

Development Standards Committee
August 19, 2020 at 5:00 p.m.
The Woodlands Township

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

Members Absent: None

Staff Present: Neslihan Tesno, Kimberly McKenna, and Hennie van Rensburg

Legal Counsel: Bret Strong

- I. Welcome/Call Meeting to Order.
Chair Walter Lisiewski called the meeting to order at 5:00 p.m. and declared there was a quorum.
- II. Public Comments
Staff read the guidelines for public comment. There were no public comments.
- III. Consideration and action regarding the minutes of the July 15, 2020 meeting.
Chair Walter Lisiewski asked for a motion to approved the minutes of the July 15, 2020 meeting. It was moved by Arthur Bredehoft and seconded by John Anderson to accept the minutes as presented. The motion carried unanimously.
- IV. Consideration and action regarding the delegation of authority in accordance with the Covenants, Restrictions, Easements, Charges and Liens in The Woodlands during the Coronavirus (COVID-19) Pandemic.
Hennie van Rensburg reported that several RDRC's have met. The Village Supervisors coordinated the meetings.
- V. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.
This item was moved to the end of the meeting. Hennie Van Rensburg provided and update to the Committee on obtaining laptops for the RDRC Meetings. No action was taken at this time. Previous action carries through the end of the month. Committee also discussed parking lot program to expand business in The Woodlands, considerations and revisions to the program, ADA requirements, etc. Walter Lisiewski asked staff to work on business application for program.
- VI. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.
Staff presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items C, D, E, F, G, H, I, J, K, L and X. Item A was tabled. 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 4-17, 19, 21, 23-25 and 28-30. Item 18 was moved to Review and items 26 and 27 were tabled. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented. The motion carried unanimously.
- VII. Consideration and Action of the Commercial Applications and Covenant Violations.
 - A. Receive, consider and review the status report by Innospec.
Dirk Laukien / Innospec Oilfield Services
2600 Technology Forest Boulevard
Lot 9147 Block 0547 Section 0999 Village of Research Forest
This item was tabled and will be placed on a future agenda.

B. Consideration and action to allow the owner to pursue amending the Initial Land Use Designation.

Lex Gen Woodlands LP / Lexicon Pharmaceuticals Inc.

8800 Technology Forest Place

Lot 0240 Block 0547 Section 0000 Village of Research Forest

This item was heard by the full committee. The Committee reviewed the update provided by legal counsel. It was then moved by Bob Adams and seconded by Robert Heinemann to table the item to be placed on a future agenda. The motion carried unanimously.

C. Variance request for the proposed renovation and expansion of the existing central utility plant and the relocation of the existing oxygen yard that will encroach into the Forest Preserve.

Memorial Hermann Hospital System / Memorial Hermann Hospital of The Woodlands

9250 Pinecroft Drive

Lot 0205 Block 0350 Section 1000 Village of Research Forest

This item was reviewed under the commercial summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to deny the proposed renovation and request the owner revise and resubmit to address the following:

1. The Oxygen Storage Yard is not approved in its proposed location. An encroachment into the existing 60' Forest Preserve is disapproved. Revise and Resubmit the location of the Oxygen Storage Yard. Consider the minimal impact on parking to create an area for the Oxygen Storage Yard.
2. Proposed Oxygen Storage Yard masonry enclosure walls are to be finished with a texture to match that of the existing Central Utility Plant. Masonry wall height must equal or exceed the equipment within the enclosure.
3. Provide a landscape plan for the east Forest Preserve to restore its required density and vegetation to comply with The Woodlands Commercial Planning and Design Standards.
4. The Logistics Plan Temporary Construction Fencing must be a six-foot-tall galvanized fence with Green, Brown, or Black mesh on the exterior with no signage.
5. The proposed temporary lay-down area running North-South is not to disturb the existing vegetation on the parking lot landscape island.
6. The fence and separation wall scheduled for removal and replacement for the Cooling Tower is to match the adjacent fence and wall in color, weathering, material, texture, and installation.
7. Renovation roof penetrations are to match existing and are not to be visible from the public right-of-way beyond the existing conditions of the roof as it stands prior to renovation.
8. Proposed West Elevations of Central Utility Plant are conditionally approved subject to the finishes and construction of new adjacent walls matching those of the existing structure in material, finish, color, and placement. Materials are to be seamless.
9. New proposed louvers are to match finishes of existing louvers.
10. Proposed lighting is conditionally approved for placement, subject to the orientation of Oxygen Storage Yard not changing. Submit the exterior wall packs cut-sheets, which are to match existing conditions of the Central Utility Plant. Light color temperature is to match existing, as is intensity. If revised orientation differs from proposed within this submittal, provide exterior wall pack cut-sheets for review and written approval.
11. New pole lighting at Oxygen Storage Yard is disapproved at this time. Submit cut-sheets. Pole lighting should match existing campus lighting in fixture appearance, lighting color temperature, and intensity.

