

Development Standards Committee
September 16, 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 August 19, 2020 meeting.
Chair Walter Lisiewski asked for a motion to approved the minutes of the Augusts 19, 2020 meeting. It was moved by Arthur Bredehoft and seconded by John A. Brown to accept the minutes as presented. The motion carried unanimously.
- IV. 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 B, C, D, E, F, G, I. It was moved by Bob Adams and seconded by Robert Heineman to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 2 -16. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the Residential Summary List as presented. The motion carried unanimously.
- V. 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 heard by the full Committee. Legal counsel provided an update to the Committee on the status of the sound mitigating equipment. The Committee heard from the residents. It was then moved by Walter Lisiewski to table the item until the November 4th meeting. The motion carried unanimously.
 - B. Consideration and action for the location of the proposed grease trap.
Northex LLC / Fish & Camaron
9950 Woodlands Parkway, Suite 450
Lot 0300 Block 0078 Section 0046 Village of Sterling Ridge
This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to approve the proposed grease trap with the following conditions:
 - The applicant is replacing an interior grease trap/oil separator for an exterior model. Upon completion of the installation, the exterior grease drum storage container is to be removed.
 - New grease trap to be installed and seamlessly integrated within the 4-foot sidewalk.
 - Plumbing will still tie into the existing sewer line. Grease trap installation to meet all building and local codes.

- Scheduled maintenance shall be performed during normal “construction hours” from The Woodlands Standards unless the tenant lease further restricts. The committee reserves the right to further restrict service hours.
- No other exterior modifications are approved at this time. All exterior modifications are to be submitted for review and approval.

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

- C. Consideration and action for the existing “no dumping” signs located on four dumpster enclosures that were installed without obtaining a permit.
 Centro NP Holdings 12 SPE LLC / Windvale Shopping Center
 9420 College Park Drive
 Lot 0500 Block 0490 Section 0046 Village of Alden Bridge
 This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to disapprove the existing “no dumping” signs. The signage, as installed, is disapproved and shall be removed within 30 days. The Committee suggests the owner revise and resubmit with the following guidelines:
- Dumpster enclosure signs shall be limited to 18 inches wide by 16 inches tall.
 - The background color of the sign shall be dark bronze with a white outline stroke.
 - The sign message shall display “Private Trash Container” and “Keep Dumpster and Gate Closed” in white text.
- A limit of one (1) sign on each dumpster enclosure door (left side if two doors), per dumpster location, will be permitted. The motion carried unanimously.
- D. Variance request for the proposed landscape plan that does meet the reforestation requirements for replacement of trees.
 CSHV Woodlands LP
 1335 Lake Woodlands Drive
 Lot 2400 Block 0599 Section 0999 Village of Town Center
 This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to approve the proposed landscape plan on the following conditions:
- Phase I – removing one large oak tree. Replacing with loblolly pine. Phase II – Removing three large oak trees and one pine. Replacing with 4 Loblolly Pines.
 - Tree replacement shall be tree species for like species only. Trees shall be replaced with four (4) caliper inch trees or larger.
 - Mid-growth plantings are to include Hawthorn, Yaupon Holly, and Dwarf Wax Myrtle. Size and layout are to comply with the requirements found in The Woodlands Commercial Planning and Design Standards.
 - All new plantings require a permanent irrigation system concealed from public view.
 - Sod is not permitted within a Forest Preserve. The Forest Preserve is to be topped with pine-straw mulch.
 - No other vegetation is approved for removal at this time.
- All Forest Preserve maintenance must be submitted for review and written Committee approval. The motion carried unanimously.
- E. Variance request for the proposed fence to be constructed in the forest preserve.
 Green Set Series LLC Series K & Alden Heights Place LLC / Panther Creek Professional Plaza
 4810 & 4840 W. Panther Creek Drive
 Lots 0310, 0330 Block 0045 Section 0040 Village of Panther Creek
 This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to approve the proposed fence on the following conditions:
- Fence is to be constructed in accordance with the approved plans.
 - Final placement is to be determined by The Woodlands Township staff to ensure minimal removal or disturbance to vegetation. Owner is to contact The Woodlands Township staff at least 48 hours prior to construction for staff to conduct a site visit to verify placement.

