

Development Standards Committee

January 20, 2021 at 5:00 p.m.

The Woodlands Township

Members Present: Arthur Bredehoft, Robert Heineman, John Anderson, Bob Adams, John A Brown (joined the meeting at 5:43 p.m.), Mary Funderburg and David Smith

Members Absent: None

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

Legal Counsel: None

I. Welcome/Call Meeting to Order.

Chairman Arthur Bredehoft 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 December 16, 2020 meeting.

Chairman Arthur Bredehoft asked for a motion to approve the minutes of the December 16, 2020 meeting. It was moved by Bob Adams and seconded by Mary Funderburg to accept the minutes as presented. The motion carried.

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 The Commercial Summary List consisted of Items F, G, H and L. Items I, J and K were withdrawn.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 1-16 and 18-22 Item 17 was resolved prior to the meeting. It was moved by Mary Funderberg and seconded by David Smith to approve the Residential Summary List as presented. The motion carried unanimously.

V. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

The Committee took no action on this item.

VI. Reconvene in Public Session.

The Committee took no action on this item.

VII. Consideration and Action of the Commercial Applications and Covenant Violations.

A. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.

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 heard by the full committee. The Committee discussed the use of the signs, their visibility in the proposed location and alternate solutions to reach more patrons than the locations proposed. As currently submitted, the review committee believed that the limited locations of post-mounted signs do not adequately benefit the public in general when visiting the center. It was then moved by David Smith and seconded by John Anderson to approve the safety signs with the following conditions:

- The proposed are not permitted to have business or property names on them. Please remove references to "Regency Centers".

- Revise and Resubmit with new proposed locations, mounted at entry columns of anchor tenants and at in-line retail promenade columns, as appropriately visible to pedestrians when walking into stores from parking lot drive aisles.
- No exterior signage, within this submission, is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- If a revised resubmission is approved by the review committee, please note that the proposed signs will be considered on a probationary period until October 31, 2021. At which time, the applicant will be required to re-apply at least thirty (30) days prior to the expiration of the probationary period. If a renewal is not approved, the applicant will be required to remove the signage at the applicant's sole expense within thirty (30) days of the expiration of the probationary period or a written Committee disapproval, whichever is shorter.

The motion carried unanimously. John Brown was not present for the vote.

B. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.

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 heard by the full committee. The Committee discussed the use of the signs, their visibility in the proposed location and alternate solutions to reach more patrons than the locations proposed. As currently submitted, the review committee believed that the limited locations of post-mounted signs do not adequately benefit the public in general when visiting the center. It was then moved by David Smith and seconded by John Anderson to approve the safety signs with the following conditions:

- The proposed are not permitted to have business or property names on them. Please remove references to "Regency Centers".
- Revise and Resubmit with new proposed locations, mounted at entry columns of anchor tenants and at in-line retail promenade columns, as appropriately visible to pedestrians when walking into stores from parking lot drive aisles.
- No exterior signage, within this submission, is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- If a revised resubmission is approved by the review committee, please note that the proposed signs will be considered on a probationary period until October 31, 2021. At which time, the applicant will be required to re-apply at least thirty (30) days prior to the expiration of the probationary period. If a renewal is not approved, the applicant will be required to remove the signage at the applicant's sole expense within thirty (30) days of the expiration of the probationary period or a written Committee disapproval, whichever is shorter.

The motion carried unanimously. John Brown was not present for the vote.

C. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.

US Regency Alden Bridge LLC / Alden Bridge Shopping Center

8000 Research Forest Drive

Lot 0400 Block 0257 Section 0047 Village of Alden Bridge

This item was heard by the full committee. The Committee discussed the use of the signs, their visibility in the proposed location and alternate solutions to reach more patrons than the locations proposed. As currently submitted, the review committee believed that the limited locations of post-mounted signs do not adequately benefit the public in general when visiting the center. It was then moved by David Smith and seconded by John Anderson to approve the safety signs with the following conditions:

- The proposed are not permitted to have business or property names on them. Please remove references to "Regency Centers".
- Revise and Resubmit with new proposed locations, mounted at entry columns of anchor tenants and at in-line retail promenade columns, as appropriately visible to pedestrians when walking into stores from parking lot drive aisles.