Staff and Subcommittee designee to review final plans for verification of compliance with the Committee's action.

The motion carried unanimously.

D. Consideration and action for the proposed final plans for exterior renovation.

333 Holly Preservation LP

333 Holly Creek Court

Lot 0210 Block 0045 Section 0020 Village of Panther Creek

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

- Owner must submit Demo plan/rebuilding plans for fire damaged building for final review by the plan review committee or its designee.

- Owner must provide photometric plan for all exterior site lighting for review by the plan review committee or its designee.
 - Flood light fixtures must have shields.
 - Wall pack fixtures must have shields or submit new design with downward directed wall pack light.
 - All existing and proposed lighting be within 500K color temperature of each other.
 - Provide a construction activity plan that includes the extents of construction fencing, type of fencing, mesh color screening, lay-down area, dumpster, and construction trailer. Dumpsters and construction trailer (if applicable) must be neutral in color, unless screened by fencing.
 - Work is to be completed by 9/1/2020. If work cannot be completed by this date, owner is to apply for a time extension no later than 8/1/2021.
 - Must comply with Commercial Planning and Design Standards, including, but not limited to approved construction hours.
 - Owner must provide outstanding items prior to proceeding with each component of the application. For example, photometric study must be provided prior to installation of proposed lighting.
Construction activity plan must be provided prior to the issuance of the permit.
- The motion carried unanimously.

E. Consideration and action for the final plans for proposed clubhouse addition.

333 Holly Preservation LP

333 Holly Creek Court

Lot 0210 Block 0045 Section 0020 Village of Panther Creek

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

1. Phased work is conditionally approved – starting 08/17/2020 and ending 08/05/2021. Approximately two months per section with minor overlaps. If additional time is required, the contractor must apply for additional time with the DSC Review Committee.
2. Contractor shall adhere to the construction work hours as outlined in The Woodlands Commercial Planning and Design Standards.
3. A clean and professional job site shall be maintained at all times.
4. All construction fences shall be minimum 6' tall chain link with mesh screening in black, green or brown applied to the exterior of the fence.
5. All portable units such as dumpsters, Conex boxes, trailers, and portable toilets shall be of a neutral grey, tan or white color.
6. Dumpsters to only be placed as needed per section during construction and to be fence-in with 6' tall chain-link construction fence with screening.
7. New Clubhouse was approved to use the same materials and color palette and shingles as existing structures.
8. Exterior colors of Clubhouse and Unit Buildings are approved for colors Sherwin Williams SW6196 Frosty White for trim, windows, doors, and gutters and all siding and soffits to be SW7052 Gray Area.
9. All windows, doors, and paint are to be installed according to the manufacturer's recommended instructions.
10. All door hardware to match, nickel to match exterior light fixtures.
11. Windows are not to have a reflective exterior finish per The Woodlands Standards.
12. Exterior Window Frame finish and patio door frames to be white.
13. Provide cut sheets for all new exterior light fixtures and information on the existing parking lot and walkway light fixtures to compare specifications.
14. All exterior lighting is to be within 500K color temperature of each fixture.
15. Provide a site photometric plan as many fixtures to be replaced face toward property line. The lighting output is not to exceed 0.1 fc at the property line.
16. Revise the current building flood light fixtures with a downward directed and shielded wall pack light fixture.
17. The DSC Committee reserves the right to limit/dim light output and/or require additional shielding to exterior light fixtures.

All improvements must be completed in accordance with the Commercial Planning and Design Standards.

The motion carried unanimously.

