lot 21 Block 01, Section 12 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the walkway and paving as submitted. The homeowner must maintain the existing drainage system. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion passed unanimously.

8. Consideration and action to appeal the planting conditions of approval for a detached structure.

Kevin Beres

34 South Victoriana Circle

Lot 04, Block 03, Section 07 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to accept the currently planted 15 - 30 gallon trees in lieu of the original planting conditions. If there are any complaints received then the homeowner must plant. The motion passed unanimously.

9. Request for approval for a home business for tax preparation.

John Taylor

19 Tethered Vine Place

Lot 05 Block 01 Section 14 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the home business as presented on the condition the home business remains in compliance with the Standards. 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 February 2022. The motion passed unanimously.

10. Request for approval for a home business for online clothing sales.

Brady S Moffett

210 Maple Path Place

Lot 01 Block 02, Section 38 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the home business as presented on the condition the home business remains in compliance with the Standards. 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 February 2022. The motion passed unanimously.

11. Request for review by Development Standards Committee in absence of the Residential Design Review Committee for proposed garage door and fence stain.

Ruth D. McFadden

154 Cabin Creek Court

Lot 41, Block 1, Section 3 Village of Harper's Landing College Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the fence and garage door as submitted. The motion passed unanimously.

12. Request for approval for a home business for gunsmithing and restoration.

Douglas Newberry

27 Chippewa Trail

Lot 31, Block 04, Section 03 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. The homeowner did not attend the meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the home business as presented on the condition the home business remains in compliance with the Standards. 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 February 2022. The motion passed unanimously.

13. Consideration and action to pursue legal action for outstanding Covenant violations.

Scott R & Stacy Vairin

71 West Fairbranch Circle

Lot 11, Block 2, Section 44 Village of Alden Bridge

This item was resolved prior to the meeting.

14. Consideration and action to pursue legal action for outstanding Covenant violations.

Alejandro Tello & Glima B Lira

102 East Greywing Court

Lot 12, Block 4, Section 6 Village of Alden Bridge

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

15. Consideration and action to pursue legal action for outstanding Covenant violations.

Anna Maria Stone

55 East Russet Grove Circle; 77384-3834

Lot 22, Block 2, Section 75 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. 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 (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 removing dead vegetation and by removing trash and recycle carts from public view) will result in a lawsuit filed

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

16. Consideration and action to pursue legal action for outstanding Covenant violations.

Juan M Lopez-Ruiz & Rosa E Feliz Troche

15 Eastwood Place

Lot 54, Block 1, Section 33 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. 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 (by removing algae/mildew from 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 passed unanimously.

17. Consideration and action to pursue legal action for outstanding Covenant violations.

Edward E & Kara Rister

110 North Delta Mill Circle; 77385-3559

Lot 14, Block 2, Section 1 Village of Harper's Landing at College Park

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

18. Consideration and action to pursue legal action for outstanding Covenant violations.

Masters 14 Shellbark Land Trust (William W Master III)

14 Shellbark Place

Lot 39, Block 1, Section 58 Village of Alden Bridge

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

19. Consideration and action to pursue legal action for outstanding Covenant violations.

Scott & Vanessa Krantzcke

23 Wintergrass Place

Lot 6, Block 1, Section 41 Village of Alden Bridge

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

20. Consideration and action to pursue legal action for outstanding Covenant violations.

Ana Carrillo

118 North Willow Point Circle; 77382-1680

Lot 29, Block 1, Section 33 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John A. 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 removing trash cans and debris including container in flower bed and any household items out of 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 passed unanimously.

21. Consideration and action to pursue legal action for outstanding Covenant violations.

Corey T & Ashleigh A Scott

11 Mohawk Path Place; 77389-5338

Lot 99, Block 1, Section 6 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by and seconded by

to allow the owner to maintain one trash cart in the location adjacent to the garage and wing wall on the condition they place an evergreen potted plant at wall edge to fully screen the cart from the street or adjacent properties. Staff will review upon placement of the potted plant. If any complaints are received in regard to the trash cart the homeowner must return to the DSC for review. The motion carried unanimously.

22. Variance request for a proposed patio cover with fireplace, summer kitchen and seat wall that will not respect the rear 25 foot building setback.

Karl Burrer

22 Clarion Ridge

Lot 15 Block 01 Section 22 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and a neighbor were present and addressed the Committee. It was moved by Walter Lisiewski and

seconded by Arthur Bredehoft to conditionally approve the patio cover, fireplace, summer kitchen and seat wall. The homeowner must plant and maintain evergreen trees/shrubs to the rear and left side to screen. Screening should be evergreen trees and shrubs at least 7-10 feet in height at time of planting, arranged in two different tiers. Staff will review plantings upon completion to determine if sufficient screening was planted. The homeowner must submit a drainage plan by a Professional Licensed Engineer registered with the Texas Board of Professional Engineers or licensed landscape architect registered with the State. Drainage plans should show any natural change in grade and define the direction the water flows onto and off the property. Drainage plans should also include any specifications for drainage swales, piping, catch basins and drain outlets. If a television is placed inside the structure, it must not face the adjacent neighbors. The improvements must meet code and pass inspection. The motion carried unanimously.