- Construction members of fence are to face inward.

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

F. Request for a time extension for the submission of the permanent sign display/program for The Waterway Arts District banners.

Visit The Woodlands / The Waterway Arts District

2801 Technology Forest Boulevard

Lot 0200 Block 0599 Section 0999 Village of Research Forest

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to approve the time extension on the following conditions:

Waterway Arts District Banner Signage:

1. The proposed green/white banner signage is Temporarily Approved for the duration of November 19, 2019 through November 30, 2020 at which time a Permanent Sign Display/Program must be submitted to the Committee for review and written approval.

The applicant and applicable parties are to acquire the services of a Professional Graphics designer to properly research the numerous design opportunities available that can be submitted for review and written approval for the 2021 installation. The Committee recommends considering options similar to what has been done in other cities and popular areas including, but not limited to, additional street signage and permanent art pieces strategically placed to maximize the exposure and identification of The Waterway Arts District. Inspiring images of popular areas have been included following this response.

2. LOCATION(S)

- a. Proposed banners are to be placed on approximately every third available pole.

- b. The banners must either be installed:

- i. By themselves (green/white banner on one side of the pedestrian light-pole with no banner of any kind on opposite side of pole); OR

- ii. In pairs (a green/white banner on both sides of pedestrian light-pole).

- c. Proposed banners are not to be hung on the same poles as those with existing Lifestyle Banners (as the designs do not complement one another).

3. The proposed banner locations along The Waterway are property of The Woodlands Land Development Company and are NOT approved to have The Waterway Arts District banners installed.

Please submit a professionally designed, Permanent (non-banner) Sign Display/Program including all items listed below, to the Committee by or before November 1, 2020. Please note, that as this is the second request for additional time, that further extensions are not likely to be granted. The CSC will not provide further guidance regarding the design of the Permanent Sign Display. The Woodlands Township in conjunction with The Waterway Arts District are to contract with a local designer for new permanent sign displays.

REQUIRED DOCUMENTS

- Overall Site Map with CSC applicable locations as one designation and other affected jurisdiction locations as a second designation.
- A final proposed Sign Display/Program with alternate options.
Include rendered elevations for proposed Sign Display/Program items including dimensions, exact colors and materials, installation details and section cuts if applicable.

The motion carried unanimously.

G. Consideration and action for a temporary event that will include a pumpkin patch and two signs.

GRI Woodlands Crossing LLC / Trader Joe's

10868 Kuykendahl Road, Suite A

Lot 0100 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to approve the temporary event on the following conditions:

- Pumpkin patch is limited to parking spaces indicated on site plan and must be kept in good order and repair.
- Pumpkin Patch entry must be on the side along the designated walk, in accordance with the plan.
- All fencing, materials, and product to be 48 inches in height or less.

- One (1) panel board sign with red acrylic painted lettering is conditionally approved. Sign to be scaled down to 36 inches tall and shall be 12 inches above the ground. No other exterior signage is approved at this time.
- No tents, canopies, cashier stands or displays of additional products are approved at this time.
- Pumpkin Patch must be removed no later than November 1.

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

H. Consideration and action for the proposed temporary storage container.

Regency Centers LP / The Woodlands Children's Museum
4775 W. Panther Creek Drive, Suite 280

Lot 0285 Block 0045 Section 0040 Village of Panther Creek

This item was heard by the full Committee. The Committee heard from the Museum representative. The Committee deliberated regarding responses received from residents, view from public view and overall timeframe of the container. It was then moved by Walter Lisiewski and seconded by John Anthony Brown to approve on the following conditions:

- POD and area surrounding it are to be kept in good order and repair, free of trash and debris
- POD is removed not later than January 23, 2021. No time extensions will be granted for this POD.
- Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

I. Consideration and action for the proposed replacement of ATM equipment and temporary placement of a construction dumpster in the parking lot.