F. Consideration and action for the proposed final landscaping plans to include tree removal.

333 Holly Preservation LP

333 Holly Creek Court

Lot 0210 Block 0045 Section 0020 Village of Panther Creek

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

- Owner is to contact the Covenant Administration staff at least 48 hours in advance of the scheduled removal for staff to be present and monitor the removal of the marked trees and shrubs.
- Staff to evaluate final proposal on site for each tree/shrub proposed for removal to determine if removal is necessary.
- Owner must coordinate with staff regarding an on-site evaluation of the surrounding forest preserve and landscape areas within the parcel to determine best placement for reforestation.
Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

G. Variance request for the three existing temporary banners that are proposed to be displayed for a time period that exceeds the maximum time allowed, contains a name that is not registered, name of management company and entire street address.

333 Holly Preservation LP

333 Holly Creek Court

Lot 0210 Block 0045 Section 0020 Village of Panther Creek

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

- Banners are approved for 120 days. Owner must submit no later than December 1, 2020 for a time extension should one be required.
- Owner must submit an application for the permanent signs no later than December 1, 2020. Permanent sign submission must include compliance with the Commercial Planning and Design Standards, including but not limited to:
 - Selecting a single neutral background color (white, gray, or black) and no more than two (2) letter colors.
 - Removing the property management company.
 - Include the Street Address numbers
 - Include a formal landscape bed with concealed irrigation.
 - Provide any necessary registered Trademarks for logos proposed or Business Name Display.
- Banners are to be taut fitted to panel size, wrinkle-free when displayed.
- Banners must be kept in good order and repair.
Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

H. Consideration and action for the building entrance remodeling including the landscaping and the addition of covered walkway

RFL Lakeside/JD Warmack

9501 Lakeside Blvd.

Lot 6300 Block 547 Section 0999 Village of Research Forest

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

General/Site

1. JD Warmack is conditionally approved for proposed modifications to RFL Building One (1), which include: Interior remodel to entry lobby, New Avadek Canopy from lobby to the parking lot, Landscaping remodel at entry, walkway and parking lot.

2. Provide a Construction Activity Plan that shows the construction area to be fenced in with six-foot-tall chain-link with mesh screening. Indicate areas for storage and project lay-down, portable toilets, dumpsters, storage units, office trailer, etc.
3. Submit for a project ID sign prior to construction.
4. Provide a parking analysis to ensure compliance with The Woodlands Standards for office building parking ratios with the removal of several spaces.
5. Concrete paving, curbing, and walkway to be removed for renovation components. All new concrete and curbing to be dowelled into existing concrete finished to match existing.
6. Any new or re-striping in the parking lot shall be white paint.
7. Any use of wheel stops is against The Woodlands Standards and shall be replaced with permanent curbs.
8. No exterior signage is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

Exterior Lighting

1. All exterior lighting is to remain at less than 4000K color temperature, and each fixture shall be within 500K color temperature of each other.
2. Walkway canopy light fixtures shall be flush mounted within the soffit or up within the Avadek structure so that the point of the light source is not visible from the parking lot or property line.
3. Light output is 0.0 fc well inside the property from Lakeside Boulevard. The CSC Committee shall reserve the right to reduce light output or require additional shielding as necessary.

Building

1. Submit for review a color materials sample board.
2. The Avadek detail drawings do not specify material colors. Colors are to match the new lobby exterior colors of medium bronze and medium taupe.
3. Proposed roof modification is conditionally approved, which includes a new curtain wall to the existing roof for positive drainage to roof drains. The new EPDM roof to splice with existing and add new rain screen at the parapet. A new roof is to be installed following manufacturer guidelines.
4. No new exterior mechanical units are being proposed at this time. No exterior vents or rooftop equipment is to be visible from public view.
5. Mecho shades indicated for the interior. Shades should be a dark color facing outwards to minimize visual impact.
6. Interior feature walls or signage must be at least three (3) feet away from exterior windows.
7. Any interior illuminated signage shall be perpendicular to the exterior facing glass.
8. Interior pendant light fixtures that hang from ceiling 20-28 inches are 5+ feet from exterior glazing. These pendant lights shall not be visible from the exterior public view.