- No exterior signage, within this submission, is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- If a revised resubmission is approved by the review committee, please note that the proposed signs will be considered on a probationary period until October 31, 2021. At which time, the applicant will be required to re-apply at least thirty (30) days prior to the expiration of the probationary period. If a renewal is not approved, the applicant will be required to remove the signage at the applicant's sole expense within thirty (30) days of the expiration of the probationary period or a written Committee disapproval, whichever is shorter.

The motion carried unanimously. John Brown was not present for the vote.

D. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.

Indian Springs at The Woodlands LTD / Indian Springs Shopping Center

6777 Woodlands Parkway

Lots 0500 Block 0592 Section 0060 Village of Indian Springs

This item was heard by the full committee. The Committee discussed the use of the signs, their visibility in the proposed location and alternate solutions to reach more patrons than the locations proposed. As currently submitted, the review committee believed that the limited locations of post-mounted signs do not adequately benefit the public in general when visiting the center. It was then moved by David Smith and seconded by John Anderson to approve the safety signs with the following conditions:

- The proposed are not permitted to have business or property names on them. Please remove references to "Regency Centers".
- Revise and Resubmit with new proposed locations, mounted at entry columns of anchor tenants and at in-line retail promenade columns, as appropriately visible to pedestrians when walking into stores from parking lot drive aisles.
- No exterior signage, within this submission, is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.
- If a revised resubmission is approved by the review committee, please note that the proposed signs will be considered on a probationary period until October 31, 2021. At which time, the applicant will be required to re-apply at least thirty (30) days prior to the expiration of the probationary period. If a renewal is not approved, the applicant will be required to remove the signage at the applicant's sole expense within thirty (30) days of the expiration of the probationary period or a written Committee disapproval, whichever is shorter.

The motion carried unanimously. John Brown was not present for the vote.

E. Consideration and Action for the proposed installation of safety signage to be installed in the parking lot.

REG8 Sterling Ridge / Sterling Ridge Shopping Center

6700 Woodlands Parkway

Lot 0200 Block 0499 Section 0000 Village of Sterling Ridge

This item was heard by the full committee. The Committee discussed the use of the signs, their visibility in the proposed location and alternate solutions to reach more patrons than the locations proposed. As currently submitted, the review committee believed that the limited locations of post-mounted signs do not adequately benefit the public in general when visiting the center. It was then moved by David Smith and seconded by John Anderson to approve the safety signs with the following conditions:

- The proposed are not permitted to have business or property names on them. Please remove references to "Regency Centers".
- Revise and Resubmit with new proposed locations, mounted at entry columns of anchor tenants and at in-line retail promenade columns, as appropriately visible to pedestrians when walking into stores from parking lot drive aisles.
- No exterior signage, within this submission, is approved at this time. All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

- If a revised resubmission is approved by the review committee, please note that the proposed signs will be considered on a probationary period until October 31, 2021. At which time, the applicant will be required to re-apply at least thirty (30) days prior to the expiration of the probationary period. If a renewal is not approved, the applicant will be required to remove the signage at the applicant's sole expense within thirty (30) days of the expiration of the probationary period or a written Committee disapproval, whichever is shorter.

The motion carried unanimously. John Brown was not present for the vote.

F. Variance request for the proposed sign that exceeds the maximum height and logo size requirements.

Indian Springs at Woodlands LTD / Edible

6777 Woodlands Parkway, Suite 322

Lot 500 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 John Anderson to approve the proposed signs on the following conditions:

- Edible is conditionally approved with a variance to not be mounted to a raceway but rather flush mount to the facade.
- The "Edible" logo is to be reduced in scale to a maximum height of 30" as per the center signage criteria.
- Remove "Trademark" logo "R" as this is not permitted to be displayed per The Woodlands Standards.
- Clean and recondition the façade to like new condition after the removal of previous building sign.
- No other exterior signage is approved other than specifically submitted and approved within this written approval.
- All exterior signage must be submitted for review and written Committee approval prior to fabrication and installation.