GRI Woodlands Crossing LLC / Comerica Bank Texas
6417 Woodlands Parkway

Lot 0102 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by Robert Heineman to approve proposed replacement of ATM equipment and temporary placement of a construction dumpster in the parking lot on the following conditions:

- Interior remodel exterior dumpsters, and six (6) contractor parking spaces are to flip their locations to move the dumpsters away from the storm drain.
- Dumpsters to be a neutral color and enclosed/screened by 6' tall chain-link construction fence with green/black/brown screen mesh.
- Electrical feed to be provided from the concrete island, not the top electrical feed.
- No signage is approved on the sides or rear of the ITM units.
- Operational signage to be as limited as feasibly possible on the face of the ITM units.
- The maximum acoustic sound output is 78 dB, including air-condition cooler, coin counter, etc. at 6 ft away.
- Equipment not to exceed 65 dB at the property line. The nearest residential property is 175 ft away to back fence. 78 dB at 175 ft away drops to 42 dB at the property line.
- Remove the red/green lane open/closed light fixtures as the new ITM units are self-serve. Repair the façade to like-new condition upon removal.
- Bollards will need to be replaced at all ITM unit locations. All bollards to be painted dark bronze.
- The removal of the pneumatic tubes is approved. Patch the ceiling soffit above as well as the concrete island base below after removal of the pneumatic tube system. Power wash all concrete islands prior to the installation of the ITM units.
- No other exterior modifications are approved at this time. All exterior modifications are to be submitted for review and approval.

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

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

1. Consideration and action for the proposed house demolition application that includes tree removals and a

conceptual house designs for review of the demolition.

Jortney LLC

40 Autumn Crescent

Lot 10, Block 4, Section 9, Village of Cochran's Crossing

This item was heard by the full Committee. The Committee reviewed the presentation from the staff. The Committee deliberated regarding the demolition, the trees proposed for removal and overall impact to adjacent properties. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to approve on the following conditions:

- Demolition must be in accordance with the Residential Development Standards, including but not limited to.
- Owner must maintain all fencing in accordance with the Residential Development Standards.
- Demolition must not begin until the proper Erosion Control Barrier, Tree Protection fencing, and Construction Fencing are in place and have been reviewed by the Covenant Administration Department Staff.
- Owner must submit a landscaping plan in accordance with the Residential Development Standards for reforestation of the 6 trees in need of removal. Owner must include all trees on the site plan or the home construction that incorporates the existing trees on site and any proposed for removal.
- Plan must be submitted with the new home construction. In the event new home construction is delayed and the lot is vacant, owner will be required to submit a plan demonstrating reforestation for the undeveloped lot.
- Owner must meet code and pass final inspection.
- Owner must comply with all Residential Development Standards regarding demolition, including but not limited to:
 - Hours of Operation
 - Parking of Contractor Vehicles
 - Completion of demolition
 - Maintain Fencing, including tree protection and erosion control fencing.
 - Access
- The staff must visit the property routinely to review demolition and maintenance on the lot. The staff will periodically visit the property to confirm the different stages of demolition and at construction.

The motion carried unanimously.

2. Consideration and action to amend the Initial Land Use Designation for Section 15 of The Village of Grogan's Mill for the Timber Top neighborhood.

Home Expo Showcase LLC

116, 118 & 120 S Timber Top Dr.

Lot 8, 9, & 10 Block 01, Section 15 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 process to obtain an Amended Land Use Designation signed and executed in Montgomery County Real Property Records, prior to the issuance of a permit or any conversion of the area to livable space. Once the Amended Land Use is in place we can release the memorandum of agreement regarding the unfinished space and issue the permit for the conversion of livable space. Attic Conversion must meet come and pass final inspection and comply with the Residential Development Standards. The motion passed unanimously.