Landscaping/Irrigation

1. Existing vegetation scheduled to be trimmed to a natural-looking form with 3'-0" to 4'-0" exposed trunks. These trees shall be ribboned and reviewed with a CSC Representative to determine the final trimming approach.
2. The following plants are not on The Woodlands approved Formal Plantings List. Any plant variety that is indicated as not recommended shall be replaced with the approved recommendation:

Trees

Cedar Elm – A variance is approved to use this plant species

Vitex - A variance is approved to use this plant species

Shrubs

Banana Shrub - A variance is approved to use this plant species

Sunshine Ligustrum - A variance is approved to use this plant species

Turks Cap - A variance is approved to use this plant species

Texas Sage - Not recommend (Needs exceptional drainage) – Replace with Pineapple Guava

Canyon Creek Abelia - A variance is approved to use this plant species

Pigmy Barberry - Not recommend (doesn't perform well with the soil in the area) – Propose alternative

Rosemary - Not recommend (Needs exceptional drainage) – Propose alternative

Grasses/Cover

African Tangerine Bulbine – Not Recommended – Replace with Miscanthus Grass

Morea - Not Recommend (African Iris) – Replace with Bi-Color Iris

3. All new plantings require permanent irrigation concealed from public view. Top the new Forest Preserves along Lakefront Boulevard and Technology Forest Boulevard with pine straw mulch.

4. All above-ground equipment boxes and cages shall be painted Woodlands Green.

The motion carried unanimously.

I. Consideration and action for the proposed fence.

Lone Star College System

5000 Research Forest Drive

Lots 0803 / 0215 / 0210 Block 0051 Section 0000 Village of Research Forest

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

1. Lone Star College is conditionally approved to install approximately 1,000 ft. of 6' tall black vinyl coated chain link fence with two (2) gates. The fence is to protect staff, visitors and the property from wild hogs that have entered the area.
2. Fence is approved with a top rail and bottom guide wire with metal tube posts cemented into the ground.
3. No fence screening is required at this time. The Plan Review Committee reserves the right to require screening in the future shall the need arise.
4. Fence shall not be visible from outside of the property. The fence shall be installed far enough into the trees to limit visibility from the campus buildings.
5. Lone Star College is conditionally approved to clear under-brush 6 ft. wide and the length of the fence as required. Vegetation above the 6' tall fence shall not be disturbed.

Fence install shall meet any local code requirements for egress and ADA requirements.

The motion carried unanimously.

J. Variance request for the proposed installation of parking lot signs that advertise a service provided.

Regency Centers / Cochran's Crossing Shopping Center

4747 Research Forest Drive

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

This item was reviewed under the commercial 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:

- Regency Centers is conditionally Approved to install a maximum of four (4) reserved parking signs for "Pick Up & Go Zones" at Sterling Ridge Village Center.
- "Pick Up & Go Zones" signs not to exceed 12-inch by 18-inch standard parking sign size, post mounted to a maximum height of 60 inches. Paint sign post and back of sign dark bronze.
- Signs are to be dark bronze background color with white characters. Remove the reference to "Regency Centers".
- Pavement markings and vertical totem for the "Pick Up & Go Zones" is disapproved.
- 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 Commercial Planning and Design Standards.

The motion carried unanimously.

K. Variance request for the proposed installation of parking lot signs that advertise a service provided.

REG8 Sterling Ridge / Sterling Ridge Shopping Center

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was reviewed under the commercial summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to deny the parking lot signs as presented and require the owner revise and resubmit on the following conditions:

- Regency Centers is conditionally approved to install a maximum of four (4) reserved parking signs for “Pick Up & Go Zones” at Sterling Ridge Village Center.
 - “Pick Up & Go Zones” signs not to exceed 12-inch by 18-inch standard parking sign size, post mounted to a maximum height of 60 inches. Paint sign post and back of sign dark bronze.
 - Signs are to be dark bronze background color with white characters. Remove the reference to “Regency Centers”.
 - Pavement markings and vertical totem for the “Pick Up & Go Zones” is disapproved.
 - 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 Commercial Planning and Design Standards.

The motion carried unanimously.