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

G. Variance request to relocate approved dumpster enclosure to comply with Shenandoah Standards.

Killen's Land & Cattle CO LLC / Killen's BBQ

8800 Six Pines Drive

Lot 6603 Block 0350 Section 1000 Village of Research Forest

This item was heard by the Committee under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve the proposed location. Proposed location is less impactful to outdoor dining area, intersection of Research Forest and Six Pines and allows for improved access or the truck to pick up the trash. Approval is with the following conditions:

- Dumpster enclosure must be maintained in good order and repair.
- Owner must plant and maintain additional trees and shrubs to soften and screen the view of the enclosure from the adjacent commercial parcel and nearest access road. Screening should be in accordance with the Commercial Planning and Design Standards and adequately screen from public view. Installations should be a minimum of 6 feet in total height at the time of installation. Staff and a Committee designee to review final plantings to determine if it is in accordance with the Committee's actions.
- No exterior modifications are approved at this time, other than what has been previously approved. All exterior modifications must be submitted for review and written Committee approval prior to fabrication and installation.
- Action by this committee does not constitute action by any other entities. Owner must obtain approval by any additional entity, such as the City of Shenandoah.

Please be advised the forest preserves must comply with the Commercial Planning and Design Standards. The motion carried unanimously.

H. Consideration and action for the proposed temporary fencing due to a grease trap installation.

IMI MSW LLC / Market Street

9595 Six Pines Drive

Lot 7112 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 John Anderson to approve the temporary fencing on the following conditions:

- Building 10 is requesting to install a grease trap to support the restaurant clients however, existing conditions information is not present.
- Market Street Management is conditionally approved to screen a 26'x70' area to investigate existing conditions and what type of grease trap would be required.
- Six-foot-tall construction fencing with green screen mesh should be in place for the duration of time for work to take place.
- Conditional approval subject to a fire lane being available at all times with Fire Marshal's approval and a 30-Day maximum investigation period with a requirement to resubmit for further time extensions.
- This conditional approval is for investigation work only. No equipment removal or installation is approved, nor any other work within or outside of the 26'x70' approved area.

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

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

Luisfina Corp / Kolache Factory

1500 Research Forest Drive, Suite 230

Lot 9380 Block 0350 Section 1000 Village of Research Forest

This item was withdrawn prior to the meeting.

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

Luisfina Corp / Lenny's Sub Shop

1500 Research Forest Drive, Suite 190

Lot 9380 Block 0350 Section 1000 Village of Research Forest

This item was withdrawn prior to the meeting.

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

Luisfina Corp / The Woodlands Modern Smiles & Orthodontics

1500 Research Forest Drive, Suite 220

Lot 9380 Block 0350 Section 1000 Village of Research Forest

This item was withdrawn prior to the meeting.

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

Warmka Joint Revocable Trust / Willie's Ice House

16846 Interstate 45 S

Lot 9020 Block 0555 Section 0999 Village of College Park

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

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

1. Variance request for a proposed new home construction that would exceed the maximum living area allowed, exceed the maximum hard surface area allowed and will encroach into the 30-foot front setback for the lot.

Cheryl Tullis

29 Autumnwood Way

Lot 34, Block 02, Section 31 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve the new home construction on the following conditions:

- The Owner must sign a memorandum of agreement that the area identified as attic/storage space as represented on the plans, will not be converted into livable space. The owner must seek to obtain approval for any additional living space and is advised the increase would also require an amendment to the Initial Land Use Designation. The memorandum will be recorded at the court house and binding on the land.
- The Owner must adhere to the construction timeline in accordance with the Standards. Request for additional time must be reviewed for approval.
- The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
- Owner must adhere to the proposed Landscape Plan upon completion of construction and plantings must be kept maintained. Staff to review final plantings to ensure compliance with the committee's actions.
- All improvements must meet code and pass final inspection.
- Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:
 - o Hours of Operation for Construction
 - o Access and Safety
 - o Fencing
 - o Contractor Vehicles
 - o Lot maintenance kept in good order and repair
 - o Adherence to drainage plan, certificate of completion and inspection.
 - o Dumpster or other waste containers stored on site
 - o Portable Restroom Facilities.
 - o Completion of work

Please reference the currently adopted Standard for compliance during new home construction. The motion carried unanimously.