3. Variance request for a proposed addition conversion that will cause the lot to exceed the maximum living area allowed.

Home Expo Showcase LLC

116 S Timber Top Drive

Lot 08, Block 01, Section 15 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 proposed attic conversion to livable space on the condition the owner can obtain an Amended Land Use Designation signed and executed in Montgomery County Real Property

Records, prior to the issuance of a permit or any conversion of the area to livable space. Once the Amended Land Use is in place we can release the memorandum of agreement regarding the unfinished space and issue the permit for the conversion of livable space. Attic Conversion must meet come and pass final inspection and comply with the Residential Development Standards. The motion passed unanimously.

4. Variance request for a proposed addition conversion that will cause the lot to exceed the maximum living area allowed.

Home Expo Showcase LLC

118 S Timber Top Drive

Lot 09, Block 01, Section 15 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 proposed attic conversion to livable space on the condition the owner can obtain an Amended Land Use Designation signed and executed in Montgomery County Real Property Records, prior to the issuance of a permit or any conversion of the area to livable space. Once the Amended Land Use is in place we can release the memorandum of agreement regarding the unfinished space and issue the permit for the conversion of livable space. Attic Conversion must meet come and pass final inspection and comply with the Residential Development Standards. The motion passed unanimously.

5. Variance request for a proposed addition conversion that will cause the lot to exceed the maximum living area allowed.

Home Expo Showcase LLC

120 S Timber Top Drive

Lot 10, Block 01, Section 15 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 proposed the attic conversion to livable space on the condition the owner can obtain an Amended Land Use Designation signed and executed in Montgomery County Real Property Records, prior to the issuance of a permit or any conversion of the area to livable space. Once the Amended Land Use is in place we can release the memorandum of agreement regarding the unfinished space and issue the permit for the conversion of livable space. Attic Conversion must meet come and pass final inspection and comply with the Residential Development Standards. The motion passed unanimously.

6. Variance request for the existing Driveway that encroaches into the side easement.

Taylor Morrison of Texas INC

83 Blue Norther Drive

Lot 15, Block 01, Section 35 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 driveway as submitted. The motion passed unanimously.

7. Variance request for proposed pool that does not respect the 30-foot rear Development setback.

Curtis McLemore

10 Player Pines

Lot 24, Block 01, Section 32 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 Mary Funderburg to conditionally approve the proposed pool as follows: Staff will review upon completion to determine if there is sufficient evergreen vegetation (trees/shrubs) for screening to the golf course. Additional plantings may be required. The homeowner must submit a comprehensive drainage plan. The drainage plan should show any natural change in grade and define the direction the water flows onto and off the property. The drainage plan 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 pool must meet code & standard conditions and pass inspections. The motion passed unanimously.

8. Variance request for proposed shed attached to the garage that does not respect the 20 foot rear setback
Jeremy John Andrews
170 West Sterling Pond Circle
Lot 84 Block 03 Section 3 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 shed as submitted. The motion passed unanimously.
9. Variance request for proposed fence that exceeds the maximum height and is of a different design as allowed by the Development Criteria for Section 75 Sterling Ridge.
Eric Cantrell
22 Fillgrove Place
Lot 20, Block 01, Section 75 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 Mary Funderburg to approve the proposed fence; it must pass inspections and meet code. The motion passed unanimously.
10. Variance request for an existing walkway with paver border that is not located at least 1 foot from the property line.
Gerod Rush
31 Paloma Bend Place
Lot 04, Block 01, Section 25 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 walkway as submitted, Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion passed unanimously.
11. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
James A Brosovich
74 Terraglen Drive
Lot 35, Block 1, Section 2 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 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 algae/mildew from exterior of the home, by repairing pool barrier fence which may require and application, and by removing or covering disabled vehicle on driveway with a customary protective vehicle cover that is in good order and repair and is a muted earth tone shade) 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.
12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Adrienne C Dixon
19 Brittany Rose Place

Lot 8, Block 1, Section 14 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 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 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.