L. Variance request for the proposed installation of parking lot signs that advertise a service provided.

Regency Centers LP / Panther Creek Shopping Center

4775 W Panther Creek Drive

Lot 0283 Block 0045 Section 0040 Village of Panther Creek

This item was reviewed under the commercial summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to deny the parking lot signs as presented and require the owner revise and resubmit on the following conditions:

- Regency Centers is conditionally approved to install a maximum of four (4) reserved parking signs for “Pick Up & Go Zones” at Sterling Ridge Village Center.
- “Pick Up & Go Zones” signs not to exceed 12-inch by 18-inch standard parking sign size, post mounted to a maximum height of 60 inches. Paint sign post and back of sign dark bronze.
- Staff to establish final zone location on site for fastest placement in the shopping center.
- Signs are to be dark bronze background color with white characters. Remove the reference to “Regency Centers”.
- Pavement markings and vertical totem for the “Pick Up & Go Zones” is disapproved.
- 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 Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Consideration and action regarding a proposed garage addition that may negatively impact neighboring properties, and may not be architecturally compatible with the neighborhood, specifically the mass, scale and proportion of the addition

Steve Riggle

42 Bellweather Court

Lot 11, Block 01, Section 46 Village of Panther Creek

This item was heard by the Committee. The Committee reviewed the presentation from the staff. The owner and affected were present to address the Committee. The Committee deliberated regarding the garage addition, impact to adjacent properties, responses received from affected neighbors, overall mass, scale and proportion of the addition. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to deny as presented. The motion carried unanimously.

2. Consideration and action to approve of the owner to pursue an amendment to the Initial Land Use Designation to increase the maximum amount of living area allowed.

Dave Antoniono

5 Buttonbush Court

Lot 08, Block 01, Section 17 Village of Grogan’s Mill

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The

Committee deliberated regarding the new home construction, the Initial Land Use Designation, hard surface and living area, impact to adjacent properties and possible revisions. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to table the item for the initial land use designation until the owner can revise and resubmit the new home plans to include the following:

- Consider reducing hard surface for the home. (to allow for future improvements not to exceed a max of 5% over.)
- Reducing/modify design to require house to respect rear setback. Possibly allow encroachment for second story deck.
- Include all living area (including future rooms) in living area calculations. Possible reduce to meet the Criteria and Initial Land Use.
- Shift home toward center of the lot, similar to previous home orientation to reduce impact to left adjacent property. Possibly with the opportunity to try and save trees #16, 15 and 4 while still keeping tree #1.
- Submit completed final application to be reviewed by the plan review committee or their designee including a landscaping that specifies size and type.

The motion carried unanimously.

3. Variance request for a proposed new home construction that will exceed the maximum hard surface allowed and will exceed the maximum living area allowable and will encroach into the twenty-five-foot rear building setback.

Dave Antoniono

5 Buttonbush Court

Lot 08, Block 01, Section 17 Village of Grogan's Mill

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the new home construction, the Initial Land Use Designation, hard surface and living area, impact to adjacent properties and possible revisions. It was then moved by Walter Lisiewski and seconded by Arthur Bredehoft to table the item for the initial land use designation until the owner can revise and resubmit the new home plans to include the following:

- Consider reducing hard surface for the home. (to allow for future improvements not to exceed a max of 5% over.)
- Reducing/modify design to require house to respect rear setback. Possibly allow encroachment for second story deck.
- Include all living area (including future rooms) in living area calculations. Possible reduce to meet the Criteria and Initial Land Use.
- Shift home toward center of the lot, similar to previous home orientation to reduce impact to left adjacent property. Possibly with the opportunity to try and save trees #16, 15 and 4 while still keeping tree #1.
- Submit completed final application to be reviewed by the plan review committee or their designee including a landscaping that specifies size and type.

The motion carried unanimously.

4. Variance request for the new home construction that exceeds the maximum amount of living area allowed according to the neighborhood criteria.

TD Cox Homes LLC

18 N Timber Top Drive

Lot 62, Block 02, Section 13 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposal on the following conditions:

- Final submission must comply with all Residential Development Standards defined for New Construction. Including but not limited to.
 - Landscaping Plan with Reforestation in accordance with the Standards. Landscaping plan should include one replant and additional plantings to soften and screen the view to the street and adjacent property.
 - Drainage Plan as defined in the Standards.

- Owner must adhere to the construction timeline in accordance with the Standards and the final submission.
- Owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- The owner must adhere to the Standards regarding:
 - Hours of Operation for Construction
 - Access and Safety
 - Fencing (tree protection and temporary security barrier)
 - Lot maintenance kept in good order and repair
 - Dumpster or other waste containers stored on site
 - Portable Restroom Facilities.
 - Completion of work

All improvements must meet code and pass final inspection.