2. Variance request for a proposed pool with related decking that would exceed the maximum hard surface area allowed.

Cheryl Tullis

29 Autumnwood Way

Lot 34, Block 02, Section 31 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve the proposed pool on the following conditions:

- Installation of Adherence to drainage plan, certificate of completion and inspection.
- Owner must adhere to the proposed Landscape Plan upon completion of construction and plantings must be kept maintained. Staff to review final plantings to ensure compliance with the committee's actions.
- Owner should disclose to any buyer that the hard surface for the lot is 2.8% over the maximum allowed.
- Pool equipment and any lighting over the equipment must comply with the Residential Development Standards regarding height, shielding of lights and location.
- All improvements must meet code and pass final inspection.

The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

The motion carried unanimously.

3. Consideration and action regarding a Short-Term Rental application.

Connie Reddington

187 N. Dreamweaver Circle

Lot 09, Block 02, Section 65 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve the short-term rental on the condition that the owner must sign the Short-Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate and must provide a secondary responsible party in order to accommodate the possible absence of the primary responsible party. Owner must also comply with all the Short-Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by January 2021. Short Term Rental application may be revoked at any time for failure to comply with the conditions of approval, as a result of impact or at the discretion of the Development Standards Committee. The motion carried unanimously.

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

Nancy J James

85 E Timberspire Ct

Lot 96, Block 02, Section 38 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith 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 carried unanimously.

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

Michael A Gray

11927 S Blackjack Oak Circle

Lot 14, Block 04, Section 03 Village of Grogan's Mill

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith 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 carried unanimously.

6. Variance request for patio cover with summer kitchen that does not respect the 40 foot rear building setback.

Gomsan LLC

198 Bauer Point Court

Lot 63, 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 Mary Funderburg and seconded by David Smith to conditionally approve the patio cover and summer kitchen. It must meet code and pass inspections. Staff will review upon completion to determine if any additional

evergreen screening is needed. The motion carried unanimously.

7. Variance request for proposed driveway borders that will exceed the maximum width allowed.
Josh Stevens
19 Almond Dale Court
Lot 25 Block 01 Section 73 Village of Alden Bridge
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to conditionally the proposed driveway border on each side of driveway with contrasting material. The total width of driveway is not to exceed 21 feet and the border is not to encroach into the side easement or project past the side of the building. The paver border must follow the driveway and curve along the approach at the street edge. The motion passed unanimously
8. Variance request for a proposed driveway extension that will exceed the maximum percent coverage of 45% hard surface area and the driveway borders exceed the maximum width allowed.
William D Bonilla III
66 Glentrace Circle
Lot 10 Block 01 Section 56 Village of Alden Bridge
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to conditionally approve the proposed driveway extension. The driveway border color is to be compatible with the dwelling. The motion passed unanimously
9. Request for variance for proposed swimming pool decking that does exceeds the maximum allowed water surface area.
Gregory Johnson
22 Quiet Yearling Place
Lot 27, Block 01, Section 01 Village of Creekside Park
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to conditionally approved the proposed pool decking. The decking must meet Standard conditions and must meet code and pass all inspections. Pool and decking may not encroach into any easement. The homeowner must plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of the street. Vegetation must be at least 4 feet tall at time of planting. The decking 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. The access area must be restored to original condition. The motion passed unanimously
10. Variance request for a proposed swimming pool decking that will not respect the side five foot easement.
Shaun Doerrfeld
54 West Montfair Blvd
Lot 07 Block 03, Section 74 Village of Sterling Ridge
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to conditionally approve the proposed pool decking. The decking must meet Standard conditions and must meet code and pass all inspections. The pool may not encroach into any easement.. The homeowner must plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of street. Vegetation must be at least 4 feet tall at time of planting. The decking 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. 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. Request for renewal of a Home Business – Dog Breeder

Pat Dody

2 Archer Oaks Place

Lot 25, Block 03, Section 29 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to Conditionally approve, Permit is valid for a period of 1 year then permit must be renewed. Submit application for renewal prior to January 2022. Only two dogs to be outside at any time. Home Business permit may be revoked at any time for a violation of the Residential Development Standards or at the discretion of the Development Standards Committee.