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

Fernando Aerna Guedea

146 East Spindle Tree Circle

Lot 10, Block 1, Section 73 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 Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing 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.

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

Michael & Jill Moyer Knapick

78 South Vesper Bend Circle

Lot 2, Block 3, Section 30 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 Mary Funderburg to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing algae/mildew from exterior of the home and by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and removing dead vegetation) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Aldo M & Virginia R Perez

19 Pioneer Canyon Place

Lot 5, Block 1, Section 22 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 pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to

correct these (by submitting an application and obtaining approval for fence) 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 proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Gordon & Emily McClain

18 Bluff Creek Place

Lot 5, Block 2, Section 73 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 pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by submitting an application and obtaining approval for tree removal) 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. Variance request for proposed patio cover with summer kitchen that does not respect the 25 foot rear setback.

Lawrence Paul Alexander Jr

22 Gabled Pines Place

Lot 34 Block 01 Section 45 Village of Alden Bridge

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 Walter Lisiewski and seconded by Arthur Bredehoft to conditionally approve the proposed patio cover and summer kitchen. The homeowner must plant and maintain three 30 gallon native trees. The improvements must meet Standards, code and pass inspections. Staff will review upon completion of project to determine if additional vegetation is needed to screen for impact to adjacent properties. (If required, vegetation must be evergreen trees or shrubs at least 7 feet in height at the time of planting.) 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). Overall site drainage plan needs to include the Patio Cover. Staff will recheck conditions in 150 days. The motion passed unanimously.

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

Ivan Marcuse

3 Dulcet Hollow Circle

Lot 20, Block 02, Section 07 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 conditionally approve the proposed patio cover and summer kitchen. The homeowner must plant and maintain evergreen trees or shrubs at least 7 feet tall at the time of planting to screen to the rear. Staff will review upon completion to determine if sufficient screening to the street and to the rear; additional planting may be required. The improvement must comply with the submitted drainage plan. 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 improvement must meet code & standard conditions and pass inspections. Staff will recheck conditions within 150 days. The motion passed unanimously.

19. Variance request for Concept approval for a proposed home garage construction/patio cover addition and

summer kitchen that will not respect the 25 foot setback line for the rear of the dwelling.

Dan M. Bowen

27 Scenic Mill Place

Lot 2 Block 3 Section 09 Village of Alden Bridge

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 conditionally approve the CONCEPT. The homeowner must submit final sealed plans, required documents and deposits. Staff will review the improvement for compliance. The improvement must meet code, standards and pass inspections. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Staff to review upon completion to determine if any additional evergreen vegetation is needed to screen to rear and right side. Staff will recheck conditions within 150 days. The motion passed unanimously.

20. Variance request for proposed swimming pool that does not respect the rear ten foot easement with decking that does not respect the side five foot easement.

Thomas Tucker

6 Kayak Ridge Drive

Lot 01, Block 01, Section 26 Village of Creekside Park

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 John A. Brown to take no action on this item subject to the following:

- 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 with trees and shrubs in rear yard by a Texas Licensed Landscape professional.
- Owner must submit a drainage plan by a Licensed Landscape professional or 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.

- VII.** 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.
As there is no longer a need, the Committee requested that this item be removed from future agendas.
- VIII.** Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.
There was no specific action taken on this item at the meeting but it will remain on future agendas.
- IX.** Consideration and Action concerning driveway widths and the Woodlands Residential Development Standards.

It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the motion to promulgate a rule allowing the Standards for driveway widths to take precedence over the Neighbor Criteria. The motion passed unanimously.

X. Member Comments

Arthur Bredehoft suggested the new President/General Manager, Jeff Jones, be invited to attend a future DSC meeting.

XI. Staff Reports

Hennie van Rensburg reported that the RDRC's appreciate the DSC's support.

XII. Adjourn

Chair Walter Lisiewski asked for a motion to adjourn. Arthur Bredehoft made the motion and Robert Heineman seconded. The meeting was adjourned at 6:39 p.m.