

Development Standards Committee

October 21, 2020 at 5:00 p.m.

The Woodlands Township

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

Members Absent: Walter Lisiewski

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

Legal Counsel: None

- I. Welcome/Call Meeting to Order.
Vice Chair Robert Heineman 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 September 16, 2020 meeting.
Chair Walter Lisiewski asked for a motion to approved the minutes of the September 16, 2020 meeting. It was moved by Arthur Bredehoft and seconded by Bob Adams 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 The Commercial Summary List consisted of Items D, E, F, G, H, I, J, K & L. Item B was withdrawn. 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 3-13, 15-19, 23 and 29. Item 14 was resolved prior to the meeting. It was moved by Arthur Bredehoft and seconded by John Anderson 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 Variance request for the proposed conceptual plans for an outdoor seating area which will remove a landscaped island and mature tree; and proposes the addition of a drive-thru with window.
Finial Senterra College Park LLC
3335 College Park Drive
Lot 0806 Block 0388 Section 0999 Village of College Park
This item was heard by the full Committee. The staff provided the committee with a presentation. The committee reviewed the proposal from the owner, the existing conditions and comparable locations with drive thru services. Following discussion and deliberation, the committee moved to approve the concept for a drive thru installation provided the owner submits final plans to include the following:
 - Owner must submit any signage, including directional signs, menu boards or drive thru signage for review and action by the Community Standards Committee.
 - Action by this committee does not constitute action by any additional entity. It is the owner's responsibility to obtain those approvals, such as any change to the Deed, County Approval or Community Standards Committee approval for signage.
 - Owner must submit final plans for tenant space and any modification prior to installation, for review and final action.
 - Owner concept submission for the exterior patio area including the removal of the tree in the landscaped median is disapproved. Encourage the owner to coordinate with the staff to install temporary sidewalk seating

in accordance with the Committee' recent outdoor seating allowances due to COVID 19 and consider submitting a permanent proposal for seating placed in front of the storefront and under the existing canopy. Work with staff to submit proposed locations and concepts consistent with the Committee's previous actions.

- Owner is to inform the other tenants about the installation of the drive thru to mitigate any safety concerns regarding the flow of traffic.

The motion carried unanimously.

B. Consideration and action for the proposed memorial bell tower.

Living Word Lutheran Church

9500 N. Panther Creek Drive

Lot 0205 Block 0547 Section 0040 Village of Panther Creek

This item was withdrawn prior to the meeting.

C. Variance request for the proposed repurposing of the existing dumpster enclosure and addition of a new dumpster enclosure that encroaches into the forest preserve.

Killen's Land & Cattle CO LLC

8800 Six Pines Drive

Lot 6603 Block 0350 Section 1000 Village of Research Forest

This item was heard by the full Committee.

The staff provided the committee with a presentation. The Committee considered the proposal and the existing conditions. Following deliberation, the Committee move to approve the repurposing of the existing dumpster enclosure and addition of a new enclosure on the following conditions:

- The proposed dumpster enclosure is visible from adjacent commercial properties (2 story office building) and drives. Relocate the proposed enclosure adjacent to the existing enclosure, on either side. The preferred location is on the west side of the existing enclosure.
- Ensure code compliance.
- Both enclosures are to be fully screened from view with vegetation around three sides. There are areas in the east forest preserve that require reforestation. Owner is to supplement the area in accordance with reforestation requirements in the Commercial Planning and Design Standards.
- Exterior finishes are to match the newly renovated main restaurant building.
- All gates are to be constructed of metal for durability. All gates and mounting posts shall be painted to match building trim color.
- Clean and recondition the existing enclosure to like-new condition to include re-grouting stone.
- A material staging area and one (1) roll-off dumpster on-site is conditionally approved pending items stay within a screened construction fence.
- Owner is to install and maintain construction fencing to screen the entire perimeter of the property in accordance with the conditions of permit AP-20-04205.

The motion carried unanimously.