The motion carried unanimously.

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

George Martin Childress Jr
4 Dewthread Court

Lot 38, Block 02, Section 13 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Edward Youssef
7 Leisure Lane

Lot 16, Block 01, Section 01 Village of Millbend Village

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Brooke Castle

11023 Ellwood Street

Lot 12, Block 07, Section 07 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design 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.

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

Ivy Kennard

3015 N Millbend Drive

Lot 03, Block 05, Section 07 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

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

Gregory Scott Manchaca

39 Marabou Place

Lot 43, Block 02, Section 25 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

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

Anne McAlpin

10 Leisure Ln

Lot 3, Block 1, Section 1 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the pursuit of legal action and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution to resolve. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a court hearing scheduled. Furthermore, we recommend the Township Board authorize funding of legal action, as necessary, to correct these violations of the Woodlands Covenants and

Commercial Planning and Design Standards, if the initial correspondence by the Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

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

Carlos and Barbara Arana

15 Split Rail Place

Lot 20, Block 01, Section 24 Village of Indian Springs (TWA)

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Mary Funderburg to conditionally approve the proposed patio cover in the submitted location. The homeowner must maintain the existing evergreen vegetation. Staff will review upon completion to determine if additional evergreen screening is required. No lighting fixture may create glare or a level of illumination that is offensive or inappropriate when viewed from the adjacent properties. Lighting must comply with The Woodlands Residential Development Standards. The patio cover must meet code and pass inspections. The motion passed unanimously.

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

Frank E Tanner

39 Firethorn Place

Lot 26 Block 03 Section 03 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Mary Funderburg to conditionally approve the proposed patio cover. It must meet Standard conditions and pass all inspections. Staff will review the project upon completion to determine if vegetation is needed to screen for impact to adjacent properties. (If required, vegetation must be evergreen trees or shrubs at least 7' in height at time of planting.) The motion passed unanimously.

13. Variance request for proposed swimming pool that does not respect the 10' rear easement.

Jamie Lyn Garner

110 East Sawyer Ridge Drive

Lot 3, Block 02, Section 34 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by Mary Funderburg to take no action subject to:

- Receipt by the Development Standards Committee of 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, electric, telecommunications and cable/internet company (all 4) 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.
- 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.
- Submit a landscape plan in rear yard by a Licensed Landscape professional
- Owner must submit a drainage plan by a Professional Licensed Engineer registered with the Texas Board of Professional Engineers. 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. Property to be checked upon completion by the plan designer for compliance to drainage plan.
- 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.

The motion passed unanimously.

14. Variance request for proposed in-ground basketball goal that does not respect the side easement.
Franklin Ileana Endom
66 Beacons Light Place
Lot 17, Block 01, Section 19 Village of Creekside Park West
This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the in-ground basketball goal 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.
15. Variance request for a proposed swimming pool that the water surface exceeds area exceeds the maximum amount allowed.
Steven Sprague
31 Genesse Ridge
Lot 08 Block 01, Section 11 Village of College Park at Harper's Landing
This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to Motion to conditionally approve the proposed swimming pool as follows:
- Move side fence forward to in front of pool equipment
 - No fencing may be constructed to screen pool equipment without a separate application.
 - Submit drainage plan that shows current drainage flow and proposed. 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).
 - Pool may not encroach into any easement.
 - Verify all CenterPoint Energy easements as they may differ from the covenant easements.
 - All conditions must be met within 150 days of approval.
 - IMPROVEMENTS BY OTHERS WILL REQUIRE SEPARATE APPLICATIONS.
- The motion passed unanimously.
16. Variance request for proposed driveway widening that exceeds the maximum width allowed per the Development Criteria and exceeds width allowed.
Sean and Lisa Germann
63 Caprice Bend Place
Lot 18, Block 01, Section 12 Village of Creekside Park West
This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed driveway widening 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.
17. Variance request for a proposed roof color that does not meet the Development Criteria and Amended Neighborhood Criteria for Section 55 of Alden Bridge.
Christian B. Meacham
18 Trellis Gate Street
Lot 04 Block 01 Section 55 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 Mary Funderburg to approve the proposed roof color as submitted. The motion passed unanimously.
18. Variance request for an existing play structure that does not respect the ten-foot rear easement.
Will and Stephanie Hendricks

3 Star Iris Place

Lot 25, Block 01, Section 14 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove the existing play structure and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner agrees to move play structure further from easement applicant to work with the rear neighbor and staff to plant some screening on their property if allowed. 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 homeowner must plant and maintain evergreen trees/shrubs to screen to the rear. The motion passed unanimously.