The motion passed unanimously

12. Request for approval for a Home Business – Vocal and Piano Lessons

Carol B. Hodgkin

91 East Crystal Canyon Circle

Lot 56, Block 01, Section 01 Village of Creekside Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to Approve as presented on the condition the home business remains in compliance with the Standards. The clients must park in the driveway. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than January 2023.

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.

Susy C Allen

11 Pocket Flower Court

Lot 10, Block 1, Section 16 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith 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 storing trash and recycle carts out of public view, by applying and obtaining approval for the existing fountain located in the front yard and the retaining walls/landscape borders partially located in the street right-of-way, and by reducing the amount of crushed rock or gravel located in the front yard to comply with Standard 2.7, by locating the bird bath a minimum of 20 feet back from the street pavement edge) 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.

Ravinder Bayas & Ai Nai

107 North Camellia Grove Circle

Lot 8, Block 2, Section 80 Village of Alden Bridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing commercial type vehicle from driveway other than period of pick-up and delivery) 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.
Hongxia Che
24 Silver Rock Drive
Lot 6, Block 2, Section 33 Village of Creekside Park West
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing 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.

16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Thomas Robert III & Margaret L Doyle
35 Classic Oaks Place
Lot 26, Block 1, Section 7 Village of Alden Bridge
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing debris which includes but is not limited to construction material and equipment 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.
David N & Tami A Eubank
258 Fairwind Trail Drive
Lot 104, Block 3, Section 11 Village of Harper's Landing at College Park
This item was resolved prior to the meeting.

18. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
James T Ferguson Sr
339 North Rush Haven Circle
Lot 23, Block 1, Section 8 Village of Indian Springs (TWA)
This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing mildew from the home and garage, by repairing fence and by removing debris (including but not limited to newspapers and other miscellaneous household items) from public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the

Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

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

Alejandra Haddad Haddad

26 Botanical Vista Drive

Lot 22, Block 1, Section 32 Village of Creekside Park West

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing 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.

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

Hari & Sunita Jinaga

59 Bryce Branch Circle

Lot 16, Block 2, Section 34 Village of Sterling Ridge

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing 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.

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

Daniel Spears

103 North Delta Mill Circle

Lot 47, Block 1, Section 1 Village of Harper's Landing at College Park

This item was reviewed under the residential summary list as presented by staff. It was moved by Mary Funderburg and seconded by David Smith 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 new fence and play structure) 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.

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

Robin Kitzmiller Windham

65 West Night Heron Place

Lot 5, 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 Mary Funderburg and seconded by David Smith to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (by removing algae/mildew from exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion passed unanimously.

23. Request for Rehearing for a Variance request for an existing home business that was previously disapproved by the Development Standards Committee on December 16, 2020– Daycare Home Business.

Babar Rafiq

55 Raindance Court

Lot 01 Block 03, Section 11 Village of Harper's Landing at College Park

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner not called in and addressed the Committee. It was moved by John A. Brown and seconded by Arthur Bredehoft to grant the rehearing based on new information presented by the homeowner. The motion passed unanimously.

24. Request by an affected neighbor to appeal the approval of a trampoline at 59 East Green Gables Circle.

Gregory H. Avedikian

59 East Green Gables Circle

Lot 15 Block 01 Section 09 Village of Alden Bridge

Affected Neighbor appealing decision

Roy Harber

3 Baylark Place

Lot 16 Block 01 Section 09 Village of Alden Bridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and an affected neighbor called in and addressed the Committee. It was moved by John A. Brown and seconded by David Smith to affirm the prior approval of the trampoline. The Committee recommends that both parties plant evergreen screening. The motion passed unanimously.