D. Variance request for the conceptual plans for the proposed monument sign that includes the entire street address.

Gavi Timberloch LLC

2201 Timberloch Place

Lot 0260 Block 0547 Section 0006 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 John Anderson to approve the proposed monument sign on the following conditions:

- Final plans with all tenants proposed must be submitted for final review and action.
- Formal landscape beds with concealed irrigation are required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- All signage is noted without internal illumination. If the owner plans to submit the final plans with internal illumination, the owner must provide details regarding illuminations, color temperature and lumen output.

Owner can coordinate with staff on similar designs and proposals the committee has approved in the past.
The motion carried unanimously.

- E. Variance request for the conceptual plans for proposed monument sign that includes the entire street address.

Gavi Timberloch LLC

2202 Timberloch Place

Lot 0300 Block 0547 Section 0006 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 John Anderson to approve on the following conditions:

- Final plans with all tenants proposed must be submitted for final review and action.
- Formal landscape beds with concealed irrigation are required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- All signage is noted without internal illumination. If the owner plans to submit the final plans with internal illumination, the owner must provide details regarding illuminations, color temperature and lumen output.

Owner can coordinate with staff on similar designs and proposals the committee has approved in the past.

The motion carried unanimously.

- F. Variance request for the conceptual plans for the proposed monument sign that includes the entire street address.

Gavi Timberloch LLC

2203 Timberloch Place

Lot 0261 Block 0547 Section 0006 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 John Anderson to approve the conceptual plans for the proposed monument sign on the following conditions:

- Final plans with all tenants proposed must be submitted for final review and action.
- Formal landscape beds with concealed irrigation are required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- All signage is noted without internal illumination. If the owner plans to submit the final plans with internal illumination, the owner must provide details regarding illuminations, color temperature and lumen output.

Owner can coordinate with staff on similar designs and proposals the committee has approved in the past.

The motion carried unanimously.

- G. Variance request for the conceptual plans for the proposed monument sign that includes the entire street address.

Gavi Timberloch LLC

2204 Timberloch Place

Lot 0262 Block 0547 Section 0006 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 John Anderson to approve the conceptual plans for the proposed monument sign on the following conditions:

- Final plans with all tenants proposed must be submitted for final review and action.
- Formal landscape beds with concealed irrigation are required in accordance with the Commercial Planning and Design Standards surrounding all monument signs.
- All signage is noted without internal illumination. If the owner plans to submit the final plans with internal illumination, the owner must provide details regarding illuminations, color temperature and lumen output.

Owner can coordinate with staff on similar designs and proposals the committee has approved in the past.

The motion carried unanimously.

- H. Consideration and action to renew the Memorandum of Agreement by extending the amount of time allowed for the portable buildings and awnings at the church campus.

The Woodlands United Methodist Church / The Woodlands Methodist School

2200 Lake Woodlands Drive / 9201 Grogan's Mill Road

Lot 8650 Block 0547 Section 0999 Village of Research Forest

Lot 0650 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 John Anderson to renew the Memorandum of Agreement on the following conditions:

- Owner must sign and execute an amended memorandum of understanding noting the temporary buildings and awnings must be removed no later than September 1, 2023
- The church must keep the committee aware of the construction timeline for the permanent structures and any delays that would cause the temporary buildings to remain past September 1, 2023.
- Any additional time requested past September 1, 2023 must be reviewed and acted upon by the committee and include a fully executed memorandum of understanding be filed in Montgomery County Real Property Records. Buildings and awnings are to remain in good order and repair.

The motion carried unanimously.

- I. Variance request for the proposed exterior lighting that exceeds the maximum foot candle levels allowed at the property line.