19. Variance request for a proposed fence that does not meet the Development Criteria for Section 58 of Alden Bridge and may not be in keeping with the neighborhood's existing character.

Ronald Carberry

2 Shellbark Place

Lot 42 Block 01 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 Mary Funderburg to conditionally approve the proposed fence as submitted. #3 Shellbark must replace their adjacent fence with the same style and height. The fence must meet code and pass inspections. The motion passed unanimously.

20. Request for approval for a home business - fence, deck and gutter company

Walter and Carol Pierce

15 Filigree Pines Place

Lot 40 Block 01, Section 07 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. Several affected neighbors called in and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to disapprove the home business and deny the permit. The motion passed unanimously.

21. Variance request for an existing roof color that does not meet the Development Criteria

Maria De Los Angeles Loza

27 Brakendale Place

Lot 07, Block 01, Section 18 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the existing roof color as submitted. The motion passed unanimously.

22. Variance request for existing play structure/Tree fort that contains more than 72 square feet of elevated floor area and exceeds the maximum height allowed for an elevated floor area as measured from natural grade.

Victoria Vasquez

54 Gold Leaf Place

Lot 46 Block 02 Section 75 Village of Alden Bridge

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 conditionally approve the existing play structure/tree fort. The homeowner must stain the wood a muted earth tone color such as brown to blend with surroundings and maintain the existing vegetation. The homeowner must also plant and maintain evergreen trees or shrubs at least

8 feet in height at the time of planting to screen the structure from the rear, front and side. Staff will check upon completion to determine if the play structure/tree fort is sufficiently screened or if additional vegetation is needed to soften impact to neighboring properties. Conditions must be met within 90 days. The play structure/tree fort must be removed when it has fallen into disrepair. If for any reason the staff receives an objection to the structure, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. The motion passed unanimously.

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

Angle D Camacho

14 North Greenvine Circle

Lot 55, Block 2, Section 37 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 submitting an application and obtaining approval for pavers on left side of 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 passed 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.

Ana Carrillo

118 North Willow Point Circle

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.

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

Jaime Bendicho Casane & Anna M Ortin Aguillaniedo

59 West Gaslight Place

Lot 86, Block 1, Section 26 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 seasonal lighting 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.

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

Kirby D & Jennifer C Hopkins

6 Knotwood Place

Lot 53, Block 1, Section 4 Village of Creekside Park

This item was tabled; the homeowner is working with staff to cure the violations.

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

Santiago Madaria

11 West Old Sterling Circle

Lot 28, Block 2, Section 3 Village of Sterling Ridge

This item was tabled; the homeowner is working with staff to cure the violations.

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

Jose A Ruiz & Monica B Canal

38 Shallowford Place

Lot 18, Block 1, Section 11 Village of Creekside Park West

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 submitting an application and obtaining approval for pavers on side of 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 passed 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.

David B Stonestreet

9 Cheswood Manor Drive

Lot 2, Block 2, Section 0 Village of Sterling Ridge

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 and by repainting or replacing garage door which will require submitting an application and obtaining approval) 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.

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

SWAM Holdings LLC Series 58

Walter Kane

58 North Merryweather Circle

Lot 7, Block 21, Section 82 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 seasonal lighting, eviction sign from tree, and fire pit 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.

31. Consideration and action to amend the conditions of approval for the previously approved dog run.

Colby & Jessica Swinea

11 Alamito Canyon Place

Lot 37, Block 3, Section 89 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to put a hold on the screening condition. If a complaint is received from the rear neighbor then staff will work with the homeowner to screen the dog run to the rear. Staff will place the dog run on a future agenda to discuss its use. The motion passed unanimously.

32. Consideration and discussion regarding drainage issues at 27 Liberty Branch and surrounding area due to adjacent improvements. Additionally, discussion in regard to drainage requirements for improvements per The Woodlands Residential Development Standards.