23. Variance request for concept approval for a proposed conversion of a second floor balcony to living area that exceeds the maximum allowed living area per the Criteria for Section 84 Sterling Ridge and will not have sealed plans.

Fieldhat Revocable Trust

27 Player Vista Place

Lot 20 Block 01, Section 84 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to approve the concept on the condition that the owner submits the final sealed plans, documents and fees. Staff will review the final plans for compliance. Additionally, staff will review the balcony conversion upon completion to determine if any screening is needed. The drawings must be sealed by a licensed and registered structural engineer, licensed architect or a certified professional building designer with accreditation through The American Institute of Building Design (A.I.B.D.), The Texas Institute of Building Design (T.I.B.D.) or The National Council of Building Designer Certification (N.C.B.D.C.). The balcony conversion must meet code and pass inspections. The motion carried unanimously.

24. Variance request for concept approval for a conversion of an existing patio cover into living area with bath, the conversion exceeds the maximum allowed living area and the structure encroaches into the rear 20 foot setback.

Jeanette Dayana Perez Darnell

10 Petal Park Place

Lot 29 Block 01, Section 63 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Walter Lisiewski and seconded by Arthur Bredehoft to table this item. The Committee had several questions concerning the Concept. They request the homeowner or a representative attend the next meeting to address the Committee in regard to the plans. The motion carried unanimously.

25. Request for variance for the eaves of the proposed patio cover that do not respect the rear easement and for the plate height of the structure that exceeds the maximum allowed in relation to the plate height of the dwelling. Additionally, the roof may not be of compatible material.

Luis Lozano

2 Silver Arrow Court

Lot 12, Block 03, Section 14 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Walter Lisiewski to conditionally approve the submitted plans or revise plans to attach the structure to the dwelling if desired. The patio cover must 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. The motion carried unanimously.

26. Variance request for an existing dog run that is not setback at least three feet from all perimeter fencing adjacent to a residential lot, is not screened by vegetation or a solid fence and exceeds the maximum height and size allowed. Additionally, it is located in an area that may cause disproportionate or adverse impact on neighboring properties or residents.

Colby Swinea

11 Alamito Canyon Pl

Lot 37 Block 03, Section 89 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to conditionally approve the dog run. The homeowner must move the dog run structure at least 6 feet from the rear perimeter fence and must plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting to screen to the rear of the canopy on the dog run. Staff will review plantings upon completion of planting to determine if the dog run has been sufficiently screening. Plantings must be completed within 60 days. The motion carried unanimously.

27. Variance request for an existing paving and walls do not respect the five foot side and ten foot rear yard easements of the lot. In addition, all improvements exceed the maximum percent coverage of 45% hard surface area for the lot.

Aswathy Hari Pillai

111 Marlberry Branch Drive

Lot 02 Block 02 Section 84 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner was present and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the paving and walls. The owner is required to demonstrate that he has not changed drainage by certification from a licensed landscape Architect registered with the State of Texas or by a licensed engineer registered with the Texas Board of Professional Engineers. The homeowner must return to the DSC if the drainage has been altered and is affecting adjacent properties. The motion carried unanimously.

IX. Member Comments

Arthur Bredehoft reminded the Committee members of the Joint DSC/RDRC Meeting scheduled for February 26. Chair Walter Lisiewski asked the staff to contact the RDRC Chairmen for input on what items they would like to discuss at the Joint Meeting.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business, Chair Walter Lisiewski asked for a motion to adjourn. John A. Brown made the motion and John Anderson seconded the motion. The meeting was adjourned at 7:43 p.m.

DEVELOPMENT STANDARDS COMMITTEE MEETING OF 2/19/20

NAME (PLEASE PRINT)	REPRESENTATIVE (OWNER, REPRESENTATIVE, NEIGHBOR, OR CONTRACTOR)	AGENDA ITEM NUMBER
Franklin Falgout	Owner	Agenda #1
Scott Luna		#6
Palmer Buck	Representative	L
Delayne Etheridge	Owner	#1
Ashleigh Scott	Owner	#21
Aswathy Pillai	Owner	#27
Yuntao He	Neighbor	#22
ADRIANA SAEDS	AGENT / OWNER	#25
Karl Burnel	owner	#22
Jessica Swinea	owner	#26

DSC Meeting Minutes 2-19-2020

This building is wheelchair accessible. Handicap parking spaces are available. To request other accommodations, call (281) 210-3800 or email ADA@thewoodlandstowship-tx.gov