Wells Fargo Bank Texas NA / Wells Fargo Bank

7801 Research Forest Drive

Lot 0940 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the proposed Wells Fargo exterior lighting fixtures on the following conditions:

- Replace the scheduled lights with LED. Improvements are a result of mandated federal and state laws.
- A wrought iron fence is being proposed for security behind the ATM machine. The wrought iron fence is conditionally approved in the color black and shall not disturb any vegetation for installation.
- A variance is conditionally approved for building and site lighting to exceed 0.1 fc of light output at the property line up to 2.3 fc near parking light poles, as shown. The DSC Committee reserves the right to reduce light output or require additional light shielding.
- Proposed LED light fixtures are approved at 4000K color temperature. All exterior light fixtures are to be within 500K of each other.
- Light fixture housing finish colors to complement the architecture of the building.
- Provide a light fixture cut sheet for the flag pole light fixture if being replaced for an LED fixture. The fixture shall be refinished to match new light pole fixture finishes and is to be screened from public view by vegetation.

No other modifications are approved other than previously approved or within this written conditional approval. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.

The motion carried unanimously.

- J. Consideration and action for the proposed final plans for the exterior renovations.

Pines Preservation LP / The Pines Apartments

3451 Tangle Brush Drive

Lot 0340 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the proposed final plans for the exterior renovations on the following conditions:

- Owner must provide photometric plan for all exterior site lighting for review by the plan review committee or its designee. Lighting color temperature to be 4000K
- 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.

- Owner must repair and maintain staging area upon completion of construction, including but not limited to, reseeding or similar landscape plan, to be reviewed by the Covenant Administration Staff upon completion.
 - Work is to be completed by 8/1/2021. If work cannot be completed by this date, owner is to apply for a time extension no later than 7/1/2021.
 - 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.
- Must comply with Commercial Planning and Design Standards, including, but not limited to approved construction hours.

The motion carried unanimously.

K. Consideration and action for the proposed final landscaping plans to include tree removals.

Pines Preservation LP / The Pines Apartments

3451 Tangle Brush Drive

Lot 0340 Block 0045 Section 0007 Village of Panther Creek

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the proposed final 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.
- Any trees removed must be replaced in accordance with the Commercial Planning and Design Standards including selections from Appendix F for any tree or shrub replacement.
- 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.

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

Pines Preservation LP / The Pines Apartments

3451 Tangle Brush Drive

Lot 0340 Block 0045 Section 0007 Village of Panther Creek

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

- Banner is approved for 120 days. Owner must submit no later than January 15, 2021 for a time extension should one be required.
- Owner must submit an application for the permanent sign no later than January 15, 2021. 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.
- Banner is to be taut fitted to panel size, wrinkle-free when displayed.
- Banner must be kept in good order and repair.

Must comply with Commercial Planning and Design Standards.

The motion carried unanimously.

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

1. Consideration and action to appeal the Residential Design Review Committee's condition of approval requiring the owner to relocate the privacy fence to the original location of the former structure.

Unirealy Management LTD

10503 E Wildwind Circle

Lot 09, Block 09, Section 12 Village of Grogan's Mill

This item was heard by the full Committee. The Committee reviewed a presentation from the staff. The Committee deliberated regarding the privacy structure, impact to adjacent properties, responses from affected neighbors and applicable standards. It was then moved by Arthur Bredehoft and seconded by John Anthony Brown to deny the variance as presented, but has allowed for a privacy fence to remain under the following conditions:

- Owner must revise and resubmit a privacy fence structure application with a location that is closer to the home and suggests returning to the location of the original privacy structure.
- The owner must revise the landscaping plan to reflect the modified location of the privacy structure. By moving the fence closer to the home, it would allow for more vegetation to be planted on the outside of the fence.
- The owner must also ensure that modified privacy structure and location do not include an acute angle that is not parallel with the home. The privacy structure should incorporate a ninety-degree angle style as opposed to an acute angle as reflected on the survey.
- Please submit the required documents to our office so that our staff may verify compliance with the Committee's actions. Once the required documents have been verified to be in accordance with the Committees action, the staff may then issue a final permit. A revised application and plans must be submitted within 30 days of notice for the modifications required to the privacy structure.

The motion carried unanimously.