25. Request by an affected neighbor to appeal the approval of a fence at 106 Player Oaks Place.

Edward J Norris

106 Player Oaks Place

Lot 07, Block 01, Section 72 Village of Sterling Ridge

Affected Neighbor appealing decision

Sanathan Chandra

110 Player Oaks Place

Lot 06, Block 01, Section 72 Village of Sterling Ridge

Affirmed prior approval

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and an affected neighbor called in and addressed the Committee. It was moved by David Smith and seconded by Mary Funderburg to affirm the prior approval of the fence. The motion passed unanimously.

26. Request for variance for proposed room addition exceeds the maximum living area allowed per the Development Criteria and the Initial Land Use Designation, which is not in keeping with the standards.

Oliver Pegueros Buenrostro

23 Blue Violet Court

Lot 18, Block 02, Section 22 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 room addition as follows:

- If the ILUD is approved by the Development Company, Owner must get 2/3rds approval (notarized signatures) of all owners within Section 22, Lots 1-29, Block 1, and Lots 1-33, Block 2, of Creekside Park West to amend the ILUD. Documentation must be submitted and reviewed by Township staff and final approval from the Howard Hughes Corporation prior to permit issuance.
- Not to exceed 3336 Square feet of living area.
- No tree to be removed – trees by between fence and proposed structure not to be removed.
- Must submit a comprehensive 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.

- Hard Surface area cannot exceed 55%.
- Staff to review upon completion to determine if evergreen screening is required.
- Meet code and pass inspections.
- The room may not be used for a home business
- Contact Harris County for any additional permitting requirements.

The motion passed unanimously.

27. Variance request for proposed patio cover that does not respect the 25 foot rear setback and paving that does not respect the rear ten foot easement.

Jantzen Thorns

23 Thundercloud Place

Lot 24, Block 02, Section 27 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. The homeowner and several affected neighbors called in and addressed the Committee. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to table this item to allow time for the Committee to have a site visit. Staff will coordinate the date and time. The motion passed unanimously.

28. Variance request for existing paving that exceeds the maximum percent coverage of 45% hard surface area allowed for the lot. In addition, the proposed patio cover will contain a portion of the paving that exceeds the allowable hard surface area.

Ricardo Trevisiol

26 Sagamore Bend Place

Lot 34 Block 01 Section 73 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 David Smith and seconded by Arthur Bredehoft to disapprove the existing paving and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to reduce Hard Surface Area to not exceed 50% when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident. The memorandum will be recorded with the courthouse and binding on the land. 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. It was additionally move to conditionally approve the patio cover. It must meet code and pass inspections. The motion passed unanimously.

29. Request for variance for existing driveway widening that exceeds the maximum width allowed.

Carl DeCarlo

14 Mirror Ridge Drive

Lot 23, Block 01, Section 18 Village of Indian Springs (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 conditionally approve the driveway extension. The homeowner must reduce the width to not exceed 21 feet, extend planting bed in front of the dwelling to edge of stonework and plant and maintain a planting bed with plants and shrubs along the left side of the driveway as indicated in the photo. The motion passed unanimously.

30. Request for variance for existing driveway widening that exceeds the maximum width allowed.

Charles Coleman Chustz

98 West Mirror Ridge Circle

Lot 02, Block 01, Section 18 Village of Indian Springs (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 Mary Funderburg to conditionally approve the existing driveway widening. The homeowner must maintain a planting bed in front of the dwelling to edge of stonework and maintain a bed to the left of driveway. The motion passed unanimously

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

The Committee took no action on this item.

X. Consideration and action regarding the proposed temporary emergency conditions sign standards proposed for adoptions by the Plan review Committees.

The committee discussed this item and agreed they would like to review the document provide their feedback to the staff, who will compile the information for review and action at a future meeting, tentatively scheduled for February 17th, 2021. No further action was taken on this item.

XI. Member Comments

John Anderson would like a staff member to screen calls to determine who is calling in for Public Comments and who is calling for agenda item if possible.

XII. Staff Reports

There were no staff reports

XIII. Adjourn

Chair Arthur Bredehoft asked for a motion to adjourn. John Anderson made the motion and Bob Adams seconded. The meeting was adjourned at 8:30 p.m.