James Canning

30 Liberty Branch Boulevard

Lot 8, Block 8, Section 32 Village of Creekside Park

This item was heard by the full Committee. The homeowner called in to the previous meeting to request that the Committee address his concerns about drainage issues. It was placed on this agenda and the homeowner called in to this meeting to address the Committee. The Committee directed staff to review the grading plan for the lots behind 30 Liberty Branch and also send them to Robert Heineman for the Developer to review. The grading plan will be evaluated to determine if it will be placed for discussion on a future agenda.

33. Variance request for proposed tree removals.

Will and Stephanie Hendricks

3 Star Iris Place

Lot 25, Block 01, Section 14 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approved the tree removals. The homeowner must plant and maintain native trees within 90 days and they must be sufficient enough to replace the canopy. The motion passed unanimously.

34. Variance request for proposed tree removal.

Lawrence R Britt

77 North Hollylaurel Circle

Lot 21 Block 02 Section 16 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by John A. Brown and seconded by Robert Heineman to deny the proposed tree removal. The motion passed unanimously.

35. Variance request for proposed fence that may cause neighbor impact.

David and Jennifer Kaiser

23 Villa Canyon Place

Lot 29, Block 02, Section 18 Village of IS (TWA)

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the proposed fence as submitted. The motion passed unanimously.

36. Variance request for proposed Padel Court that does not respect the 20 foot rear setback and for proposed retaining wall that does not respect the five foot side easement.

Sergio Ortiz

6 Pebble Pocket Court

Lot 13, Block 03, Section 21 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed Padel court; the homeowner must submit 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. Drainage plans should include any specifications for drainage swales, piping, catch basins and drain outlets. Additionally, a certificate of completion submitted and signed by the Engineer certifying compliance and completion of installation must be submitted. The homeowner must also plant and maintain evergreen tree/shrubs to screen to street (at least 7 feet tall at the time of planting). No play is allowed after 10 pm. The committee reserves the right to further restrict the hours of play if complaints received. Any lights must be reviewed upon completion by staff to determine if it has shielding and complies with Standards. Staff will review upon completion to determine if there is sufficient screening. The project must meet code and pass inspections. The motion passed unanimously.

37. Variance request for existing storage shed that exceeds maximum height allowed and does not respect the side and rear easements.

Rauan Yepekov

2 North Rocky Point Circle

Lot 57, Block 01, Section 05 Village of Creekside Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house 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. In addition, 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 owner must also plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting, paint the trim and gutter the same color as shed. The motion passed unanimously.

38. Request for variance for proposed compost bins that will be located in the side yard and the number exceeds the maximum bins allowed on the property.

John Kramer III
22 Botanical Vista Drive
Lot 23, 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 homeowner called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed compost bins on the condition that there are no complaints due to pests or smell. Only 2 bins are allowed and they must be moved further back toward the rear corner of the dwelling. If for any reason the staff receives an objection to the structure, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact. The motion passed unanimously.

IX. Consideration and discussion pertaining to proposed recommendations for signage standards during the COVID-19 pandemic.

It was moved by Bob Adams and seconded by Robert Heineman to table this item at the October meeting. The motion passed unanimously.

X. Consideration and discussion related to seasonal holiday decorations on Commercial Properties.

This item was reviewed under the commercial summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to revise rules to allow Holiday décor to be installed no earlier than the second Saturday in October, with any lighting to remain non-illuminated until the day after Thanksgiving, and all decor and lighting to be removed by January 15th of the following year.

XI. Member Comments

Arthur Bredehoft thanked the staff for their support of the RDRC's. Mary Funderberg asked about solar panels as she had never seen them in The Woodlands before tense. John Anderson asked if anyone had looked into the delay between the broadcast and the actual meeting and asked that this be addressed. Walter Lisiewski requested that Public Comments be moved to the end of the agenda. Staff stated that Public Comments used to be at the end and were moved up at the request of the Texas Attorney General's office and Legal Counsel. The Committee suggested that staff be more specific as to what constitutes public comment at the beginning of the meeting.

XII. Staff Reports

Hennie van Rensburg asked what issue is being addressed by the review of the grading plans. Robert Heineman said he would like grading plans sent to him to be reviewed by the developer.

XIII. Adjourn

Chair Walter Lisiewski asked for a motion to adjourn. John Anderson made the motion and John A. Brown seconded. The meeting adjourned at 9:03 p.m.