2. Request for a rehearing for the proposed new home construction that will exceed the maximum hard surface allowed, exceed the maximum amount of living area allowed, would require an amendment to the Initial Land Use Designation and is proposed to 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 a presentation from the staff. The Committee deliberated regarding the proposed new home construction, impact to adjacent properties, and applicable standards. It was then moved by Arthur Bredehoft and seconded by Mary Funderburg to allow for rehearing and be placed at the next applicable meeting, but suggests that the homeowner review and consider the previous motion passed by the Committee. The motion carried unanimously.

3. Variance request for an existing temporary sign renewal that has been displayed for more than 6 months.

Jennifer and Katie Tolar

23 Twisted Birch Place Court

Lot 08, Block 01, Section 03 Village of Indian Springs

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anderson to approve the extension of the permit for 180 days. The motion passed unanimously.

4. Variance request for existing fence that was rebuilt with the construction side facing outward from the lot.

Jennifer and Katie Tolar

23 Twisted Birch Place Court

Lot 08, Block 01, Section 03 Village of Indian Springs

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anderson to approve on the condition the portions of fence construction side out do not become visible to the street. In the event a neighboring fence is modified and causes the construction side out fencing to be exposed, the owner will be required to modify the portion of fence to smooth side out facing the street. The motion passed unanimously.

5. Variance request for a proposed detached patio cover with integrated summer kitchen, fireplace and pizza oven that will extend beyond the 20-foot rear building setback.
Brian Steelman
47 South Piney Plains Circle
Lot 17 Block 01 Section 07 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 Anderson to Conditionally approve - Standard conditions; must meet standards, code and pass all inspections. Not to encroach upon easements. 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). Staff will review upon completion to determine if any additional evergreen screening (tree/shrubs at least 7' tall at time of planting) need to be planted for screening. Construction must be completed within 150 days of Plan Approval. The motion passed unanimously.
6. Variance request for proposed patio cover with fireplace that does not respect the 20-foot rear setback
Michael Hanson
86 Elander Blossom Drive
Lot 33, Block 01, Section 32 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 Anderson to conditional approve – allow 1' encroachment of the setback and may not encroach into the side easement. Upon completion, staff will review to determine if evergreen tree/shrubs need to be added to screen to side neighbor. The patio cover must meet code and pass inspections. Permit is valid for 150 days; final inspections and conditions must be completed and passed. The motion passed unanimously.
7. Variance request for proposed above ground fountain and paving that does not respect the rear ten-foot easement.
Larry W Miguez
35 North Warbler Bend
Lot 10 Block 2, Section 2 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 Anderson to approve on the condition that the owner submits a drainage plan. The 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. 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 improvements must comply with Standard conditions, meet code and pass all inspections. The motion passed unanimously.
8. Variance request for a proposed swimming pool that the water surface exceeds area exceeds the maximum amount allowed.
Anthony Malatesta
11 Chipped Sparrow Place
Lot 38, Block 02, Section 13 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 John Anderson to conditionally approve the proposed pool. It must comply with Standard conditions, meet code and pass all inspections. The homeowner must plant and maintain three native 30 gallon trees and 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). Pool and decking may not encroach into any easement. Verify all Centerpoint Energy

easements as they may differ from the covenant easements. The homeowner must maintain the existing vegetation to screen pool equipment from view of street. In addition, the homeowner must plant and maintain evergreen vegetation to screen the pool equipment to the neighboring property. The access area must be restored to its original condition. All conditions must be met within 150 days of approval. The motion passed unanimously.

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

Ryan Clark

11 Frosted Lilac Court

Lot 31, Block 01, Section 32 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by John Anderson to conditionally approve the proposed patio cover. It must comply with Standard conditions, meet code and pass all inspections. It must also 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). Pool and decking may not encroach into any easement. Verify all Centerpoint Energy easements as they may differ from the covenant easements. The owner must also plant and maintain evergreen vegetation to screen patio cover to neighboring property. Staff will review upon completion to determine if sufficient screening. All conditions must be met within 150 days of approval. The motion passed unanimously.

10. Variance request for an existing driveway that exceeds the maximum width for driveway borders and is not on both sides of the driveway as required by the standards.

Victor Berriochoa

43 Overland Heath Drive

Lot 11, Block 04, Section 18 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoff and seconded by John Anderson to approve the existing driveway 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.

11. Variance request for an existing play structure that does not respect the five foot side and ten foot rear easement.

Lawrence Paul Alexander Jr

22 Gabled Pines Place

Lot 34 Block 01 Section 45 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 John Anderson to disapprove the 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. The motion passed unanimously.

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

Michael Ferfon

62 West Cove View Trail

Lot 22, Block 01, Section 06 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 John Anderson to approve the existing roof color as submitted. 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.

Gabriella Ulloa Bulle Goyri

19 Endor Forest Drive

Lot 10, Block 1 Section 77 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 Anderson 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 & maintaining trash & recycle carts 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.

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

Gabriella Ulloa

43 South Avonlea Circle

Lot 43, Block 3 Section 25 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Julio Cesar Garcia Gonzalez

90 Panterra Way

Lot 34, Block 1, Section 74 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 Anderson 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 maintaining the yard including mowing, weeding, edging and defining the planting beds) 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.

Patricia Hallmark

239 Fairwind Trail Court

Lot 28, Block 2, Section 11 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anderson 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 complying with paving and fence permit conditions and storing and maintaining the trash and recycle carts 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.

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

Todd Luft

26 Solebrook Path

Lot 21, Block 1, Section 14 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 John Anderson 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 storing the portable basketball goal at least 20' back from the street pavement edge and no less than half way up the driveway) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Adam Villarreal II

22 Rolling Ridge Court

Lot 21, Block 1, Section 11 Village of College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anderson 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 and storing the trash and recycle carts 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.

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

Emelia A Zapata

139 Fairwind Trail Drive

Lot 02, Block 02 Section 11 Village of College Park

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

20. Variance request for shutter color change that is not compatible with the neighborhood

Russell J. Leto

15 Spincaster Drive

Lot 33, Block 01, Section 30 Village of Creekside Park

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 Arthur Bredehoft to approve Acacia Haze as the shutter color change. The motion passed unanimously.

21. Variance request for proposed patio cover that does not respect the 25 foot rear setback

Eric A Doss

38 South Chandler Creek Circle

Lot 10, Block 04, Section 13 Village of Indian Springs (TWA)

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 John A. Brown to conditionally approve the proposed patio cover. The homeowner must:

- Revise and resubmit plans/survey to show structure with no more than a 10' encroachment into the 25' setback (move an additional 5' closer to dwelling).
- Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen structure from the rear neighbors view. Staff to determine if sufficiently screened upon completion.
- Submit a drainage and landscape plan to show the proposed screening and drainage. 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, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). All conditions must be met within 150 days of plan approval. Standard conditions must meet code and pass all inspections. The motion passed unanimously.

22. Variance request for proposed patio cover/gazebo with fireplace that does not respect the 20 foot rear setback

Eron Beine

155 Bethany Bend Drive

Lot 43 Block 03 Section 36 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. Two affected neighbors addresses the committee. It was moved by Arthur Bredehoft and seconded by John A. Brown to conditionally approve the proposed patio cover/gazebo with fireplace. The homeowner must:

- Revise and resubmit plan/survey with only a maximum of an 8' encroachment into the 20' setback. Must be stepped down from pool decking to natural grade.
- Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen structure from the rear/side neighbors view. Staff to determine if sufficiently screened upon completion. Plant and maintain one native 30 gallon tree.
- Submit a drainage and landscape plan to show the proposed screening and drainage. 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, gutters, piping, catch basins and drain outlets.

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). All conditions must be met within 150 days of plan approval. Standard conditions must meet code and pass all inspections. The motion passed unanimously.

23. Variance request for proposed tree removals.

Timothy Serrano

18 Lake Reverie Place

Lot 05, Block 01, Section 17 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Mary Funderburg and seconded by Arthur Bredehoft to disapprove the proposed tree removals. The motion passed unanimously.

24. Appeal of the conditions of approval for a fence that required an agreement with the adjacent neighbor to allow the construction side of the fence to face the neighbor.

Janet Chavez

31 North Spinning Wheel Circle

Lot 8, Block 1, Section 56 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by John A. Brown to approve the fence as submitted, on the condition that an affected neighbor notice is resent to the adjacent neighbor and no objection is received 30 days. The motion passed unanimously.

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

Richard Ibarra

86 West Arbor Camp Circle

Lot 29, Block 03, Section 04 Village of Creekside Park

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 Mary Funderburg to disapprove the roof color and resubmit a color that complies with the Standards. The motion passed unanimously.

26. Variance request for an existing fence with a design that does not comply with the approved fence designs.

Andres Eduardo Chapellin

167 East Elm Crescent

Lot 03 Block 02 Section 04 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 Anderson as follows:

Breezeway -- approved as submitted.

Gates -- the left gate is conditionally approved. The left side fence is acceptable for the gate only; the homeowner must replace the horizontal slats between both gates with vertical slats as approved for 161 E. Elm Crescent. The motion passed unanimously.

27. Variance request for an existing a/c window unit located in the front yard.

Horacio Salinas

38 Bayou Springs Court

Lot 12 Block 01 Section 24 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 John A. Brown to disapprove the window a/c unit. The homeowner must remove it within 30 days. The motion passed unanimously.

28. Appeal of the conditions of approval and variance request for an existing pergola that was not built per the approved plans and does not respect the side five foot easement and has a corrugated roof that is not an approved roof material.

Thomas Alvarado & Helga De

139 South Star Ridge Circle

Lot 22, Block 03, Section 51 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to conditionally approve the existing

pergola. The roof must be changed to a flat poly-carbonate as previously approved or a wood trim placed around the entire perimeter of the polycarbonate to screen the edge of the roof material. The homeowner must plant and maintain evergreen tree or shrubs at least 7 feet tall at the time of planting to screen to the side neighbors. 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 homeowner must comply within 120 days. The pergola must meet code and pass inspections. The motion passed unanimously.

29. Variance request for an existing patio cover that does not respect the rear 15 foot setback, the rear ten foot easement and requires does not have the required sealed engineer plans.

William Stotle

55 Shimmer Pond

Lot 54, Block 01, Section 05 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Arthur Bredehoft and seconded by John Anderson to conditionally approve the existing patio cover. It must meet code and pass inspections. **The** homeowner must plant and maintain evergreen trees or shrubs at least 7 feet in height at the time of planting to screen the structure from the rear/side neighbors view. Staff will determine if the structure is sufficiently screened upon completion. 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). All conditions must be met within 150 days of plan approval. The motion passed unanimously.

30. Request for variance for front yard landscaping that does not have 40% vegetation other than grass or turf

Luke Jones

7 Log House Court

Lot 20, Block 01, Section 22 Village of Creekside Park West

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 Mary Funderburg to disapprove the existing landscaping and require the owner to return the front yard to 40% non-grass. The owner must work with staff to meet this requirement. The motion passed unanimously.

VII. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards for interim actions during the Coronavirus (COVID-19) Pandemic.

Hennie van Rensburg reported that the Creekside Park Village Association is concerned with blanket approval for RV's. Arthur Bredehoft asked that this be put on the next agenda.

VIII. Member Comments

Arthur Bredehoft and Mary Funderburg expressed their thanks to the staff.

IX. Staff Reports

Kim McKenna asked if the Committee would like to review the placement of commercial signs in the right of way, possibly letting businesses know it is time to remove the signs. The Committee asked that this be placed on the November 4 agenda.

X. Adjourn

Vice Chair Robert Heineman asked for a motion to adjourn. John Anderson made the motion and Bob Adams seconded. The meeting was adjourned at 8:16 p.m.